

APPROVED
Nov 06 2025
**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 25-194

DATE November 6, 2025

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RAMONA HALL COMMUNITY CENTER – HVAC REPLACEMENT (PRJ21797) 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	<u>DF</u>
C. Stoneham	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Ramona Hall Community Center – HVAC Replacement (PRJ21797) 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 \$253,240.09 in Park Fees for proposed Project;
3. Approve the Project to be bid and constructed through RAP's 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 is categorically exempt from the California Environmental Quality Act (CEQA), pursuant of 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 as the structure replaced] of California CEQA Guidelines as well as Article III, Section 1,

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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

Ramona Hall Community Center is located at 4580 North Figueroa Street in the Highland Park area of the City. This 1.43-acre facility contains a community hall and ballroom. Ramona Hall Community Center is located adjacent to Sycamore Grove Park. Due to the facilities, features, programs, and services it provides, Ramona Hall Community Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the Ramona Hall Community Center – HVAC Replacement (PRJ21797) Project involves the replacement of the HVAC system.

PROJECT FUNDING

Upon approval of this Report, \$253,240.09 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:

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

The Park Fees were collected within 5 miles of Ramona Hall Community 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	\$219,599.56	87%
Park Fees	302/89/89716H	\$33,640.53	13%
Total		\$253,240.09	100%

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

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Ramona Hall Community Center.

ENVIRONMENTAL IMPACT

The proposed Project will consist of replacing existing heating and air-conditioning systems. Based on the parcel profile retrieved on October 6, 2025 through NavigateLA (<https://navigatea.lacity.org/navigatea/>), this site is not located within a coastal, methane, or flood zone, nor is it in the vicinity of the Alquist-Priolo fault zone. The site is located within a liquefaction zone and the Highland Park - Garvanza historic preservation zone. In regards to liquefaction and historic preservation, the proposed Project does not pose any risk of impacting historical or structural integrity. As of October 6, 2025, 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/>) does 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 near the vicinity of the Project site were identified. As noted above, the proposed Project is located within the Highland Park - Garvanza Historic Preservation Overlay Zone (HPOZ) District, but the proposed Project will not cause any substantial adverse change in the significance of any historical resource.

As a result of the environmental impact analysis, 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 III, Section 1, Class 2(6) of the City CEQA Guidelines and to Article 19, Section 15302(c) of California CEQA Guidelines. 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.

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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 David Lee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Work Order Numbers

LIST OF WORK ORDERS
FOR RAMONA HALL COMMUNITY CENTER
– HVAC REPLACEMENT (PRJ21797) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003279
Park Fees	302/89/89718H	QP003322
Park Fees	302/89/89718H	QP003326
Park Fees	302/89/89718H	QP003137
Park Fees	302/89/89718H	QP003642
Park Fees	302/89/89718H	QP003742
Park Fees	302/89/89718H	QP003754
Park Fees	302/89/89716H	QT074771
Park Fees	302/89/89718H	QP002593
Park Fees	302/89/89718H	QP003324
Park Fees	302/89/89718H	QP003157
Park Fees	302/89/89718H	QP003038
Park Fees	302/89/89718H	QP003268
Park Fees	302/89/89718H	QP003067
Park Fees	302/89/89718H	QP003734
Park Fees	302/89/89716H	QT073750
Park Fees	302/89/89716H	QT073836
Park Fees	302/89/89718H	QP001613
Park Fees	302/89/89718H	QP001283
Park Fees	302/89/89718H	QP001554
Park Fees	302/89/89718H	QP001486
Park Fees	302/89/89718H	QP002462
Park Fees	302/89/89716H	QT082416
Park Fees	302/89/89718H	QP003142
Park Fees	302/89/89716H	QT074750
Park Fees	302/89/89718H	QP000010
Park Fees	302/89/89718H	QP000120
Park Fees	302/89/89718H	QP000203
Park Fees	302/89/89718H	QP000880
Park Fees	302/89/89718H	QP002587
Park Fees	302/89/89718H	QP002985
Park Fees	302/89/89718H	QP003142
Park Fees	302/89/89718H	QP004771