

**APPROVED**  
MAR 17 2022  
BOARD OF RECREATION  
AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-058

DATE March 17, 2022

C.D. 9

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: MAIN STREET (A.K.A. SOUTHEAST YARD) MAINTENANCE YARD – NEW MAINTENANCE YARD (PRJ21622) PROJECT – REALLOCATION OF QUIMBY FEES – CANCELLATION OF THE SOUTH PARK – NEW MAINTENANCE YARD (PRJ21104) PROJECT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____ fur	*C. Santo Domingo	DF
J. Kim	_____	N. Williams	_____



General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Approve the reallocation of Two Million, One Thousand, Six Hundred Twelve Dollars and Fourteen Cents (\$2,001,612.14) in Quimby Fees currently allocated to the South Park – New Maintenance Yard (PRJ21104) Project to the proposed Main Street (aka Southeast Yard) Maintenance Yard – New Maintenance Yard (PRJ21622) Project (Project);
2. Authorize Department of Recreation and Parks (RAP) Chief Accounting Employee or designee to establish new Quimby Fees Account No. 89460K-MZ with 4206 South Main Street Maintenance Yard as the Account Name;
3. Authorize RAP Chief Accounting Employee to transfer Two Million, One Thousand, Six Hundred Twelve Dollars and Fourteen Cents (\$2,001,612.14) in Quimby Fees from the South Park Recreation Center Account No. 89460K-SO to the 4206 South Main Street Maintenance Yard Account No. 89460K-MZ;
4. Cancel the South Park – New Maintenance Yard (PRJ21104) Project;
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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### SUMMARY

The Main Street (aka Southeast Yard) maintenance yard is located at 4206 South Main Street in the Historic South Central area of the City. RAP shares this approximately 63,000 square feet, or 1.44 acre, maintenance yard with StreetsLA. A 21,000 square foot or 0.48 acre portion of the maintenance yard is RAP property. This property was acquired by RAP in 2020 via a land exchange with the State of California due to the construction of the Lucas Museum of Narrative Art (Report No. 20-207).

As discussed in Report No. 20-207, the property at 4206 South Main Street was acquired with the intent to serve as a replacement for a displaced RAP maintenance yard formerly located at South Park Recreation Center. The maintenance yard at South Park Recreation Center was displaced due to a recent renovation and improvement project that brought in much needed athletic improvements to the park.

Due to its facilities and features the Main Street Maintenance Yard meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### South Park – New Maintenance Yard (PRJ21104) Project

As stated previously, the original maintenance yard at South Park Recreation Center was displaced due to improvements made at the park. Subsequently, the RAP Board of Recreation and Parks Commissioners (Board) approved the allocation of Quimby Fees to the South Park Recreation Center – New Maintenance Yard (PRJ21104) Project (Report Nos. 17-049, 17-151) and approved the final plans for a new maintenance yard at South Park Recreation Center on October 17, 2018 (Report No. 18-220). However, the South Park Recreation Center – New Maintenance Yard (PRJ21104) Project was not awarded to a contractor as RAP had insufficient funding available for the project and because the construction would have negatively impacted existing trees and green space. It was subsequently determined that the relocation of the proposed maintenance yard to a new location outside of South Park would be more appropriate. Therefore, RAP is recommending the cancellation of the South Park Recreation Center – New Maintenance Yard (PRJ21104) Project.

### PROJECT SCOPE

The proposed Main Street (aka Southeast Yard) Project includes the following:

- Relocation of the maintenance yard previously located at South Park Recreation Center to 4206 South Maintenance Street

RAP, The Bureau of Engineering, and StreetsLA are working on a larger project to make improvements to not only RAP's portion of the maintenance yard but also the portion owned by Streets. The final scope of work and design for RAP's portion of the maintenance yard will come back for the Board's consideration in the future.

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PROJECT FUNDING

Upon approval of this Report, Two Million, One Thousand, Six Hundred Twelve Dollars and Fourteen Cents (\$2,001,612.14) in Quimby Fees currently allocated to the South Park – New Maintenance Yard (PRJ21104) Project can be reallocated to the proposed Project

Upon approval of this Report, Two Million, One Thousand, Six Hundred Twelve Dollars and Fourteen Cents (\$2,001,612.14) in Quimby Fees can be transferred from the South Park Recreation Center Account No. 89460K-SO to the 4206 South Main Street Maintenance Yard Account No. 89460K-MZ.

The City Council awarded One Million, Two Hundred Forty Seven Thousand, Two Hundred Twenty Eight Dollars (\$1,247,228.00) in MICLA funds that were previously awarded to the South Park Recreation Center New Maintenance Yard Project to the proposed Project (C.F. 20-1021-S3).

The total amount of funding available for the proposed Project is Three Million, Two Hundred Forty Eight Thousand, Eight Hundred Forty Dollars and Fourteen Cents (\$3,248,840.14).

These Quimby Fees were collected within five (5) miles of 4206 South Main Street Maintenance Yard, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Quimby Fees	302/89/89460K-MZ	\$2,001,612.14	61%
MICLA Funds	298/50/50TSEY	\$1,247,228.00	39%
<b>Total</b>		<b>\$3,248,840.14</b>	<b>100%</b>

PROJECT CONSTRUCTION

It is currently unknown if sufficient funding has been identified for the proposed Project. It is also unknown when construction is anticipated to begin.

TREES AND SHADE

It is not anticipated that the proposed Project will have any impact on existing trees and shade at the park.

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### ENVIRONMENTAL IMPACT

Staff found that there is not enough information to assess the environmental impact of the Project and determined that CEQA will be addressed when the complete project scope has been determined.

### FISCAL IMPACT

The approval of the allocation of Quimby Fees will have no fiscal impact on RAP's General Fund.

The estimated costs for the actions listed in the Project Scope section of this report are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General Fund. The improvements of the proposed Project will have minimal impact to existing maintenance service at this facility.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The improvements to the new maintenance yard will permit RAP maintenance staff to service the surrounding community while also increasing the amount of green space and recreational amenities at South Park Recreation Center.

This Report was prepared by Meghan Luera, Senior Management Analyst I, Planning, Maintenance and Construction Branch.