

REPORT OF GENERAL MANAGER

APPROVED
FEB 17 2010

NO. 10-034

DATE February 17, 2010

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAKESIDE PARK - LAKESIDE DEBRIS BASIN - PARK DESIGN AND DEVELOPMENT (RAP W.O. #PRJ20398) - ALLOCATION OF SUBDIVISION/QUIMBY FEES

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

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 460K-LK with Lakeside Park as the Account Name;
2. Authorize the Department's Chief Accounting Employee to transfer \$843,712.48 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00 to the Lakeside Park Account 460K-LK;
3. Authorize the Department's Chief Accounting Employee to transfer \$171,503.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00 to the Lakeside Park Account 460K-LK;
4. Authorize the Department's Chief Accounting Employee to transfer \$28,306.00 in Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Quimby Fees Account No. 460K-00 to the Lakeside Park Account 460K-LK; and,
5. Approve the allocation of \$1,043,521.48 in Quimby Fees from the Lakeside Park Account 460K-LK for the park design and development project at Lakeside Debris Basin, as described in the Summary of this Report.

REPORT OF GENERAL MANAGER

PG. 2

NO. 10-034

SUMMARY:

Lakeside Debris Basin is a Department of Water and Power (LADWP) owned debris basin, located just east of the interchange of the Interstate 5 and Interstate 405 freeways, in the Sylmar community of the City. The site is approximately sixty-nine acres and is bounded on the north, east, and south by residential neighborhoods and on the west by the Interstate 5 freeway.

The LADWP has approached RAP to develop this site into a public park. The proposed park would serve both the local community as well as baseball and soccer leagues which will soon be displaced from their existing facilities located on property owned by the Metropolitan Water District and under the control of LADWP. It is the intention of LADWP to pay for the design and construction of a replacement baseball and soccer facility to be located on the Lakeside Debris Basin property.

Because of the size of this site, there is an opportunity to provide other park amenities in addition to the baseball and soccer facility. RAP staff is in the process of coordinating public meetings, along with Council District 7, to determine what types of park amenities are desired by the community. However, LADWP is only committed to paying for replacement of the infrastructure and facilities of the displaced baseball and soccer leagues, referred herein as Phase 1, which would be located at the proposed Lakeside Park. The development of this sixty-nine acre site would provide an important amenity to help meet the park and open space needs of residents in this area. Due to the size of the proposed project, and the facilities, features, programs, and services it could provide once complete, Lakeside Park would meet the standard for a Community Park, as defined in the City's Public Recreation Plan.

Staff is in the process of finalizing a project cost estimate and preparing a Memorandum of Understanding (MOU) and Lease Agreement with LADWP. This MOU and Lease Agreement will be submitted to the Board for consideration at a later date.

Staff has begun preliminary design work for Lakeside Park (conceptual plan is attached as Exhibit A). It is envisioned that Phase 1 will be designed by RAP, LADWP, and, possibly, Bureau of Engineering resources and constructed with resources from RAP, LADWP, and City contract vendors.

While the ultimate costs to design and develop Lakeside Park are unknown at this time, staff is recommending that available Quimby fee collections be committed to this project. The development of a park at this site would be a large and complex project and it is anticipated that multiple funding sources, including Quimby, would be needed in order to implement a project at this site.

REPORT OF GENERAL MANAGER

PG. 3 NO. 10-034

It should be noted that the Lakeside Park project is included in the Department's list of recommended projects for the Proposition 84 Statewide Park Program (Report No. 09-317). Given the criteria of the Statewide Park Program, it is the opinion of staff that the grant application for this project will be very competitive. The project scope for the grant application is being developed through a collaborative community process and will be for park improvements beyond those facilities which will be funded by LADWP in Phase 1. It is anticipated that the project scope for the grant application will be structured to meet the Statewide Park Program's maximum grant amount of five million dollars.

Upon approval of this report, the Quimby Fees listed below can be transferred to Lakeside Park Account 460K-LK for the park design and development project at Lakeside Debris Basin.

- \$843,712.48 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00
- \$171,503.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00
- \$28,306.00 in Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Quimby Fees Account No. 460K-00

The total Quimby allocation for the park design and development project at Lakeside Park is \$1,043,521.48. These Fees were collected within two miles of Lakeside Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

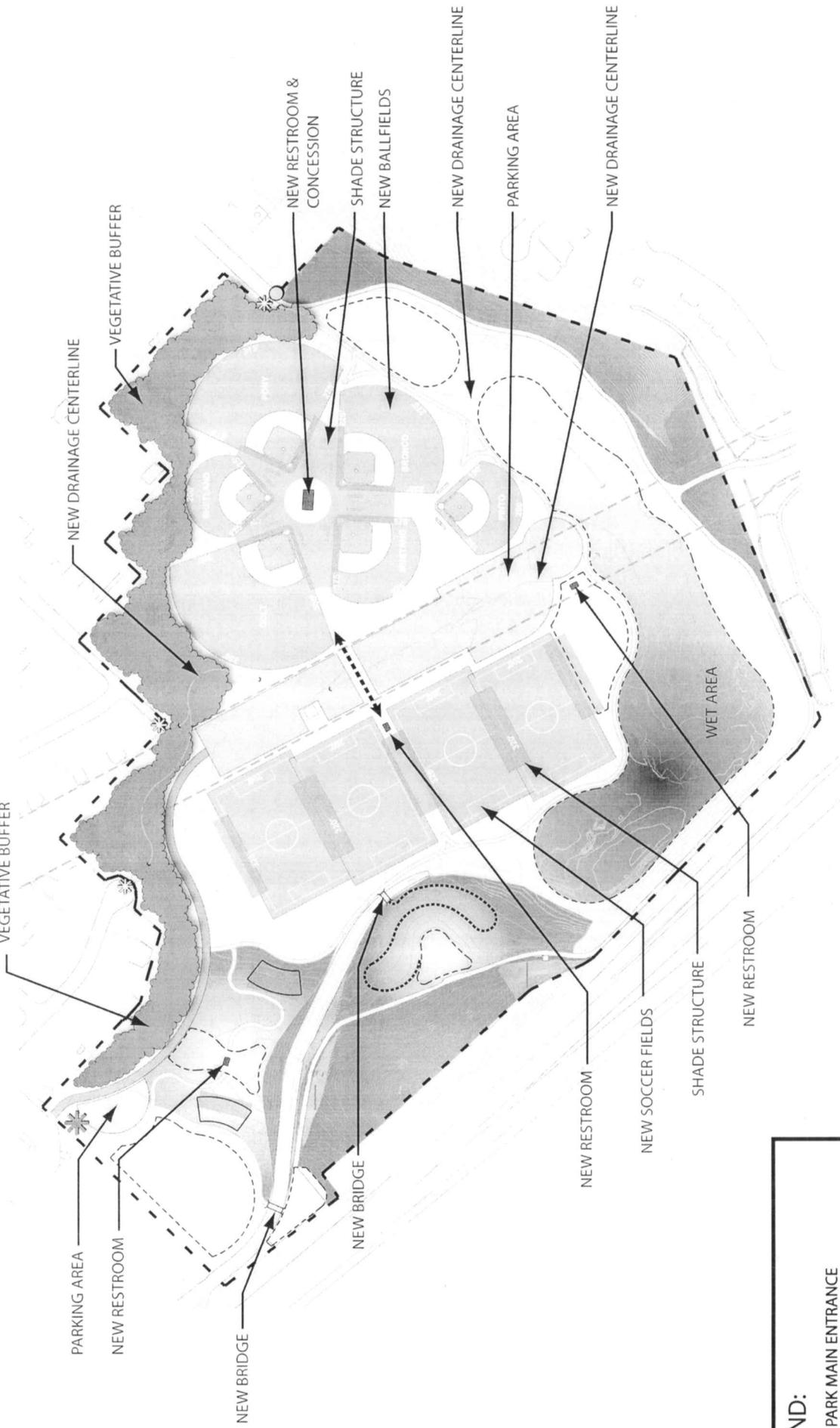
Again, upon completion of negotiations with LADWP, and completion of any due diligence requirements, staff will prepare a subsequent Report to the Board of Commissioners for consideration. The park design and development project will be able to commence once the MOU and Lease Agreement have been finalized and approved by the Board of Commissioners and sufficient funding is identified and secured to implement the project.

California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Subdivisions/Quimby Fees should not have any fiscal impact on the Department, as the costs of this project is anticipated to be funded by the collected Quimby Fees or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning and Development Division.



LEGEND:

- PARK MAIN ENTRANCE
- PEDESTRIAN ENTRANCE
- VEHICULAR MAINTENANCE ENTRANCE

LAKESIDE REGIONAL PARK - PRELIMINARY DIAGRAM

CITY OF LOS ANGELES, DEPARTMENT OF RECREATION AND PARKS