


BOARD REPORTNO. 25-217DATE December 18, 2025C.D. 5**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: WESTWOOD PARK – ROOF AND HVAC REPLACEMENT (PRJ21845) PROJECT – COMMITMENT OF SUPPLEMENTAL PARK FEES – MODIFICATION OF THE SCOPE OF WORK – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(f) [ADDITION OF SAFETY OR HEALTH PROTECTION DEVICES FOR USE DURING CONSTRUCTION OF OR IN CONJUNCTION WITH EXISTING STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES INCLUDING NAVIGATIONAL DEVICES], AND 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(6), 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Approved _____ Disapproved _____ Withdrawn _____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 modification of the scope of work and the total budget of the Westwood Park – Roof and HVAC Replacement (PRJ21845) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of \$279,140.40 in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP004940

3. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(f) [Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical

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features including navigational devices], and 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 will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 1(6), Class 2 and Class 2(6) of City CEQA Guidelines, and direct 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;

4. 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,
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Westwood Park is located at 1350 South Sepulveda Boulevard in the Westwood community of the City. This approximately 26.70-acre park features three baseball fields, two outdoor basketball courts, two children's play areas, outdoor fitness equipment, a dog park, eight tennis courts, a synthetic soccer field, an indoor gymnasium, and a swimming pool. Due to the facilities, features, programs, and services it provides, Westwood Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

Previously, the Board of Recreation and Park Commissioners (Board) approved the scope of work for the Westwood Park – Roof and HVAC Replacement (PRJ21845) Project, which included replacing the recreation center's HVAC and roof, while doing a methane study to determine whether a methane detection system is necessary (Report Nos. 25-064).

RAP Staff has determined that the Project's scope needs to be further modified to include installing the new fire alarm system at the recreation center.

PROJECT FUNDING

Previously, the Board approved the allocation and commitment of \$4,244,000.00 for the Project (Report Nos. 25-064).

Upon approval of this Report, an additional \$279,140.40 in Park Fees can be committed to the Project to cover the additional scope items detailed above.

The total amount of funding available for the Project is \$4,523,140.40, which is the total budget inclusive of the budget contingency amount set forth below.

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See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Roof Construction	\$25,000.00
HVAC Construction	\$25,000.00

The Park Fees were collected within five miles of Westwood Park, 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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$2,199,588.65	49%
Park Fees	302/89/89716H	\$2,323,551.75	51%
Total		\$4,523,140.40	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	March 2025 – November 2025
Construction	July 2025 – August 2026
Post Construction	September 2026 – March 2027

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Westwood Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of addition of safety devices for use in conjunction with existing structures and replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved on December 1, 2025, this area resides in a liquefaction zone and in a methane zone. The construction of this Project will not create conditions that could lead to liquefaction, and the proposed Project includes a methane study that will ascertain if methane detection equipment is necessary. Based on this information, 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

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known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of December 1, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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 or any contaminated sites near the Project area (within 1,000 feet). 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 located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, staff recommends that the Board determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(f) and 15302 of California CEQA Guidelines as well as to Article III, Section 1, Class 1(6), 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.