

APPROVED

APR 06 2011

REPORT OF GENERAL MANAGER

NO. 11-104

DATE April 6, 2011

BOARD OF RECREATION and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTCHESTER RECREATION CENTER - PARKING LOT IMPROVEMENTS (PRJ#1509A) AND THE PARK RENOVATION (PRJ#20043) PROJECT - ALLOCATION AND TRANSFER OF QUIMBY FEES AND ZONE CHANGE FEES

R. Adams _____ F. Mok _____
H. Fujita _____ K. Regan _____
S. Huntley _____ *M. Shull [Signature]
V. Israel _____

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

- 1. Take the following actions regarding Westchester Recreation Center - Parking Lot Improvements (PRJ#1509A) project:
A. Authorize the Department's Chief Accounting Employee to transfer \$46,324.78 in Quimby Fees from Quimby Fees Account No. 460K-00 to the Westchester Recreation Center Account No. 460K-WR;
B. Authorize the Department's Chief Accounting Employee to transfer \$96,408.69 in Quimby Fees from Quimby Fees Account No. 460K-00 to the Westchester Recreation Center Account No. 440K-WR;
C. Approve the allocation of \$46,324.78 in Quimby Fees from the Westchester Recreation Center Account No. 460K-WR for the Westchester Recreation Center - Parking Lot Improvements (PRJ#1509A) project, as described in the Summary of this Report; and,
D. Approve the allocation of \$96,408.69 in Quimby Fees from the Westchester Recreation Center Account No. 440K-WR for the Parking Lot Improvements

REPORT OF GENERAL MANAGER

PG. 2 NO. 11-104

project at Westchester Recreation Center, as described in the Summary of this Report.

2. Take the following actions regarding Westchester Recreation Center – Park Renovation (PRJ#20043) project:
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$73,356.53 in Quimby Fees from Westchester Recreation Center Account No. 460K-WR to the Westchester Recreation Center Account No. 440K-WR;
 - B. Authorize the Department’s Chief Accounting Employee to transfer \$96,448 in Quimby Fees from Quimby Fees Account No. 460K-00 to the Westchester Recreation Center Account No. 440K-WR; and,
 - C. Approve the allocation of \$875,309.53 in Quimby Fees from the Westchester Recreation Center Account No. 440K-WR for the Westchester Recreation Center – Park Renovation (PRJ#20043) project, as described in the Summary of this Report.

SUMMARY:

Westchester Recreation Center is located at 7000 West 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.

Through site visits, facility inspections, and community input, Department staff has determined that various improvements are necessary at Westchester Recreation Center for the continued operation of the facility as well as for the benefit of park patrons and the surrounding community.

Westchester Recreation Center - Parking Lot Improvements (PRJ#1509A)

On July 9, 2008, the Board approved the allocation of \$125,000 in Zone Change Fees to the Westchester Recreation Center Account No. 440K-WR for the Parking Lot Improvements (PRJ#1509A) project (Board Report No. 08-198).

Department staff has determined that supplemental funding will be necessary for the completion of the project.

REPORT OF GENERAL MANAGER

PG. 3 NO. 11-104

Upon approval of this Report, \$46,324.78 in Quimby Fees from Quimby Fees Account No. 460K-00 can be allocated to the Westchester Recreation Center Account No. 460K-WR and \$96,408.69 in Quimby Fees from Quimby Fees Account No. 460K-00 can be allocated to the Westchester Recreation Center Account No. 440K-WR for the Westchester Recreation Center – Parking Lot Improvements (PRJ#1509A) project.

The total Quimby Fees allocation for the Parking Lot Improvements project at Westchester Recreation Center, including previously allocated Zone Change funds, is \$267,733.47. 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 exempt from CEQA [Class 1(1)]. 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.

Westchester Recreation Center – Park Renovation (PRJ#20043)

The scope of the Westchester Recreation Center – Park Renovation (PRJ#20043) project includes the renovation of the existing basketball court, development of a new skate park, replacement of the existing children’s play area, improvements to the existing recreation center building, walkways, turf, irrigation, and landscaping, and installation of related site amenities. These improvements are necessary in order to ensure the continued operation of the facility and to fulfill the needs of the surrounding community.

Currently, \$705,505 in Zone Change Fees are available in the Westchester Recreation Center Account No. 440K-WR. Upon approval of this Report, the Quimby Fees listed below can be transferred to the Westchester Recreation Center Account No. 440K-WR for the Westchester Recreation Center – Park Renovation (PRJ#20043) project:

- \$73,356.53 in Quimby Fees from Westchester Recreation Center Account No. 460K-WR
- \$96,448 in Quimby Fees from Quimby Fees Account No. 460K-00

The total Quimby and Zone Change Fees allocation for the Park Renovation project is \$875,309.53. 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 will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures.

REPORT OF GENERAL MANAGER

PG. 4 NO. 11-104

Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1,3), Class 4(3), and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

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

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