

APPROVED

Nov 06 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-190

DATE November 6, 2025

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FREMONT HIGH SCHOOL POOL – RETROFIT OF POOL BUILDING ROOF AND VENTILATION SYSTEM (PRJ21686) PROJECT – MODIFICATION OF SCOPE OF WORK – COMMITMENT OF SUPPLEMENTAL PARK FEES – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES], 15301(c) [EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES], 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY] AND 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 AS WELL AS ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3) CLASS 1(4), CLASS 2 AND CLASS 2(6) OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for* C. Santo Domingo DE
C. Stoneham _____ N. Williams _____


General Manager

Approved x Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of scope of work and the total budget of the Fremont High School Pool – Retrofit of Pool Building Roof and Ventilation System (PRJ21686) 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 listed below, a maximum of \$400,000.00 in Park Fees to the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP004055

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3. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances], 15301(c) [Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety], and 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 as well as Article III, Section 1, Class 1(1), Class 1(3) Class 1(4), 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;
4. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purposes of filing an NOE; and,
5. 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. Due to the size of the park, and the facilities, features, and programs it provides, Fremont High School Pool currently meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

On December 15, 2022 the Board of Recreation and Park Commissioners (Board) approved the scope of work for the Fremont High School Pool – Retrofit of Pool Building Roof and Ventilation System Project (Report No. 22-307).

PROJECT SCOPE

The scope of work previously approved by the Board includes the following:

- Complete structural replacement of the pool building roof system
- Replacement and upgrading of the existing HVAC system
- Replacement of the skylights to include louver system
- Lighting improvements at the pool building with energy efficient fixtures

During the plan check process, the Los Angeles Department of Building and Safety (LADBS) determined that one of the two existing restrooms serving the pool area was required to be brought to compliance with current Americans with Disabilities Act (ADA) standards. Additionally, the path of travel from the public right-of-way leading to the front entrance of the facility needs to be brought to compliance with current ADA standards. RAP staff has determined that additional funding is required in order to implement the ADA upgrades.

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PROJECT FUNDING

Previously, the Board approved the commitment of \$3,507,790.05 in Park Fees to the Project (Report No. 22-307). Upon approval of this Report, an additional \$400,000.00 in Park Fees can be committed to the Project. The total amount of funding available for the Project including the supplemental Park Fees is \$3,907,790.05, which is the total budget of the Project inclusive of the budget contingency amount set forth below.

These Park Fees were collected within five 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. 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
Facility Modernization	\$215,553.85

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$1,051,075.52	26%
Park Fees	302/89/89718H	\$2,856,633.53	74%
Total		\$3,907,790.05	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

Phase	Duration
Predesign	September 2022 – December 2022
Design	May 2023 – December 2024
Bid and Award	January 2023 – April 2023
Construction	January 2025 – January 2026
Post Construction	February 2026 – July 2026

TREES AND SHADE

The Project has no impact on the existing shade and trees at Fremont High School Pool.

ENVIRONMENTAL IMPACT

The proposed Project adds new features and improvements to the retrofit of pool building roof and ventilation system project approved by the Board on December 15, 2022 (BR 22-307) and requires a new determination pursuant to the California Environmental Quality Act (CEQA).

The proposed Project consists of improvements to existing pedestrian trails where there will be negligible or no expansion of use, alterations involving remodeling or minor construction where there be negligible or no expansion of use, rehabilitation of deteriorated structures to meet current

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standards of public health and safety, internal lighting for security and operations, 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, and replacement of existing heating and air-conditioning systems.

According to the parcel profile report retrieved on October 8, 2025, 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 October 8, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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 is outside the contaminated area. According to the Caltrans Scenic Highway Map, there is no scenic highway located within or adjacent to 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 determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a), 15301(c), 15301(d) and 15302 of California CEQA Guidelines and Article III Section 1, Class 1(1), Class 1(3), Class 1(4), 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 Fernando Torres, Civil Engineering Associate, Planning, Maintenance, and Construction Branch.