

APPROVED

MAR 03 2010

REPORT OF GENERAL MANAGER

NO. 10-054

DATE March 3, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTCHESTER RECREATION CENTER - POOL, BATHHOUSE, AND
OUTDOOR PARK IMPROVEMENTS (W.O. #PRJ1508P) - ALLOCATION OF
QUIMBY AND ZONE CHANGE FEES

R. Adams _____
V. Israel _____
H. Fujita _____
S. Huntley _____

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull _____

AK

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Revise the project scope of the Westchester Recreation Center - Pool and Bathhouse Improvements project (W.O. #PRJ1508P) at Westchester Recreation Center, previously approved on July 9, 2008 per Board Report No. 08-198 to the new Pool, Bathhouse, and Outdoor Park Improvements project, as described in the Summary of this report;
2. Authorize the reallocation of \$96,095.71 in Zone Change Fees, previously allocated for the Building Improvements project (W.O. #PRJ1529B), approved on January 3, 2007 per Board Report No. 07-04, to the new Pool, Bathhouse, and Outdoor Park Improvements project;
3. Authorize the reallocation of \$18,000.00 in Zone Change Fees, previously allocated for the Facilities Enhancement project (W.O. #PRJ1314B), approved on July 9, 2008 per Board Report No. 08-198, to the new Pool, Bathhouse, and Outdoor Park Improvements project;
4. Authorize the reallocation of \$182,000.00 in Quimby Fees, previously allocated for the Facilities Enhancement project (W.O. #PRJ1314B), approved on July 9, 2008 per Board Report No. 08-198, to the new Pool, Bathhouse, and Outdoor Park Improvements project;

REPORT OF GENERAL MANAGER

PG. 2 NO. 10-054

5. Authorize the Department's Chief Accounting Employee to transfer \$122,928 in Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Quimby Fees Account No. 460K-00 to the Westchester Recreation Center Account No. 460K-WR;
6. Approve the allocation of \$114,095.71 in Zone Change Fees from the Westchester Recreation Center Account No. 440K-WR for the new Westchester Recreation Center - Pool, Bathhouse, and Outdoor Park Improvements (W.O. #PRJ1508P) project, as described in the Summary of this report; and,
7. Approve the allocation of \$304,928 in Quimby Fees from the Westchester Recreation Center Account No. 460K-WR for the Westchester Recreation Center - Pool, Bathhouse, and Outdoor Park Improvements (W.O. #PRJ1508P) project, as described in the Summary of this report.

SUMMARY:

Westchester Recreation Center is located at 7000 W. Manchester Avenue in the Westchester area of the City. This 23.79 acre facility provides a variety of services and programs to the surrounding community, including basketball, football, soccer and volleyball. Westchester Recreation Center also includes the Westchester Pool and Westchester Senior Citizens Center. Due to the facilities, features, programs, and services it provides, Westchester Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

In Board Report No. 08-198, on July 9, 2008, the Board approved the allocation of \$1,624,000.00 in Quimby and Zone Change Fees for the Westchester Recreation Center - Pool and Bathhouse Improvements project (W.O. #PRJ1508P). The current scope of the project includes the renovation and enhancement of the existing swimming pool and bathhouse in order to ensure its continued operation and to fulfill the needs of the surrounding community.

Department staff has determined that it is necessary to modify the scope of the Pool and Bathhouse Improvements project to include improvements to the parking lots, turf and landscaping, and related site amenities. It is estimated that at least \$400,000 in supplemental funding would be required to complete the scope of the new Westchester Recreation Center - Pool, Bathhouse, and Outdoor Park Improvements (W.O. #PRJ1508P) project.

Upon approval of this report, the Quimby Fees listed below can be transferred to Westchester Recreation Center Account No. 460K-WR for the new Pool, Bathhouse, and Outdoor Park Improvements project at Westchester Recreation Center:

- \$122,928 in Quimby Fees, which were collected in Fiscal Year 2007-2008, from the Quimby Fees Account No. 460K-00

REPORT OF GENERAL MANAGER

PG. 3 NO. 10-054

Additionally, \$96,095.71 in Zone Change Fees previously allocated for the Westchester Recreation Center Building Improvements project (W.O. #PRJ1529B); \$18,000.00 in Zone Change Fees, previously allocated for the Westchester Recreation Center Facilities Enhancement project (W.O. #PRJ1314B); and, \$182,000.00 in Quimby Fees, previously allocated for the Westchester Recreation Center Facilities Enhancement project (W.O. #PRJ1314B), can be reallocated for the new Westchester Recreation Center - Pool, Bathhouse, and Outdoor Park Improvements (W.O. #PRJ1508P) project.

The total Quimby Fee and Zone Change Fee allocation for the new Pool, Bathhouse, and Outdoor Park Improvements project at Westchester Recreation Center is \$419,023.71. These Fees were collected within two miles of Westchester Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities.

Staff has determined that the subject project is a continuation of an existing project approved on July 9, 2008 (Board Report No. 08-198) that is exempted from CEQA [Class 1(1) and Class 11(3)]. The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing CEQA exemption. No additional CEQA documentation is required.

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 Quimby and Zone Change Fees or funding sources other than the Department's General fund.

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