

APPROVED
06-01-2016

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 16-138

DATE June 01, 2016

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SHADOW RANCH PARK – BALL FIELD, FENCING, AND IRRIGATION
(PRJ20776) PROJECT – ALLOCATION OF QUIMBY FEES

AP Diaz	<u>✓</u>	V. Israel	_____
<i>for</i> *R. Barajas	<u>LSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the additional scope of work for the Shadow Ranch Park - Ball Field, Fencing, and Irrigation (PRJ20776) project, as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer Quimby Funds in the amount of One Hundred Thousand Dollars (\$100,000.00) from Quimby Fees Account No. 89460K-00 to Shadow Ranch Park Account No. 89460K-SG;
3. Approve the allocation of One Hundred Thousand Dollars (\$100,000.00) in Quimby Funds from Shadow Ranch Park Account No. 89460K-SG for the Shadow Ranch Park – Ball Field, Fencing, and Irrigation (PRJ20776) project;
4. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Shadow Ranch Park is located at 22633 Vanowen Street in the West Hills area of the City. This 12.03-acre park provides baseball diamonds, basketball courts, a community building, and a play area for the community. This park also features the historic Shadow Ranch House (City of Los Angeles Historic Cultural Monument No. 9), which is currently used as a community center. Approximately Two Thousand Eighty-Eight (2,088) City residents live within one-half mile walking distance of Shadow Ranch Park. Due to the facilities, features, programs, and services it provides, Shadow Ranch Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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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 that 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 Fee was originated by 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 the same as for Quimby.

Some residential developments do not pay either Quimby or Zone Change Fees, paying only a small fee called the Dwelling Unit Construction Tax (\$200.00 per unit) which goes into the City's Sites and Facilities Fund.

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

Allocations are made within one (1) 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 acquire, 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 have historically been used in the Council District in which they were collected and must be committed to a project within five (5) years after the payment of the fees or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later.

PROJECT DEVELOPMENT

In Fiscal Year 2011-12, a financial review of the Proposition K bond program identified three Proposition K bond projects that had only achieved partial scope completion (Council File No. 12-0479). One of those three partially completed Proposition K bond projects is located at Shadow Ranch Park. The scope of the Shadow Ranch Park project, as specified in the Proposition K Ballot Measure, was for facility renovation, ball field improvements, fencing, and irrigation. The scope elements of that project that have yet to be completed include ball field improvements, fencing, and irrigation. Currently there are Seventy-Nine Thousand, Forty Dollars and Twenty-Four Cents (\$79,040.24) in residual Proposition K funding available to complete the remaining project scope items (Council File No. 12-0479-S2).

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In addition to the Proposition K funded ball field, fencing, and irrigation improvements, RAP staff has identified the following additional scope of work items: Americans with Disabilities Act (ADA) pedestrian accessibility improvements, installation of ADA compliant bleachers and drinking fountains, and grading of field and swale for the improvement of storm water drainage. These additional improvements are necessary at Shadow Ranch Park and would be completed concurrently with the Proposition K funded improvements.

The need for this additional scope of work was identified through a review of facility infrastructure needs and available funding. Staff from RAP's Planning, Construction, and Maintenance Branch has reviewed this proposed addition and determined that it is necessary and would be of benefit to park users.

The Valley Superintendent, and the Superintendent of Maintenance Operations are all in support the proposed project.

Staff anticipates that the Shadow Ranch Park – Ball Field, Fencing, and Irrigation (PRJ20776) project will be completed using City forces and/or City contract vendors. Upon approval of this Report, project implementation can proceed.

PROJECT FUNDING

On May 6, 2015, the Board approved the allocation total of One Hundred Thousand Dollar (\$100,000.00) in Quimby fees for the Shadow Ranch Park – Ball Field, Fencing, and Irrigation (PRJ20776) project (Report No. 15-089). Due to the additional scope of work, supplemental funding is needed to complete these necessary improvements.

Upon approval of this Report, One Hundred Thousand Dollar (\$100,000.00) in Quimby Funds can be transferred from the Quimby Fees Account No. 89460K-00 to the Shadow Ranch Park Account No. 89460K-SG and allocated to the Shadow Ranch Park – Ball Field, Fencing, and Irrigation (PRJ20776) project. These Quimby Fees were collected within two miles of Shadow Ranch Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. The total Quimby Fees allocation for the Shadow Ranch Park – Ball Field, Fencing, and Irrigation (PRJ20776) project would be Two Hundred Thousand Dollar (\$200,000.00). The total funding available for the project, inclusive of the available Proposition K funding, would be Two Hundred Seventy Nine Thousand, Forty Dollars and Twenty-Four Cents (\$279,040.24).

TREES AND SHADE

The approval of this project will have no impact on existing trees or shade at Shadow Ranch Park, and no new trees or new shade are proposed to be added to Shadow Ranch Park as a part of this project.

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ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that the subject project is a continuation of an existing project approved on May 6, 2015 (Board Report No. 15-89) that is exempted from CEQA [Article III, Section 1, Class 1(1,3) 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 Quimby Fees will have no fiscal impact on RAP as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service.

This Report was prepared by Bryan Miller, Management Assistant, Planning, Construction, and Maintenance Branch.