

JUL 03 2014

REPORT OF GENERAL MANAGER

NO. 14-190

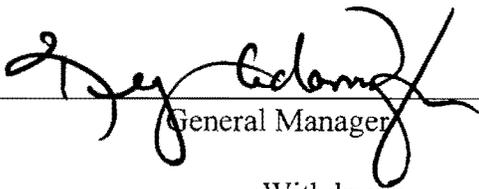
DATE July 9, 2014

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GAFFEY STREET POOL – (POOL & NEW BATHHOUSE) RESTORATION (PRJ20726) (W.O. #E1907453) PROJECT – ADOPTION OF MITIGATED NEGATIVE DECLARATION

<i>for</i> R. Adams _____	V. Israel _____
*R. Barajas <u>CSD</u> _____	K. Regan _____
H. Fujita _____	N. Williams _____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Review, consider and adopt the Initial Study (IS) and Mitigated Negative Declaration (MND) for Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project, on file in the Board Office, 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 therefrom, 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, on file in the Board Office, published under separate cover that specifies the mitigation measures to be implemented in accordance with CEQA Guidelines (Section 15074(d));
3. Approve the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project, as described in the Summary of this Report; and,
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 Board’s approval.

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SUMMARY:

Submitted is the Final Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA) for approval of the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project, located at 3351 South Gaffey Street, San Pedro, California 90731 (near the intersection of Gaffey Street and 33rd Street), within Angels Gate Park.

In 1943, a group of soldiers stationed at Fort MacArthur wrote and produced the “Hey Rookie” stage show. Not only was the show a great success as a military morale booster, but the show also attracted some of the biggest names in Hollywood during its nine month run. The production was a financial success and generated substantial funds which were later used to construct the “Hey Rookie” (Gaffey Street) pool facility. This newly constructed facility seated about 2,000, one of the biggest venues in San Pedro and became home of the water-based show, “Aquacades.”

In 1977, the United States Army decided that Fort MacArthur no longer fit its needs and declared it surplus property. The property was then transferred to the City of Los Angeles, through the Secretary of the Department of the Interior. The City turned the “Upper Reservation” into a park in 1982. The pool remained open until the early 1990s, when it was eventually closed and drained due to deterioration. Today, the pool and its terraced concrete spectator seating area are no longer in use and are in disrepair.

The proposed scope for the project includes a complete restoration of the Gaffey Street Pool, to meet current health, safety, and building codes, while retaining historical context as to its 1940's original design and to provide swimming activities for adjacent residents. Associated with this would be: the reconditioning of the pool mechanical equipment area; the addition of exhibit panels and a historic plaque to provide patrons the story of the pool's historical significance; the upgrading/installation of walkways, driveways, thirteen (13) new parking spaces to include one (1) handicapped and twelve (12) regular parking spaces and ten (10) bicycle spaces, seat walls, and landscaping and irrigation systems throughout the project area; the resurfacing of the access road that serves the pool; the building of a storm water filtration planter to treat storm-water from around the pool area; the construction of a new 4,471 square foot bathhouse; and accessibility to the pool area from Gaffey Street, through the construction of stairs and a handicapped access ramp.

Building 825 would be decommissioned and mothballed. Building 825 is a single-story wood framed building, built in 1940 and historically was used as a mess hall and a latrine among other uses. Building 825 is a contributing resource to the Fort MacArthur Upper Reservation Historic District, which was listed in the California Register of Historical Resources (California Register) in 2007. The purpose of this Mothballing Plan is to provide a general plan and long term

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maintenance strategies designed to halt current and imminent destructive and deteriorative processes to Building 825. Work relating to Building 825 is contemplated to be undertaken in the future and is not part of any current design plans.

Under a separate Board Report, this Board will be asked to consider approving the final plans and call for bids for the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project. The City Engineer's estimate for the construction costs of the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) Project is \$6,600,000.00. Funds are available from the following funding accounts. The Proposition K funds can only be used toward the cost of restoring the pool. The rest of the project must be funded with non-Proposition K funds.

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>AMOUNTS</u>
Harbor Department MOU ⁽¹⁾	205/88/88JMA3	\$1,143,469.75
Proposition K	43K/10/10J893	\$ 2,213.24
Proposition K	43K/10/10K893	\$ 200,000.00
Proposition K (Interest and Inflation) ⁽²⁾	43K/10/TBD	TBD

Notes: ⁽¹⁾ Harbor Department Funding was approved via an MOU under Board Report No. 12-196. The total MOU amount available for this project is \$6,966,012.00.

⁽²⁾ The Project qualified for Proposition K Interest and Inflation Funds up to an estimated amount of \$600,000.00.

A Memorandum of Understanding (MOU) with the Harbor Department for the construction, development and operation of the Gaffey Street Pool – Restoration Project was approved by the Board on June 20, 2012 (Board Report No. 12-196). The MOU between RAP and the Harbor Department has RAP being responsible for the completion of the design and construction of the proposed improvements and upon its completion, RAP shall maintain the improvements. The Harbor Department shall be responsible for providing the necessary funding up to \$6,966,012.00 to complete the project.

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, and filed with the State Clearinghouse for a 30-day review and comment period from April 2, 2014 to May 2, 2014.

Nine (9) interested community members made comments related to the project. Issues brought up include Administration, Activities, Budgeting and Operations of the Pool and Bathhouse; Aesthetics, Views and Bathhouse height; Cultural Resources; Landscaping; Noise; Off-Street

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Parking; Safety and Security; Traffic; and Utilities. Comments were received and have been incorporated into the final MND as applicable, copies of which have been provided to the Board for its review and consideration. However, the comments did not require any additional environmental analyses or substantive changes to the MND.

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 impacts of the project.

FISCAL IMPACT STATEMENT:

Construction of the Gaffey Street Pool – (Pool & New Bathhouse) Restoration (PRJ20726) (W.O. #E1907453) 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, future operations and maintenance costs will be included in future Departmental annual budget requests.

This report was prepared by Willis Yip, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; James Tebbetts, Environmental Specialist II, Environmental Management Group, BOE; Jose Fuentes, Acting Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.