

APPROVED
JAN 20 2010

REPORT OF GENERAL MANAGER

NO. 10-021

DATE January 20, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 6 - QUIMBY/PARK FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

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

Victor Arleta Jr
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Take the following actions regarding Branford Recreation Center - Building and Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$434.21 from Branford Recreation Center Account No. 460K-BR to Branford Recreation Center Account No. 440K-BR; and,
 - B. Approve the allocation of \$172,607.52 in Zone Change/Park Fees, from Branford Recreation Center Account No. 440K-BR for the Building and Outdoor Park Improvement project at Branford Recreation Center, as described in the Summary of this report.

2. Take the following actions regarding Cesar Chavez Recreation Complex (Sheldon Arleta Project) - Park Design and Development:
 - A. Authorize the Department's Chief Accounting Employee to establish new Subdivision/Quimby Fees Account No. 460K-AV with Sheldon Arleta as the Account Name;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$16,920.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the

REPORT OF GENERAL MANAGER

PG. 2 NO. 10-021

Subdivision/Quimby Fees Account No. 460K-00 to the Sheldon Arleta Account 460K-AV;

- C. Authorize the Department's Chief Accounting Employee to transfer \$499,844.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sheldon Arleta Account 460K-AV;
 - D. Authorize the Department's Chief Accounting Employee to transfer \$4,973.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sheldon Arleta Account 460K-AV;
 - E. Authorize the Department's Chief Accounting Employee to transfer \$26,400.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sheldon Arleta Account 460K-AV; and,
 - F. Approve the allocation of \$548,137.00 in Subdivision/Quimby Fees, from Sheldon Arleta Account No. 460K-AV for the Park Design and Development project at Cesar Chavez Recreation Complex (Sheldon Arleta Project), as described in the Summary of this report.
3. Take the following action regarding Delano Recreation Center - Outdoor Park Improvements:
- A. Approve the allocation of \$91,267.01 in Subdivision/Quimby Fees, from Delano Recreation Center Account No. 460K-DB for the Outdoor Park Improvements project at Delano Recreation Center, as described in the Summary of this report.
4. Take the following actions regarding Fernangeles Recreation Center - Pool Rehabilitation:
- A. Authorize the Department's Chief Accounting Employee to transfer \$20,505.49 from Fernangeles Recreation Center Account No. 440K-FE to Fernangeles Recreation Center Account No. 460K-FE; and,
 - B. Approve the allocation of \$47,617.93 in Subdivision/Quimby Fees, from Fernangeles Recreation Center Account No. 460K-FE for the Pool Rehabilitation project at Fernangeles Recreation Center, as described in the Summary of this report.

REPORT OF GENERAL MANAGER

PG. 3

NO. 10-021

5. Take the following actions regarding Hjelte Sports Complex (Sepulveda Basin Recreation Area) - Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to change the Account Name of the Sepulveda Basin Recreation Area Account No. 460K-HL to Hjelte Sports Complex;
 - B. Authorize the Department's Chief Accounting Employee to change the Account Name of the Sepulveda Basin Recreation Area Account No. 440K-HL to Hjelte Sports Complex; and,
 - C. Approve the allocation of \$14,819.46 in Subdivision/Quimby Fees, from Hjelte Sports Complex Account No. 460K-HL for the Outdoor Park Improvements project at Hjelte Sports Complex, as described in the Summary of this report.

6. Take the following actions regarding Strathern Park North - Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to establish new Subdivision/Quimby Fees Account No. 460K-ZN with Strathern Park North as the Account Name;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$75,000.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Strathern Park North Account 460K-ZN; and,
 - C. Approve the allocation of \$75,000.00 in Subdivision/Quimby Fees, from Strathern Park North Account No. 460K-ZN for the Outdoor Park Improvements project at Strathern Park North, as described in the Summary of this report.

7. Take the following actions regarding Sun Valley Park - Outdoor Park Improvements:
 - A. Authorize the Department's Chief Accounting Employee to transfer \$48,635.39 in Zone Change/Park Fees from the Sun Valley Park Account 440K-SU to the Sun Valley Park Account 460K-SU;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$124,075.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sun Valley Park Account 460K-SU;

REPORT OF GENERAL MANAGER

PG. 4 NO. 10-021

- C. Authorize the Department's Chief Accounting Employee to transfer \$68,147.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sun Valley Park Account 460K-SU;
- D. Authorize the Department's Chief Accounting Employee to transfer \$3,407.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sun Valley Park Account 460K-SU;
- E. Authorize the Department's Chief Accounting Employee to transfer \$11,544.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Subdivision/Quimby Fees Account No. 460K-00 to the Sun Valley Park Account 460K-SU; and,
- F. Approve the allocation of \$352,980.16 in Subdivision/Quimby Fees, from Sun Valley Park Account 460K-SU for the Outdoor Park Improvement project at Sun Valley Park, as described in the Summary of this report.

SUMMARY:

Program History

Former State legislator, John P. Quimby, recognized that recreation and park facilities and programs reduce crime, enhance property values and improve the quality of life in our neighborhood and communities. They provide positive alternatives for youth, families and senior citizens which are needed in a large, urban metropolis. Mr. Quimby initiated State legislation, which permitted cities and counties to require the dedication of land, or the payment of a fee, as a condition of local residential tract map approval (subdivisions). The City of Los Angeles implemented the Subdivision (Quimby) Fees Trust in 1971 (Ordinance 141,422). The City Planning Department calculates fees for affected subdivisions and zone changes.

The Zone Change Park Fee was originated by the late City Councilmember Howard Finn. The Zone Change Ordinance was approved in 1985. This law applies only to the finalization of Zone Changes for multiple residential projects. The fee schedule for Zone Change is exactly the same for Quimby.

Some residential development does not pay either Quimby or Zone Change park fees, paying only a small fee called the Dwelling Unit Construction Tax (\$200 per unit) which goes into the City's Sites and Facilities Fund.

REPORT OF GENERAL MANAGER

PG. 5 NO. 10-021

The Department may use Quimby and Zone Change/Park Fees for capital park improvements only, including the acquisition of land, design/construction of park and recreational improvements, and park rehabilitation projects. Currently, Quimby and Zone Change/Park fees may not fund expenses for park operations, materials and supplies, or equipment.

Allocations are made within one mile of a park facility for neighborhood parks and two miles for community parks from the point of collection to ensure that residents of the new residential projects benefit from the facilities their funds helped to create or improve. This distance represents a recommended service radius for neighborhood and community facilities outlined in the Public Recreation Plan of the City's General Plan. In addition, funds typically remain in the Council District in which they were collected.

Program Process

Efforts to update and modernize the Quimby planning and expenditure process have resulted in this list of projects for Council District 6. This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, the community, as well as the Councilmember and staff.

As a result of these discussions and input, a consensus for the proposed Quimby/Park Fees Plan for projects in Council District 6 has been determined. The Plan will use the Subdivision Fees Trust Account (Quimby) and the Zone Change Park Fees Trust Account (Zone Change).

The following projects for Council District 6 have been identified:

- Branford Recreation Center - Building and Outdoor Park Improvements
- Cesar Chavez Recreation Complex (Sheldon Arleta Project) - Park Design and Development
- Delano Recreation Center - Outdoor Park Improvements
- Fernangeles Recreation Center - Pool Rehabilitation
- Hjelte Sports Complex (Sepulveda Basin Recreation Area) - Outdoor Park Improvements
- Strathern Park North - Outdoor Park Improvements
- Sun Valley Park - Outdoor Park Improvements

REPORT OF GENERAL MANAGER

PG. 6 NO. 10-021

The projects listed above are scheduled to be completed within the next 1- 2 years; depending on available staffing and resources.

Branford Recreation Center - Building and Outdoor Park Improvements

Branford Recreation Center is located at 13310 Branford Street in the Arleta community of the City. This 13.38 acre facility provides multipurpose fields, basketball and tennis courts, a play area, a child care center, and a recreation center for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Branford Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the outdoor park areas, including turf, landscape, and irrigation infrastructure, the installation of outdoor fitness equipment, and roof improvements to the recreation center building will benefit the surrounding community. It is contemplated that the funds needed exceeds the available funding, however, the identified improvements will be developed and prioritized with the community to match funding being allocated.

Currently, \$172,173.31 is available in the Branford Recreation Center Account No. 440K-BR. Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Branford Recreation Center Account No. 440K-BR for the Building and Outdoor Park Improvements project at Branford Recreation Center:

- \$434.21 from Branford Recreation Center Account No. 460K-BR

The total Zone Change/Park Fees and Subdivision/Quimby Fees allocation for the Building and Outdoor Park Improvements project at Branford Recreation Center is \$172,607.52. These Fees were collected within two miles of Branford Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities and placement of new accessory structures. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines.

Cesar Chavez Recreation Complex (Sheldon Arleta Project) - Park Design and Development

Sheldon-Arleta Landfill is a City-owned closed landfill, located at 12455 Wicks Street in Sun Valley. The 41 acre site is bounded on the north by a residential area, on the south by the newly completed Byrd Middle School, on the east by LAUSD Francis Polytechnic High School, and on the west by the Tujunga Spreading Grounds.

REPORT OF GENERAL MANAGER

PG. 7 NO. 10-021

In mid 2003, a multi-departmental City task force was assembled to address key issues related to the development of the landfill into a recreational facility. The proposed development, known as the "Cesar Chavez Recreation Complex," would be placed on top of the closed landfill. The development will be constructed in three phases, and is anticipated to be completed at the end of calendar year, 2011. When complete, the project will include multiple soccer fields, baseball fields, basketball courts, picnic areas, a children's play area, a walking/jogging path, and a parking lot. Due to the facilities, features, programs, and services it will provide once complete, the Cesar Chavez Recreation Complex (Sheldon Arleta Project) would meet the standard for a Community Park, as defined in the City's Public Recreation Plan.

The Cesar Chavez Recreation Complex (Sheldon Arleta Project) project is being funded through a variety of sources including Proposition K and Proposition 40. Department staff has determined that supplemental funding will be necessary to complete this project. Specifically, these funds will help supplement both the design of the park as well as some of the initial site development costs.

Upon approval of this report, the Subdivision/Quimby Fees listed below can be transferred to Sheldon Arleta Account 460K-AV for the park design and development project at Cesar Chavez Recreation Complex (Sheldon Arleta Project):

- \$16,920.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00
- \$499,844.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00
- \$4,973.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Subdivision/Quimby Fees Account No. 460K-00
- \$26,400.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby allocation for the outdoor park improvement project at Cesar Chavez Recreation Complex (Sheldon Arleta Project) is \$548,137.00. These Fees were collected within two miles of Cesar Chavez Recreation Complex (Sheldon Arleta Project), which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will involve the development of active and passive recreational facilities on a city-owned site formerly used as a municipal landfill. In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed improvements will not have a significant impact on the environment with the implementation of

REPORT OF GENERAL MANAGER

PG. 8 NO. 10-021

project specific mitigation measures. A Mitigated Negative Declaration was prepared and adopted, and a Notice of Determination was filed with the Los Angeles County Clerk's office on June 23, 2004.

Delano Recreation Center - Outdoor Park Improvements

Delano Recreation Center is located at 15100 Erwin Street in the Van Nuys community of the City. This 4.45 acre facility provides multipurpose fields, a play area, and a recreation center for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Delano Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department staff has determined that supplemental funding for the existing Proposition K Delano Recreation Center Field Improvements project, which includes improvements to existing athletic fields and outdoor park areas, may be necessary for the completion of this project.

Currently, \$91,267.01 is available in the Delano Recreation Center Account No. 460K-DB.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Delano Recreation Center is \$91,267.01. These Fees were collected within one mile of Delano Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for neighborhood recreational facilities.

Staff has determined that the subject project was previously evaluated for environmental impacts and was found to be exempt from the provisions of the CEQA pursuant to Article III, Section 1, and Class 1 (13) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk on July 11, 2008.

Fernangeles Recreation Center - Pool Rehabilitation

Fernangeles Recreation Center is located at 8851 Laurel Canyon Boulevard in the Sun Valley community of the City. This 9.26 acre facility provides multipurpose fields, a play area, a swimming pool, and a recreation center for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Fernangeles Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the swimming pool and bathhouse are necessary for the continued operation of the facility and will be of benefit to the surrounding community. It is contemplated that the funds needed exceeds the available funding, however, the identified improvements will be developed and prioritized with the community to match funding being allocated.

REPORT OF GENERAL MANAGER

PG. 9 NO. 10-021

Currently, \$27,112.44 is available in the Fernangeles Recreation Center Account No. 460K-FE. Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Fernangeles Recreation Center Account No. 460K-FE for the Pool Rehabilitation project at Fernangeles Recreation Center:

- \$20,505.49 from Fernangeles Recreation Center Account No. 440K-FE

The total Zone Change/Park Fees and Subdivision/Quimby Fees allocation for the Pool Rehabilitation project at Fernangeles Recreation Center is \$47,617.93. These Fees were collected within two miles of Fernangeles Recreation Center, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

Hjelte Sports Complex (Sepulveda Basin Recreation Area) - Outdoor Park Improvements

Hjelte Sports Complex, a part of the Sepulveda Basin Recreation Area, is located at 16210 Burbank Boulevard in the Encino community of the City. This 14.72 acre facility provides multipurpose fields and ball diamonds for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Hjelte Sports Complex meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that supplemental funding for the existing Proposition K Hjelte Sports Complex field improvement project, which includes improvements to existing athletic fields, may be necessary for the completion of this project.

Currently, \$14,819.46 is available in the Hjelte Sports Complex Account No. 460K-HL.

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Hjelte Sports Complex is \$14,819.46. These Fees were collected within two miles of Hjelte Sports Complex, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

The Hjelte Sports Complex project is currently under CEQA review as part of the Proposition K program. The appropriate CEQA documentation will be submitted for consideration and approval when the project is brought before the Board for final approval.

REPORT OF GENERAL MANAGER

PG. 10 NO. 10-021

Strathern Park North - Outdoor Park Improvements

Strathern Park North is located at 8041 Whitsett Avenue in the Sun Valley community of the City. This 12.74 acre facility provides ball diamonds and open space areas for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Strathern Park North meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the outdoor park areas, baseball diamonds, parking lots, and installation of a new concession stand and restroom facility, are necessary for the continued operation of the facility and will be of benefit to the surrounding community. It is contemplated that the funds needed exceeds the available funding, however, the identified improvements will be developed and prioritized with the community to match funding being allocated.

Upon approval of this report, Subdivision/Quimby Fees listed below can be transferred to Strathern Park North Account No. 460K-ZN for the Outdoor Park Improvements project at Strathern Park North:

- \$75,000.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006

The total Subdivision/Quimby Fees allocation for the Outdoor Park Improvements project at Strathern Park North is \$75,000.00. These Fees were collected within two miles of Strathern Park North, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project will consist of modifications to existing park facilities and placement of new accessory structures. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) and Class 11(3) of the City CEQA Guidelines.

Sun Valley Park - Outdoor Park Improvements

Sun Valley Park is located at 8133 Vineland Avenue in the Sun Valley community of the City. This 17.26 acre facility provides ball diamonds, multipurpose play fields, basketball and tennis courts, and a swimming pool for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Sun Valley Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

REPORT OF GENERAL MANAGER

PG. 11 NO. 10-021

Department staff has determined that supplemental funding for the existing Proposition K field improvements project, which includes improvements to existing athletic fields, the installation of an artificial turf field, and the construction of a new restroom, may be necessary for the completion of this project.

Currently, \$97,171.77 is available in the Sun Valley Park Account 460K-SU. Upon approval of this report, the Zone Change/Park and Subdivision/Quimby Fees listed below can be transferred to Sun Valley Park Account 460K-SU for the Outdoor Park Improvement project at Sun Valley Park:

- \$48,635.39 in Zone Change/Park Fees from the Sun Valley Park Account 440K-SU
- \$124,075.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Subdivision/Quimby Fees Account No. 460K-00
- \$68,147.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Subdivision/Quimby Fees Account No. 460K-00
- \$3,407.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Subdivision/Quimby Fees Account No. 460K-00
- \$11,544.00 in Subdivision/Quimby Fees, which were collected in Fiscal Year 2008-2009, from the Subdivision/Quimby Fees Account No. 460K-00

The total Subdivision/Quimby allocation for the outdoor park improvement project at Sun Valley Park is \$352,980.16. These Fees were collected within two miles of Sun Valley Park, which is the standard distance for the allocation of the Subdivision/Quimby Fees for community recreational facilities.

Staff has determined that the subject project was previously evaluated for environmental impacts and was found to be exempt from the provisions of the CEQA pursuant to Article III, Section 1, and Class 1 (1) and Class 11(3) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk on October 30, 2008.

Staff recommends approval of this Council District 6 Quimby/Zone Change Park Fees Plan for Projects and Allocation Program, as outlined above.

REPORT OF GENERAL MANAGER

PG. 12 NO. 10-021

FISCAL IMPACT STATEMENT:

The approval of this Park Fees Project Plan and Allocation Program should not have any fiscal impact on the Department's General Fund, as the costs of these projects are anticipated to be funded by the collected Quimby/Park Fees or by other identified funding sources.

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