

**APPROVED**  
NOV 09 2007

REPORT OF GENERAL MANAGER

NO. 07-228

DATE October 3, 2007

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 4, 8, 9 & 13

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT: MASTER JOINT-USE AGREEMENT AND FIVE SITE-SPECIFIC JOINT-USE AGREEMENTS WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY PERTAINING TO THE SIXTH CYCLE OF THE PROPOSITION K GRANT PROGRAM**

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	*M. Shull _____

*Vish Israel*  
\_\_\_\_\_  
General Manager

Approved *as amended* \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATION:**

That the Board:

1. Approve the proposed Master Joint-Use Agreement and <sup>four</sup> ~~five~~ 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, subject to the approval of the Mayor and of the City Attorney as to form; <sup>(District)</sup> ~~2007, the Proposed Agreement~~ *the District having withdrawn on November 8,*
2. Authorize the Board Secretary to transmit the proposed Master and site-specific Joint-Use Agreements concurrently 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.

## REPORT OF GENERAL MANAGER

PG. 2

NO. 07-228

### SUMMARY:

In July 2007, the Los Angeles Unified School District of Los Angeles County (District) applied for grants for five senior high schools under the sixth cycle of the Proposition K competitive program. The District has requested \$1 million for each of the five schools in order to fund outdoor improvements.

Following are the primary improvements proposed for each school:

- 1) Belmont Senior High School – 1575 W. 2<sup>nd</sup> Street (CD13).  
Install a synthetic surface to the main football/soccer field and regrade it; install a new digital, wireless scoreboard.
- 2) Crenshaw Senior High School – 5010 11<sup>th</sup> Avenue (CD 8).  
Install various improvements to the baseball field including an ADA ramp; refurbish adjacent areas.
- 3) John C. Fremont Senior High School – 7676 S. San Pedro Street (CD 9).  
Install a synthetic surface to the main football/soccer field together with other related improvements.
- 4) Manual Arts Senior High School – 4131 S. Vermont Avenue (CD 9).  
Install a synthetic surface to the main football/soccer field together with other related improvements.
- 5) John Marshall Senior High School – 3939 Tracy Street (CD 4).  
Install a synthetic surface to the existing running track, which will be expanded; regrade the track and adjacent turf and install new landscaping and irrigation.

All five projects have public recreation benefits. The principal goal is to improve existing sports fields and a running track by the installation of synthetic turf and to regrade and improve the surrounding landscaping. The City is to have joint use of these amenities plus the adjacent parking lot and restrooms located at each school. All of the schools except Crenshaw are on a year-round, three-track schedule.

From Monday through Friday when the schools are in session, the period for exclusive District use of these amenities is from 6:00 am to 6:00 pm. Following are the proposed hours of public use: From 6:00 pm to 9:30 pm Monday through Friday, from 8:00 am to 9:30 pm on Saturday and from noon to 5:00 pm on Sunday. On days when the schools are not in session, the City may use the amenities unless they are needed by the District for athletic practice and competitions or related

REPORT OF GENERAL MANAGER

PG. 3

NO. 07-228

activity. The City may seek to use the amenities at other times by applying for a Civic Center Permit, which is the common procedure at District sites.

The five proposed, site-specific Joint-Use Agreements are accompanied by a Master Agreement containing general conditions and responsibilities affecting the District and the City as public entities. Even if executed, all of these Agreements become operational only if the District receives Proposition K grant funding; they are to last long enough to meet the grant requirement concerning public use of the funded amenities. 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 the other Joint-Use Agreements executed during the preceding competitive cycle of the Proposition K program in response to the District's grant applications.

The District has determined that the proposed refurbishment at all five schools are exempt from the California Environmental Quality Act (CEQA) under Section 15301 (a) (d) for existing facilities and Section 15304 for minor alterations to land. Department staff determined that approval of the Joint-Use Agreements is exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 1 (14) of the City CEQA Guidelines; this exemption allows for joint use of school facilities involving a negligible or no expansion of use beyond that previously approved.

FISCAL IMPACT STATEMENT:

There is no anticipated impact to the Department's General Fund for installing the proposed amenities. If the District does not receive full funding, it will try supplementing whatever is received in this grant cycle with other funds or, if necessary, reduce the scope of work or postpone a project. 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. For Fiscal Year 2008-09, the earliest that the Agreements are expected to take effect, Metro Region estimates that annual staffing and other City operating costs may total approximately \$105,000 per site. Using this figure, the annual cost to the Department of implementing the proposed Agreements may total ~~\$525,000~~. To the extent that the District receives grant funding and the planned amenities are completed, Department staff will prepare a budget request for the costs of this joint-use activity. \$ 420,000

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.

Report prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management.

(After submitting five applications on July 12, 2007, the District decided to withdraw the application for Manual Arts Senior High School. Proposition K staff received the withdrawal notice on November 8, 2007.)