

**BOARD REPORT**NO. 25-210DATE December 18, 2025C.D. 15**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: WATTS SENIOR CITIZEN CENTER – ROOF AND HVAC REPLACEMENT (PRJ21899) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES], 15301(c) [EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES], AND 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3), CLASS 2 AND CLASS 2(6) OF CITY CEQA GUIDELINES

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

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

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Approve the scope of work and the total budget of the Watts Senior Citizen Center – Roof and HVAC Replacement (PRJ21899) 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 listed in Attachment 1, a maximum of \$1,007,436.40 in Park Fees for the proposed Project;
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, Sections 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical

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conveyances], 15301(c) [Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], and 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 will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(3), Class 2 and Class 2(6) of City CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;

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 an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Watts Senior Citizen Center is located in the Watts community of the City. This 1.30-acre recreation facility provides a senior center, auditorium, community room, multipurpose room, gazebo, and fitness equipment for the use of the surrounding community. Due to the facility's size, features, program and the services it provides, the Watts Senior Citizen Center meets the standard for a Community Park, as defined in the City's Public Recreation Center Plan.

### PROJECT SCOPE

The scope of work of the Project involves the following:

- Replacement of the roof and HVAC system of the senior center
- Parking lot asphalt resurfacing
- Replace and restore interior floors

### PROJECT FUNDING

Upon approval of this Report, \$1,007,436.40 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	\$25,000.00
HVAC Construction	\$25,000.00

The Park Fees were collected within five miles of Watts Senior Citizen 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.

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### FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$722.61	1%
Park Fees	302/89/89718H	\$1,006,713.79	99%
<b>Total</b>		<b>\$1,007,436.40</b>	<b>100%</b>

### PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	December 2025 – January 2026
Construction	January 2026 – June 2026
Post Construction	July 2026 – January 2027

### TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Watts Senior Citizen Center.

### ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior alterations involving negligible or no expansion of existing or former use, minor alterations of existing streets and similar facilities, and replacement of existing structures where the new structures will be located on the same site as the structures replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved on November 13, 2025, this site is within the liquefaction zone, but the proposed Project will not increase the risk of liquefaction in case of an earthquake. The site is not within a coastal, methane, or historic protection zone, so there is no reasonable possibility that the proposed Project may impact on 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 November 13, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed case ID 60003304 near the Project area (within 1,000 feet); this case concerns a dry-cleaner that operated in the area from 1927 to 2022. Soil investigations show several contaminants at concentrations exceeding screening levels for residential and commercial land use. Given the distance from the site, this case does not constitute a threat to the patrons of the Senior Center. According to the Caltrans Scenic Highway Map, there is no scenic highway located within or adjacent to the Project site. Furthermore, the proposed Project is not within an historic site and will not have any significant effect on historic resources.

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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 15301(a), 15301(c) and 15302 of California CEQA Guidelines and Article III Section 1, Class 1(1), Class 1(3), Class 2 and Class 2(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon 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.

### LIST OF ATTACHMENTS

- 1) Attachment 1 - Work Order List

LIST OF WORK ORDERS FOR  
WATTS SENIOR CITIZEN CENTER – ROOF AND HVAC REPLACEMENT  
(PRJ21899) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000075
Park Fees	302/89/89718H	QP000139
Park Fees	302/89/89718H	QP000071
Park Fees	302/89/89718H	QP000152
Park Fees	302/89/89718H	QP000240
Park Fees	302/89/89718H	QP000279
Park Fees	302/89/89718H	QP000339
Park Fees	302/89/89718H	QP000344
Park Fees	302/89/89718H	QP000488
Park Fees	302/89/89718H	QP000536
Park Fees	302/89/89718H	QP000345
Park Fees	302/89/89718H	QP000415
Park Fees	302/89/89718H	QP000666
Park Fees	302/89/89718H	QP000567
Park Fees	302/89/89718H	QP000316
Park Fees	302/89/89718H	QP000410
Park Fees	302/89/89718H	QP000498
Park Fees	302/89/89718H	QP000661
Park Fees	302/89/89718H	QP000803
Park Fees	302/89/89718H	QP000663
Park Fees	302/89/89718H	QP000932
Park Fees	302/89/89718H	QP000635
Park Fees	302/89/89718H	QP000634
Park Fees	302/89/89718H	QP000806
Park Fees	302/89/89718H	QP000824
Park Fees	302/89/89718H	QP000516
Park Fees	302/89/89718H	QP000919
Park Fees	302/89/89718H	QP000199
Park Fees	302/89/89718H	QP000198
Park Fees	302/89/89718H	QP000196
Park Fees	302/89/89718H	QP000751
Park Fees	302/89/89716H	QM163310
Park Fees	302/89/89718H	QP001010
Park Fees	302/89/89718H	QP001469
Park Fees	302/89/89718H	QP001242
Park Fees	302/89/89718H	QP001118
Park Fees	302/89/89718H	QP001309
Park Fees	302/89/89718H	QP001537
Park Fees	302/89/89718H	QP000998
Park Fees	302/89/89718H	QP001198
Park Fees	302/89/89718H	QP001473
Park Fees	302/89/89718H	QP001167

LIST OF WORK ORDERS FOR  
WATTS SENIOR CITIZEN CENTER – ROOF AND HVAC REPLACEMENT  
(PRJ21899) PROJECT (CONT.)

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001116
Park Fees	302/89/89718H	QP000966
Park Fees	302/89/89718H	QP001117
Park Fees	302/89/89718H	QP001418
Park Fees	302/89/89718H	QP001058
Park Fees	302/89/89718H	QP001429
Park Fees	302/89/89718H	QP001238
Park Fees	302/89/89718H	QP001430
Park Fees	302/89/89718H	QP001498
Park Fees	302/89/89718H	QP001463
Park Fees	302/89/89718H	QP001568
Park Fees	302/89/89718H	QP001640
Park Fees	302/89/89718H	QP001665
Park Fees	302/89/89718H	QP001722
Park Fees	302/89/89718H	QP001752
Park Fees	302/89/89718H	QP001764
Park Fees	302/89/89718H	QP001765
Park Fees	302/89/89718H	QP001648
Park Fees	302/89/89718H	QP001767
Park Fees	302/89/89718H	QP001809
Park Fees	302/89/89718H	QP001963
Park Fees	302/89/89718H	QP001483
Park Fees	302/89/89718H	QP002140
Park Fees	302/89/89718H	QP001946
Park Fees	302/89/89718H	QP001964
Park Fees	302/89/89718H	QP001967
Park Fees	302/89/89718H	QP001912
Park Fees	302/89/89718H	QP002241
Park Fees	302/89/89718H	QP002130
Park Fees	302/89/89718H	QP000523
Park Fees	302/89/89718H	QP002731
Park Fees	302/89/89718H	QP002709
Park Fees	302/89/89718H	QP002642
Park Fees	302/89/89718H	QP002371
Park Fees	302/89/89718H	QP002751
Park Fees	302/89/89718H	QP002755
Park Fees	302/89/89718H	QP002764
Park Fees	302/89/89718H	QP002765
Park Fees	302/89/89718H	QP002496
Park Fees	302/89/89718H	QP003084
Park Fees	302/89/89718H	QP003160
Park Fees	302/89/89718H	QP003550

LIST OF WORK ORDERS FOR  
WATTS SENIOR CITIZEN CENTER – ROOF AND HVAC REPLACEMENT  
(PRJ21899) PROJECT (CONT.)

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003508
Park Fees	302/89/89718H	QP003119
Park Fees	302/89/89718H	QP003318
Park Fees	302/89/89718H	QP003744
Park Fees	302/89/89718H	QP003612
Park Fees	302/89/89718H	QP003750
Park Fees	302/89/89718H	QP003668
Park Fees	302/89/89718H	QP003852
Park Fees	302/89/89718H	QP003787
Park Fees	302/89/89718H	QP003942
Park Fees	302/89/89718H	QP003617
Park Fees	302/89/89718H	QP004017
Park Fees	302/89/89718H	QP004082
Park Fees	302/89/89718H	QP004649
Park Fees	302/89/89718H	QP004335
Park Fees	302/89/89718H	QP003879
Park Fees	302/89/89718H	QP004827
Park Fees	302/89/89718H	QP004640
Park Fees	302/89/89718H	QP004943
Park Fees	302/89/89718H	QP004301
Park Fees	302/89/89718H	QP004346
Park Fees	302/89/89718H	QP004823
Park Fees	302/89/89718H	QP004822
Park Fees	302/89/89718H	QP000075
Park Fees	302/89/89718H	QP000071
Park Fees	302/89/89718H	QP000152
Park Fees	302/89/89718H	QP000240
Park Fees	302/89/89718H	QP005247
Park Fees	302/89/89718H	QP000167
Park Fees	302/89/89718H	QP000089
Park Fees	302/89/89718H	QP002221
Park Fees	302/89/89718H	QP002972
Park Fees	302/89/89718H	QP003520
Park Fees	302/89/89718H	QP005090
Park Fees	302/89/89718H	QP000792
Park Fees	302/89/89718H	QP003350
Park Fees	302/89/89718H	QP005205
Park Fees	302/89/89718H	QP000155
Park Fees	302/89/89718H	QP000156
Park Fees	302/89/89718H	QP000154
Park Fees	302/89/89718H	QP000548
Park Fees	302/89/89718H	QP000662

LIST OF WORK ORDERS FOR  
WATTS SENIOR CITIZEN CENTER – ROOF AND HVAC REPLACEMENT  
(PRJ21899) PROJECT (CONT.)

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000855
Park Fees	302/89/89718H	QP000785
Park Fees	302/89/89718H	QP001607
Park Fees	302/89/89718H	QP002230
Park Fees	302/89/89718H	QP002081
Park Fees	302/89/89718H	QP001677
Park Fees	302/89/89718H	QP002296
Park Fees	302/89/89718H	QP004087
Park Fees	302/89/89718H	QP004211
Park Fees	302/89/89718H	QP004837
Park Fees	302/89/89718H	QP004457
Park Fees	302/89/89718H	QP004315