

APPROVED
JAN 05 2011

REPORT OF GENERAL MANAGER

NO. 11-002

DATE January 5, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 15 - QUIMBY FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

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

[Signature]
General Manager

Approved / Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Leland Park - Children's Play Area (PRJ20494):
 - A. Authorize the reallocation of \$10,000 in Quimby Fees, previously allocated for the San Pedro Welcome Park - Park Expansion and Development project (PRJ20063) approved on May 5, 2010 per Board Report No. 10-105, to the Leland Park - Children's Play Area;
 - B. Authorize the Department's Chief Accounting Employee to transfer \$10,000 in Quimby Fees from the San Pedro Welcome Park Account No. 460K-WU to the Leland Park Account No. 460K-LE;
 - C. Authorize the Department's Chief Accounting Employee to transfer \$96,336.55 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Leland Park Account No. 460K-LE; and,
 - D. Approve the allocation of \$106,336.55 in Quimby Fees, from Leland Park Account No. 460K-LE for the Leland Park - Children's Play Area (PRJ20494) project, as described in the Summary of this report.

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2. Take the following action regarding Harbor City Park – Building and Outdoor Park Improvements (PRJ20277):
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$503,539 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Harbor City Park Account No. 460K-HC; and,
 - B. Approve the allocation of \$503,539 in Quimby Fees from the Harbor City Park Account No. 460K-HC for the Harbor City Park – Building and Outdoor Park Improvements, as described in the Summary of this report.

3. Take the following actions regarding Normandale Recreation Center – Building and Outdoor Park Improvements (PRJ20204):
 - A. Authorize the Department’s Chief Accounting Employee to transfer \$47,056 in Quimby Fees from the Quimby Fees Account No. 460K-00 to the Normandale Recreation Center Account No. 460K-NR; and,
 - B. Approve the allocation of \$47,056 in Quimby Fees from Normandale Recreation Center Account No. 460K-NR for the Normandale Recreation Center – Building and Outdoor Park Improvements, as described in the Summary of this report.

SUMMARY:

This Plan and Allocation Program (Plan) reflects capital improvement projects identified by Department staff, through a review of infrastructure needs, and from the community, at various parks and facilities Council District 15. The Plan will use the Subdivision Fees Trust Account (Quimby).

The following projects for Council District 15 have been identified:

- Leland Park – Children’s Play Area (PRJ20494)
- Harbor City Park – Building and Outdoor Park Improvements (PRJ20277)
- Normandale Recreation Center – Building and Outdoor Park Improvements (PRJ20204)

Allocation of Quimby Fees to these projects would, except where noted below, be adequate and sufficient for the proposed projects to be implemented.

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Leland Park – Children’s Play Area (PRJ20494)

Leland Park is located at 863 South Herbert Avenue in the San Pedro community of the City. This 15.76 acre site includes a baseball diamond, basketball courts, a children’s play area, and a community building. Due to the size of the park, and the facilities and features it provides, Leland Park meets the standard for a Community Park; as defined in the City’s Public Recreation Plan.

Department staff has determined that improvements to the children’s play area and associated outdoor park areas and site amenities at Leland Park are necessary to meet the needs of the surrounding community.

On May 5, 2010, the Board of Recreation and Park Commissioners (Board) approved the allocation of \$1,480,000.70 in Quimby Fees for the San Pedro Welcome Park - Park Expansion and Development (PRJ20063) project (Board Report No. 10-105). Staff has identified the Building Improvements project at Leland Park as a high priority project for the community and it is necessary to reallocate a portion of the Quimby Fees allocated to the Park Expansion and Development project to provide funding for the Leland Park – Children’s Play Area.

Upon approval of this report, the Quimby Fees listed below can be transferred to Leland Park Account No. 460K-LE for the Leland Park – Children’s Play Area:

- \$10,000 in Quimby Fees from the San Pedro Welcome Park Account No. 460K-WU
- \$96,336.55 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Leland Park – Children’s Play Area is \$106,336.55. These Fees were collected within two miles of Leland Park, 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 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, 3) and Class 11(3) of the City CEQA Guidelines.

Harbor City Park – Building and Outdoor Park Improvements (PRJ20277)

Harbor City Park is located at 24901 Frampton Avenue in the Harbor City community of the City. This 11.07 acre property includes picnic areas, ball diamonds, basketball courts, a child care center, and a gymnasium. Due to the size of the park, and the facilities, features, programs, and services it provides, Harbor City Park meets the standard for a Community Park; as defined in the City’s Public Recreation Plan.

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On November 18, 2009, the Board approved the allocation of \$143,204.63 in Quimby Fees for the Harbor City Park – Building and Outdoor Park Improvements (Board Report No. 09-290). The scope of the approved Building and Outdoor Park Improvements project included improvements to the outdoor park areas, including turf, landscape, existing sports field lighting and irrigation infrastructure, as well as upgrades to the existing gymnasium building and child care center, including lighting, gym floors, and related improvements.

Department staff has determined that supplemental funding for the Harbor City Park – Building and Outdoor Park Improvements (PRJ20277) is necessary to complete the project.

Upon approval of this report, Quimby Fees listed below can be transferred to Harbor City Park Account No. 460K-HC for the Harbor City Park – Building and Outdoor Park Improvements:

- \$503,539 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Harbor City Park – Building and Outdoor Park Improvements, including previously approved allocations is \$646,743.63. These Fees were collected within two miles of Harbor City Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated 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.

Staff has determined that the subject project is a continuation of an existing project approved on November 18, 2009 (Board Report No. 09-290) that is exempted from CEQA [Class 1(1) and Class 4(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.

Normandale Recreation Center – Building and Outdoor Park Improvements (PRJ20204)

Normandale Recreation Center is located at 22400 Halldale Avenue in the Harbor Gateway community of the City. This 8.26 acre property includes picnic areas, ball diamonds, basketball courts, a gymnasium, and a children's play area. Due to the size of the park, and the facilities, features, programs, and services it provides, Normandale Recreation Center meets the standard for a Neighborhood Park; as defined in the City's Public Recreation Plan.

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On November 18, 2009, the Board approved the allocation of \$46,013.94 in Quimby Fees for the Normandale Recreation Center – Building and Outdoor Park Improvements project (PRJ20204) (Board Report No. 09-290). On May 5, 2010, the Board approved the allocation of an additional \$11,304 in Quimby Fees for the Normandale Recreation Center – Building and Outdoor Park Improvements project (PRJ20204) (Board Report No. 10-105). The scope of the approved Normandale Recreation Center – Building and Outdoor Park Improvements project (PRJ20204) included improvements to the recreation center building, including restroom and kitchen upgrades, and improvements to the outdoor park area including perimeter fencing, walkways, sports field lighting and associated sports field amenities.

Department staff has determined that supplemental funding for the Normandale Recreation Center – Building and Outdoor Park Improvements project (PRJ20204) is necessary to complete the project.

Upon approval of this report, Quimby Fees listed below can be transferred to Normandale Recreation Center Account No. 460K-NR for the Normandale Recreation Center – Building and Outdoor Park Improvements project (PRJ20204):

- \$47,056 in Quimby Fees from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Normandale Recreation Center – Building and Outdoor Park Improvements project (PRJ20204), including previously approved allocations is \$104,373.94. Most of these Fees were collected within one mile of Normandale Recreation Center, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities. Some of these fees, however, were collected within two miles of Normandale Recreation Center. As this park is the only City park or recreational facility located within two miles of this Quimby Fee collection, staff is recommending that these funds be allocated to Normandale Recreation Center. It is anticipated 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.

Staff has determined that the subject project is a continuation of an existing project approved on November 18, 2009 (Board Report No. 09-290) that is exempted from CEQA [Class 1(5, 3) and Class 4(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.

Staff recommends approval of this Council District 15 Quimby Fees Plan for Projects and Allocation Program, as outlined above.

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FISCAL IMPACT STATEMENT:

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

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