

APPROVED

Apr 03, 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-048

DATE April 3, 2025

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERDUGO HILLS POOL – ROOF REPLACEMENT (PRJ21832) PROJECT – REALLOCATION OF QUIMBY FEES – 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 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Withdrawn _____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 Verdugo Hills Pool – Roof Replacement (PRJ21832) Project (Project), as described in the Summary of this Report;
2. Approve the reallocation of \$450,000.00 in Quimby Fee Interest currently allocated to West Lakeside Park – Park Development (PRJ20398) Project to the proposed Project;
3. Authorize RAP’s Chief Accounting Employee to transfer \$450,000.00 in Quimby Fee Interest from the West Lakeside Park Account No. 89460K-LK to the Verdugo Hills Pool Account No. 89460K-VB;
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 will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 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;

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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

Verdugo Hills Pool is located at 10654 Irma Avenue in the Tujunga community of the City. This 0.75-acre facility provides a swimming pool for the use of the surrounding community. Due to the facilities, programs, and services it provides, Verdugo Hills Pool meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Project involves replacement of the pool building roof.

PROJECT FUNDING

The now-complete West Lakeside Park – Park Development (PRJ20398) Project has unexpended funds available for reallocation to future projects. Upon approval of this Report, \$450,000.00 in Quimby Fee Interest can be transferred from the West Lakeside Park Account No. 89460K-LK to the Verdugo Hills Pool Account No. 89460K-VB and reallocated to the proposed Project.

The total amount of funding available for the Project is \$450,000.00, which is the total budget for the Project inclusive of the budget contingency set forth below. Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City.

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	\$20,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Interest Fees	302/89/89460K-VB	\$450,000.00	100%
Total		\$450,000.00	100%

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PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project.

See below the anticipated Project schedule:

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2025 – April 2025
Construction	May 2025 – November 2025
Post Construction	December 2025 – June 2026

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Verdugo Hills Pool.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity

According to the parcel profile report retrieved on January 31, 2025, this area is not within a liquefaction, coastal, methane, 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 January 31, 2025, 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 – or adjacent to – the Project site. Furthermore, the proposed Project involves a site that has been found to be eligible to be listed in the National Register of Historic Places. The Project, however, replaces the existing roof in kind and will not cause a substantial adverse change in the significance of this historical resource.

Based in this information, staff recommends that the Board determine 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 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.

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FISCAL IMPACT

The approval of this allocation of Quimby 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 Quimby 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 Meghan Luera, Senior Management Analyst II, Planning, Maintenance, and Construction Branch.