

REPORT OF GENERAL MANAGER

**APPROVED**  
NOV 15 2010

NO. 10-321

DATE November 15, 2010

C.D. 3

BOARD OF RECREATION  
AND PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA POOL - REPLACEMENT AND BATHHOUSE RENOVATION  
(PRJ1618P) (W.O. #E1907292) - ADOPTION OF INITIAL STUDY/MITIGATED  
NEGATIVE DECLARATION

R. Adams	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u><i>MS</i></u>
V. Israel	_____		

*[Signature]*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Review, consider and adopt the Initial Study/Mitigated Negative Declaration (IS/MND) for Reseda Pool - Replacement and Bathhouse Renovation (PRJ1618P)(W.O. #E1907292) project, finding that on the basis of the whole record of proceedings of the project, including the IS/MND and any public and agency comments received there from, that there is no substantial evidence that the project will have a significant effect on the environment, and all potentially significant environmental effects of the project have been properly disclosed, evaluated, and mitigated in the IS/MND in compliance with the California Environmental Quality Act (CEQA) and the State and City CEQA Guidelines, and reflects the Board's independent judgment and analysis;
2. Adopt the Mitigation Monitoring and Reporting Plan published under separate cover that specifies the mitigation measures to be implemented in accordance with the CEQA Guidelines (Section 15074(d));
3. Approve the Reseda Pool Replacement and Bathhouse Renovation Project as described herein; and,

## REPORT OF GENERAL MANAGER

PG. 2                      NO. 10-321

4. Direct staff to file a Notice of Determination for the adopted IS/MND with the Los Angeles City Clerk and the Los Angeles County Clerk within 5 days of the Department of Recreation and Park Commissioners' (Board) approval.

### SUMMARY:

Submitted is the Final Mitigated Negative Declaration in compliance with the CEQA for approval of the Reseda Pool – Replacement and Bathhouse Renovation (PRJ1618P) (W.O. #E1907292) project, located at 18411 Victory Boulevard, Reseda, CA 91335.

The Reseda Pool facility was constructed in 1930 and has been operated by the City's Department of Recreation and Parks (RAP). It is currently out of commission due to the discovery of pipe leak and rupture that caused the pool facility to be inoperable. The entire pool tank and its surrounding deck will be removed and replaced with a larger and reconfigured pool. The existing bathhouse was renovated in 2006 and requires mechanical and electrical work necessary to allow year-around operations of the facility. The existing parking lot will be reconfigured to allow for the expanded pool and new viewing deck.

A Historic Structure Report (HSR) was prepared by the City. It found that the pool is ineligible for listing in the California Register and for designation as a Los Angeles Historical City Monument (HCM). The Reseda Bathhouse was found to be eligible for the California Register and for local designation, and therefore can be considered a "historical resource" for purposes of CEQA. Any proposed alterations would adhere to the Secretary of the Interior's Standards for Rehabilitation to have a less than significant impact on the resource.

The proposed scope for this project includes the following features:

1. Demolition of the existing 45-feet by 150-feet pool tank, surrounding pool deck and pump equipments.
2. Demolition of the existing parking area in front of the pool.
3. Construction of new 75-feet by 120-feet pool tank and surrounding pool deck. The depths of the new pool will vary from 3 feet at the shallow end to 12 feet at the deep end.
4. New pool accessories and service equipment, including but not limited to diving board(s), lifeguard tower(s), starting blocks, scoreboard, etc.
5. Construction of a new spectator area with bleachers, shade structures and associated landscaping.
6. Modification of the existing pump room structure as required for new equipment.
7. New parking lots to accommodate a minimum of 30 parking spaces with associated landscaping and new bike racks at designated areas.

REPORT OF GENERAL MANAGER

PG. 3 NO. 10-321

8. New perimeter fencing and gates.
9. New pool/bathhouse/aquatics equipment, including but not limited to pool heating system, space heaters in the bathhouse and other amenities necessary for year-round operations of the pool facility.
10. New pool/aquatics equipment and accessories, including pool filters, hair and lint filters, pumps, piping, timers, etc. necessary for year-round operations of the pool facility.
11. New solar-powered security lights and LED underwater pool lights.
12. New landscape, planting, and irrigation.
13. Update of existing electrical and plumbing system as applicable.
14. Solution at each dressing room area to prevent pigeon occupation and habitation.
15. Provision of infrastructure for future stadium-type lighting to the pool area in order to allow evening swim and competitions.
16. Replacement of all site utilities connections serving the building and the pool from the building to the property line.
17. Incorporation of lighting in both dressing areas.

The City Engineer's estimate for the construction costs of this project is \$2,900,000. Funds are available from the following funding accounts:

<u>Funding Source</u>	<u>Dept./Fund/ Acct. No.</u>	<u>Amount</u>
CRA/LA AB1290 Funds	88/205/FMM0	\$2,282,116.00
RAP Special Fund	89/302/845M	\$1,400,000.00
Quimby	89/302/460K-RE	\$1,165,226.12
Zone Change/Park Fees	89/302/440K-RE	<u>\$ 28,748.60</u>
TOTAL		\$4,876,090.72

In accordance with the requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared based on an Initial Study, which determined that all potentially significant environmental effects would be mitigated to a level less than significant. The MND was circulated to all interested parties and responsible agencies for a 20-day review and comment period from April 8, 2010 to April 27, 2010. No comments were received. A Mitigation Monitoring and Reporting Plan has been prepared that specifies all the mitigation measures identified in the MND, which will either reduce to a level of insignificance or eliminate the potentially significant environment impact of the project.

REPORT OF GENERAL MANAGER

PG. 4

NO. 10-321

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to the Department's General Fund. However, operations and maintenance costs will be evaluated and included in future Department budget requests.

This report was prepared by Willis Yip, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Catalina Hernandez, BOE Environmental Management Group; Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program, Deborah Weintraub, BOE Chief Deputy City Engineer; and by Michael A. Shull, Superintendent, Planning and Construction Division, Department of Recreation and Parks.