

APPROVED

Feb 19 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-044

DATE February 19, 2026

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTHRIDGE RECREATION CENTER – PATH OF TRAVEL IMPROVEMENTS (PRJ21929) 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) [MINOR ALTERATION TO EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS] 15302(c) [REPLACEMENT OR RECONSTRUCTION OF EXISTING UTILITY SYSTEMS AND/OR FACILITIES INVOLVING NEGLIGIBLE OR NO EXPANSION OF CAPACITY] AND 15303(e) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3), CLASS 2(3), AND CLASS 3(6) OF THE 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Approved X Disapproved _____ Withdrawn _____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 – Path of Travel Improvements (PRJ21929) 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 \$1,270,321.54 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	QP003810
Park Fees	302/89/89718H	QP004343
Park Fees	302/89/89716H	QM152798
Park Fees	302/89/89718H	QP002987
Park Fees	302/89/89716H	QT074392

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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. Find that the proposed Project aims to improve the existing infrastructure and its accessibility, which are categorically exempt from the California Environmental Quality Act (CEQA), pursuant of Article 19, Sections 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance], 15301(c) [Minor alteration to Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], 15302(c) [Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity] and 15303(e) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] as well as pursuant of Article III, Section 1, Class 1(1), Class 1(3), Class 2(3), and Class 3(6) of the 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 an 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 areas, ball diamonds, a gymnasium, and a swimming pool. Northridge Recreation Center is classified as a Community Park.

PROJECT SCOPE

The case Judy Griffin et al. vs. the City of Los Angeles was a class action complaint filed in 2024 against the City for alleged failure to comply with the American with Disability Act and other laws when renovating existing parks or constructing new parks. The Court's judgement in the case identified barriers at 8 specific parks (Northridge Recreation Center, Reseda Park, the Ferndell Area of Griffith Park, Chatsworth Park North, Venice Beach, Sycamore Grove Park, Holmby Park, and Mar Vista Recreation Center) that the City must address. In response RAP has developed a scope of work for improvements for each of these parks that will address both the identified barriers as well as other accessibility improvements that staff recommend be prioritized.

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The Project’s scope of work would include two phases. Phase 1 consists of improvements that can be immediately addressed by RAP staff, or RAP pre-qualified on-call contractors, without extensive planning or design work. Phase 2 consist of improvements that may require additional planning, design, permitting, or community input before implementation.

Phase 1: 90 Day Improvements

- Reconfigure toilet stalls and lavatories/urinals in the restroom to accommodate better access.

Phase 2: Long Term Improvements

- Install accessible path of travel from parking area to Dodgers Dream Field.
- Replace bleachers and concrete pads.
- Install new hi-los drinking fountain.
- Install concrete pads in dugouts.
- Make asphalt repairs and restripe the four existing accessible stalls, along with truncated domes, and install new signs.
- Install a new, two-stall PRC restroom building near the existing restrooms and convert existing restrooms to storage.

PROJECT FUNDING

Upon approval of this Report, \$1,270,321.54 in Park Fees can be committed to the proposed Project, which is the total budget including the budget contingency amount set forth below. 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
Park Facility Construction	\$254,064.31

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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$888,796.29	70%
Park Fees	302/89/89716H	\$381,525.25	30%
Total		\$1,270,321.54	100%

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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 Phase 1 and Phase 2 of the proposed Project:

Phase 1

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2026
Construction	February 2026 – March 2026
Post Construction	March 2026 – June 2026

Phase 2

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2026 – March 2026
Construction	March 2026 – September 2027
Post Construction	September 2027 – January 2028

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior improvements, minor alteration to pedestrian pathways, reconfiguring facilities and utility systems with negligible expansion of capacity and installation of accessory structures.

Based on the parcel profile retrieved on January 8, 2026 through NavigateLA (<https://navigate.lacity.org/navigate/>), this site is not located within a coastal, methane, liquefaction, historical preservation, or flood zone, nor is it in the vicinity of the Alquist-Priolo fault zone. As of January 8, 2026, the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) and the State Department of Toxic Substances Control (DTSC) (Envirostor at <https://www.envirostor.dtsc.ca.gov/>) do not list any contaminated or cleanup program sites situated within 1,000 feet of the Project site. When reviewing the Caltrans Scenic Highway Map, no scenic highways travel near the Project site. With regards to Historic-Cultural Monuments, the proposed Project does not pose any risk of impact to historical resources.

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As a result of the environmental impact analysis, RAP Staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a), 15301(c), 15302 and 15303(e) of California CEQA Guidelines, as well as Article III, Section 1, Class 1(1), Class 1(3), Class 2(3) and Class 3(6) of the City CEQA Guidelines, and Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.