

APPROVED
June 23, 2025
**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 25-105

DATE June 23, 2025

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FREMONT HIGH SCHOOL POOL – LOWER ROOF REPLACEMENT (PRJ21869) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [INTERIOR OR EXTERIOR ALTERATIONS] AND 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 1(1) AND 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Approved X Disapproved _____ Withdrawn _____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 Fremont High School Pool – Lower Roof Replacement (PRJ21869) 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 shown in Attachment 1, a maximum of \$150,000.00 in Park Fees for the proposed Project;
3. Approve the Project to be bid and constructed through the RAP 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. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 [Interior or exterior alterations] and 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

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CEQA Guidelines and Article III, Section 1, Class 1(1) and 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;

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

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.

PROJECT SCOPE

The Project's scope of work involves the replacement of the lower roof of the Fremont High School Pool bathhouse, located over the locker room and check-in area of the facility.

It should be noted that the scope of work identified in this Report is unrelated to the Fremont High School Pool – Retrofit of Pool Building Roof and Ventilation System (PRJ21686) Project (Report No. 22-307), which included 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.

PROJECT FUNDING

Upon approval of this Report, \$150,000.00 in Park Fees can be committed to the proposed Project, which is the total budget including 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	\$25,000.00

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The Park Fees were collected within five miles of Fremont 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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$102,760.96	69%
Park Fees	302/89/89716H	\$47,239.04	31%
Total		\$150,000.00	100%

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
Predesign	N/A
Design	N/A
Bid and Award	April 2025 – June 2025
Construction	July 2025 – August 2025
Post Construction	September 2025 – December 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Fremont 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 May 28, 2025 this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction.

The site is not within a coastal, methane, or historic protection 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, 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 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

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does not require any soil movement. Envirostor and Geotracker also show case T0603726504 within 1,000 feet from the Project site. The case concerns a leaking underground storage tank in a former gas station discovered in 2000. After prolonged testing, in January 2024 the Regional Water Quality Control Board decided to close the case without any remediation as a low threat instance. According to the Caltrans Scenic Highway Map there is no scenic highway located within – or adjacent to – the proposed Project or within its site. Furthermore, the proposed Project is not within an historic site and will not have any significant effect on historic resources.

Based on 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, Sections 15301(a) and 15302 of California CEQA Guidelines and Article III Section 1, Class 1(1) and 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.

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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Project Work Order List

PROJECT WORK ORDER LIST
 FREMONT POOL (LOWER ROOF) – ROOF REPLACEMENT
 (PRJ21869) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP000221
Park Fees	89718H	QP000011
Park Fees	89718H	QP000026
Park Fees	89718H	QP000015
Park Fees	89718H	QP000016
Park Fees	89716H	QP000014
Park Fees	89716H	QP000146
Park Fees	89718H	QP000063
Park Fees	89718H	QP000115
Park Fees	89718H	QP000025
Park Fees	89718H	QP000184
Park Fees	89718H	QP000034
Park Fees	89718H	QP000040
Park Fees	89718H	QP000022
Park Fees	89718H	QP000117
Park Fees	89718H	QP000036
Park Fees	89718H	QP000068
Park Fees	89718H	QP000065
Park Fees	89718H	QP000114
Park Fees	89718H	QP000149
Park Fees	89718H	QP000087
Park Fees	89718H	QP000037
Park Fees	89718H	QP000069
Park Fees	89718H	QP000097
Park Fees	89718H	QP000073
Park Fees	89718H	QP000072
Park Fees	89718H	QP000257
Park Fees	89718H	QP000185
Park Fees	89718H	QP000216
Park Fees	89718H	QP000245
Park Fees	89718H	QP000151
Park Fees	89718H	QP000226
Park Fees	89718H	QP000190
Park Fees	89718H	QP000033
Park Fees	89718H	QP000030
Park Fees	89718H	QP000112
Park Fees	89718H	QP000062
Park Fees	89718H	QP000066
Park Fees	89718H	QP000061
Park Fees	89718H	QP000144
Park Fees	89718H	QP001089

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP001077
Park Fees	89718H	QP000401
Park Fees	89718H	QP000482
Park Fees	89718H	QP004130
Park Fees	89718H	QP003827
Park Fees	89718H	QP003402
Park Fees	89718H	QP003878
Park Fees	89718H	QP004185
Park Fees	89718H	QP003611
Park Fees	89718H	QP000507
Park Fees	89718H	QP000441
Park Fees	89716H	QT074510