

# APPROVED

June 09, 2025

## BOARD OF RECREATION AND PARK COMMISSIONERS

### BOARD REPORT

NO. 25-081

DATE June 09, 2025

C.D. 12

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTHRIDGE RECREATION CENTER – HVAC REPLACEMENT (PRJ21862) 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(6) 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Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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 – HVAC Replacement (PRJ21862) 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 \$540,000.00 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	QP004199

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (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;

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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(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;
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 18300 Lemarsh Street in the Northridge community of the City. This 24.02-acre property includes a picnic area, 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 proposed Project involves the replacement of heating, ventilation and air conditioning systems for the recreation center and child care buildings.

### PROJECT FUNDING

Upon approval of this Report, \$540,000.00 in Park Fees can be committed to the proposed Project, which is the total budget including the budget contingency amount set forth below.

<b>On-Call Contract</b>	<b>Contingency Amount</b>
HVAC Construction	\$50,000.00

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	302/89/89718H	\$540,000.00	100%
<b>Total</b>		<b>\$540,000.00</b>	<b>100%</b>

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### 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	April 2025 – May 2025
Construction	June 2025 – November 2025
Post Construction	November 2025 – May 2026

### TREES AND SHADE

This Project will have no impact on the existing trees and shade at Northridge Recreation Center.

### ENVIRONMENTAL IMPACT

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

According to the parcel profile report retrieved on April 22, 2025, 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 April 22, 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 [www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)) have not listed the Project site or other sites within 1,000 feet of the Project area. 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 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(6) of City CEQA Guidelines. RAP 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 the Board's approval.

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### 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.