

# APPROVED

Oct 17 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 24-221

DATE October 17, 2024

C.D. 12

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTHRIDGE RECREATION CENTER – ROOF REPLACEMENT (PRJ21801) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ for\* C. Santo Domingo DF  
C. Stoneham \_\_\_\_\_ N. Williams \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Northridge Recreation Center – Roof Replacement (PRJ21801) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers a maximum of \$983,002.02 in Park Fees to the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM170719
Park Fees	302/89/89718H	QP003467
Park Fees	302/89/89718H	QP003500
Park Fees	302/89/89716H	QT073641
Park Fees	302/89/89718H	QP003595
Park Fees	302/89/89718H	QP003828
Park Fees	302/89/89718H	QP003833
Park Fees	302/89/89718H	QP003882
Park Fees	302/89/89718H	QP004064
Park Fees	302/89/89718H	QP003610

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP004024
Park Fees	302/89/89718H	QP004008
Park Fees	302/89/89718H	QP003624
Park Fees	302/89/89716H	QT066157
Park Fees	302/89/89718H	QP003459
Park Fees	302/89/89716H	QT074392

3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
5. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Northridge Recreation Center is located at 10058 Reseda Boulevard in the Northridge community of the City. This 24.02-acre property includes picnic areas, tennis and basketball courts, children's play area, ball diamonds, a gymnasium, and a swimming pool. Due to the facilities, features, programs, and services it provides, Northridge Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work for the proposed Project involves the replacement of the roof of the recreation center and childcare center buildings.

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PROJECT FUNDING

Upon approval of this Report, \$983,002.02 in Park Fees can be committed to the proposed Project, which is the total budget including budget contingency. See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Roof Construction	\$163,000.00

The Park Fees were collected within five miles of Northridge Recreation Center, which is the standard distance for the commitment of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$160,359.10	16%
Park Fees	302/89/89718H	\$822,642.92	84%
<b>Total</b>		\$983,002.02	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. Please see below project schedule:

<b>Phase</b>	<b>Duration</b>
Pre-design	N/A
Design	N/A
Bid and Award	July 2024 – October 2024
Construction	November 2024 – March 2025
Post Construction	April 2025 – September 2025

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Northridge Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of an existing structure locate on the same site as the structure replaced with the same purpose and capacity.

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According to the parcel profile report retrieved on August 29, 2024, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is partially located on the Northridge Hills fault system, but the Project area is not affected. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of August 29, 2024, the State Department of Toxic Substances Control (CTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWCB) (Geotracker at [www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)) have no listed cases within 1,000 feet of the Project area. It is not listed in the hazardous materials release sites, pursuant to Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

Based on this information, staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon the Board's approval.

### FISCAL IMPACT

The approval of this commitment of Park Fees will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or funding sources other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.