

APPROVED
OCT 21 2009

REPORT OF GENERAL MANAGER

NO. 09-256

DATE October 9, 2009

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 13, 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MASTER JOINT-USE AGREEMENTS AND SITE-SPECIFIC JOINT-USE AGREEMENTS WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY (DISTRICT) FOR SOUTH REGION SENIOR HIGH SCHOOL NO. 15 AND VIRGIL MIDDLE SCHOOL FOR PROPOSITION K AND PARKS FIRST TRUST FUND COMPETITIVE GRANT PROGRAM PROPOSED PROJECTS APPLIED FOR BY THE DISTRICT

R. Adams _____
H. Fujita _____
S. Huntley _____
V. Israel _____

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull *MS*

[Signature]

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the two (2) proposed Master Joint Use Agreements (Proposition K and Parks First Trust) and two (2) Site-Specific Joint Use Agreements, substantially in the form on file in the Board Office, between the City and the Los Angeles Unified School District of Los Angeles County (District);
2. Authorize the Board Secretary to transmit forthwith the approved Master and Site-Specific Joint Use Agreements concurrently to the to the City Attorney for review as to form, and to the Mayor in accordance with Executive Directive No. 3, with a request for an expedited review; and,
3. Authorize the Board President and Secretary to execute the Agreements upon obtaining the required approvals.

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SUMMARY:

District has applied for grants for one (1) senior high school and one (1) middle school under the seventh cycle of the Proposition K competitive grant program and first cycle of the Parks First Trust Fund grant program, respectively. District has applied for grant funding in the amounts listed below to fund the specified outdoor improvements at the following school sites:

- 1) South Region High School No. 15 - 3200 South Alma Street, San Pedro 90731 (CD15)
Proposition-K: \$500,000 for the installation of a synthetic surface multipurpose field.

- 2) Virgil Middle School - 152 North Vermont Avenue, Los Angeles, 90004 (CD13)
Parks First Trust Fund: \$984,542 to install field lighting around the school's tennis court area.

Both projects have public recreation benefits. The City is to have joint use of the outdoor amenities, adjacent parking lot, and restrooms at each school.

Under the proposed joint-use agreements, from Monday through Friday when the schools are in session, the District's period of use of the joint-use areas shall be from 6:00 am to 6:00 pm. Following are the proposed hours of public use: 6:00 pm to 9:30 pm Monday through Friday; 8:00 am to 9:30 pm on Saturday; and 12:00 pm to 5:00 pm on Sunday. On days when the schools are not in session, such as summers and holidays, the City may use the joint-use areas provided they are not required for prescheduled District athletic practices and competitions or other school related activities. The City may seek to use the joint-use areas at other times if it wishes, subject to the provisions of the District's Civic Center Permit process.

The proposed Site-Specific Joint-Use Agreement for South Region High School No. 15 is accompanied by a Proposition K Master Agreement containing general conditions and responsibilities affecting the District and the City as public entities. The proposed Site-Specific Joint-Use Agreement for Virgil Middle School is accompanied by a Master Joint-Use Agreement subject to the requirements of the City's Parks First Trust Fund grant program. Both Master Joint-Use Agreements contain similar to identical general terms and conditions.

The proposed Agreements become operational if and only if the District receives the requested grant funding. The respective term of each agreement is subject to the term contained in the required Grant Agreement for each grant program. In the past, the typical length of the required "term of service repayment" for this type of project has been 15 years. The terms and conditions of these proposed Agreements are similar to the terms of other Joint-Use Agreements executed during the preceding competitive cycle of the Proposition K program in response to the District's grant applications.

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Staff has determined that the proposed Proposition K and Parks First Trust Fund grant program projects and the associated Joint Use Agreements with District will not result in any additional environmental impacts beyond those impacts already considered in Environmental Impact Reports (EIR) at each of the proposed school sites. In addition, the third Proposition K-funded project has been previously evaluated and approved under CEQA, but will involve a new Joint Use Agreement.

The proposed multipurpose synthetic surface athletic field at the new South Region High School No. 15 site would be substituted for the proposed natural turf fields, and would not result in any additional environmental impacts. Therefore, staff finds that the EIR certified by District on December 9, 2008 for the South Region High School No. 15 Project is adequate for approval of the proposed multipurpose synthetic surface field and the associated Joint Use Agreement, and no additional CEQA documentation is required.

The proposed lighting for the tennis courts at the new Virgil Middle School athletic field was determined to have a less than significant environmental impact in the EIR certified by DISTRICT on December 9, 2008 for the Central Region Elementary School (CRES) No. 20 Project. Therefore, Staff finds that the EIR is adequate for approval of the proposed court lighting and the associated Joint Use Agreement, and no additional CEQA documentation is required.

The Acting Assistant General Manager of Operations East, the Assistant General Manager of Operations West and the Superintendents of the Metro and Pacific Regions concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

There is no anticipated initial impact to the Department's General Fund related to the proposed projects. If the District does not receive full funding, it would seek out additional funding sources to supplement the grant amount received in this grant cycle, or if necessary, reduce the scope of work or postpone the project.

However, it is unknown at present what the annual City cost will be for staffing and maintenance because the total number of hours of City use will vary according to the programming needs of the schools. Specific schedules are to be negotiated twice a year. To the extent that the District receives grant funding and the proposed improvements to the joint-use areas are completed, Department staff will prepare a budget request for the costs of the related joint-use activity.

This report was prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management Section.