

# APPROVED

APR 07 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-079

DATE April 7, 2022

C.D. 9

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FREMONT HIGH SCHOOL POOL – POOL RENOVATION (PRJ21483) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 2 [REPLACEMENT OR RECONSTRUCTION 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] OF CITY CEQA GUIDELINES AS WELL AS TO ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>DF</i> C. Santo Domingo	<u>DF</u>
J. Kim	_____	N. Williams	_____

*Ding / for*  
 \_\_\_\_\_  
 General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work for the Fremont High School Pool – Pool Renovation (PRJ21483) 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 Six Hundred Thousand Dollars (\$600,000.00) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT074510

3. Approve the proposed Project to be bid and constructed through the RAP’s list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this proposed 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 III, Section 1, Class 1(1) [Exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use] and Class 2 [Replacement or reconstruction 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] of City CEQA Guidelines as well as to Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
6. Authorize RAP's Chief Accounting Employee or designee 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

Fremont High School Pool is located at 7630 South Towne Avenue in the South Los Angeles community of the City. This 0.64-acre facility provides an indoor, year-round swimming pool for the use of the surrounding community. Los Angeles Unified School District (LAUSD) owns the facility. Approximately 7,695 City residents live within a one-half mile walking distance of Fremont High School Pool. Due to the size of the park, and the facilities, features, and programs it provides, Fremont High School Pool currently meet the standard for a Community Park, as defined in the City's Public Recreation Plan.

### Joint Use Operation

As previously noted, on December 14, 1972, LAUSD and RAP entered into a Contract for joint use of the Fremont High School Pool. The term of the Contract was for 33 years with an option for an additional term of ten (10) years, for a total of maximum of 43 years, which expired on December 14, 2015. Since then, under mutual agreement, RAP and LAUSD have been operating under a month-to-month basis.

Under the "Maintenance" section of the Agreement, it is stipulated that the City will keep the facility in a safe and sanitary condition at all times, and the City will maintain and keep in good repair the facility, including the pool, building, and grounds. It is also stipulated that RAP will track the total hours the facility is used by LAUSD and RAP, and that LAUSD will pay to RAP a prorated portion of the total maintenance costs that is equivalent to the hours of LAUSD's use during each fiscal accounting period. Therefore, the City is subject to paying all the upfront costs for renovation and will bill LAUSD their apportioned maintenance cost at the time of the fiscal accounting period. Said payment shall be made by LAUSD to the City not later than thirty (30) days following the billing, as stated in the Contract.

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PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition of the existing roof of the pool building.
- Installation of a new roof at the pool building, including new insulation and waterproofing equipment.
- Replacement of the roof of the pool equipment building.
- Repainting of the existing interior and exterior of the equipment building and pool building.

The current total estimated cost of the project is \$1,400,000.

PROJECT FUNDING

Upon approval of this Report, Six Hundred Thousand (\$600,000.00) in Park Fees can be committed to the proposed Project.

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) 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 in funds to complete various park projects citywide. The 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 proposed Project is One Million Six Hundred Thirty Thousand Dollars (\$1,630,000.00).

The anticipated pre-qualified on-call contracts for this Project will be for Facility Modernization, Renovation and/or Repair. The budget contingency for the Facility Modernization, Renovation and/or Repair contracts will be Two Hundred Thousand Dollars (\$200,000.00).

These Park Fees were collected within five (5) miles of Fremont High School Pool, 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>
Deferred Maintenance Funds	302/89/89727H-FR	\$1,030,000.00	63%
Park Fees	302/89/89716H	\$600,000.00	37%
<b>Total</b>		<b>\$1,630,000.00</b>	<b>100%</b>

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### PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in the Spring 2022.

### TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Fremont High School Pool.

### ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use and replacement or reconstruction 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 25, 2003, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction.

This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the 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 25, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) has listed the Project site as RB Case #60001888. The site has been investigated multiple times and the soil results contaminated with organochlorine pesticides, lead based paint, polycyclic aromatic hydrocarbons and dioxins. The proposed project site, however, will take place on the roof of the building and does not require any soil movement. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the Project or within the Project site. Furthermore, the Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, staff recommends that the Board of Recreation and Parks Commissioners (Board) determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 2 of City CEQA Guidelines as well as to Article 19, Section 15301(a) and 15302 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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### FISCAL IMPACT

The approval of this commitment of Park Fees for 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 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 no overall impact to existing maintenance service at this facility.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The renovations and improvements at Fremont High School Pool will enhance the pool user's experience and increase safety.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Construction and Maintenance Branch.