

# APPROVED

Apr 17, 2025

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 25-064

DATE April 17, 2025

C.D. 5

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTWOOD PARK – ROOF AND HVAC REPLACEMENT (PRJ21845) 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, 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Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve 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 \$4,244,000.00 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	QP003299
Park Fees	302/89/89718H	QP003375
Park Fees	302/89/89718H	QP003203
Park Fees	302/89/89718H	QP003208
Park Fees	302/89/89716H	QT070935
Park Fees	302/89/89716H	QM175032
Park Fees	302/89/89716H	QT074682
Park Fees	302/89/89718H	QP001299
Park Fees	302/89/89716H	QT061958
Park Fees	302/89/89718H	QZ084604
Park Fees	302/89/89718H	QP004112
Park Fees	302/89/89718H	QP004011

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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. Determine that the proposed 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 will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, 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;
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

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

The Project's scope of work involves the Replacement of the recreation center's roof and HVAC.

PROJECT FUNDING

Upon approval of this Report, \$4,244,000.00 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

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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

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$2,323,551.75	55%
Park Fees	302/89/89718H	\$1,920,448.25	45%
<b>Total</b>		<b>\$4,244,000.00</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:

<b>Phase</b>	<b>Duration</b>
Predesign	N/A
Design	N/A
Bid and Award	March 2025 – June 2025
Construction	July 2025 – March 2026
Construction	April 2026 – November 2026

### TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Westwood Park.

### ENVIRONMENTAL IMPACT

The proposed Project consists of 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 March 21, 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 known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of March 21, 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 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 –

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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 as well as to Article III, Section 1, 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.