

APPROVED

June 06 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-116

DATE June 06, 2024

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRANADA HILLS RECREATION CENTER – ROOF REPLACEMENT AND HVAC REPLACEMENT (PRJ21786) PROJECT – 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 AND 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Approved X Disapproved _____ Withdrawn _____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 Granada Hills Recreation Center – Roof Replacement and HVAC Replacement (PRJ21786) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. 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;
4. 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 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 California Office of Planning and Research;

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

SUMMARY

Granada Hills Park is located at 16730 Chatsworth Street in the Granada Hills area of the City. This 17.76-acre facility provides a variety of services and programs to the community, including baseball, basketball, soccer, a gymnasium, a swimming pool, and tennis courts. Approximately 7,946 City residents live within a one-half mile walking distance of Granada Hills Park. Due to its facilities and features, and the programs and services provided on site, Granada Hills Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

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

PROJECT FUNDING

The 2021-22 Adopted Budget included \$75,00,000.00 in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. This Project is one of the Park Projects that RAP has identified for the use of these funds.

The total amount of funding available for the Project is \$1,300,000.00, which is the total budget inclusive of 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
Roof Construction	\$155,000.00
HVAC Construction	\$79,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/89727H	\$1,300,000.00	100%
Total		\$1,300,000.00	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 the proposed Project:

Phase	Duration
Pre-design	NA
Design	NA
Bid and Award	March 2024 – May 2024
Construction	June 2024 – December 2024
Post Construction	January 2025 – May 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Granada Hills 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 May 28, 2024, this area does not reside in a liquefaction, methane, buffer or historic zone so 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 May 28, 2024, 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 the vicinity of the proposed Project or within its 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 in this information, RAP 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 California Office of Planning and Research upon Board's approval.

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FISCAL IMPACT

The approval of this Project 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 Deferred Maintenance 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.