

**APPROVED**  
JUN 16 2010

REPORT OF GENERAL MANAGER

NO. 10-161

DATE June 16, 2010

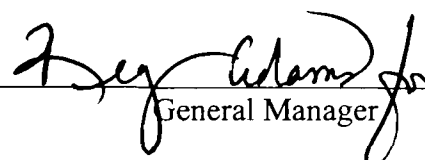
**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: COUNCIL DISTRICT 7 - QUIMBY/ZONE CHANGE FEES PLAN FOR PROJECTS AND ALLOCATION PROGRAM

R. Adams	_____	F. Mok	_____
V. Israel	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>mf</u>
S. Huntley	_____		

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Take the following actions regarding Andres Pico Adobe - Outdoor Park Improvements (W.O. #PRJ20239):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$5,280.19 in Zone Change Fees from the Andres Pico Adobe Account No. 440K-AO to the Andres Pico Adobe Account No. 460K-AO; and,
  - B. Approve the allocation of \$14,718.01 in Quimby Fees from Andres Pico Adobe Account No. 460K-AO for the Andres Pico Adobe - Outdoor Park Improvements (W.O. #PRJ20239), as described in the Summary of this Report.
  
2. Take the following action regarding Hansen Dam Recreation Area - Lake Improvements (W.O. #PRJ20121):
  - A. Approve the allocation of \$24,809.12 in Zone Change Fees from Hansen Dam Recreation Area Account No. 440K-HG for the Fishing Lake Improvements project at Hansen Dam Recreation Area, as described in the Summary of this Report.

REPORT OF GENERAL MANAGER

PG. 2                      NO. 10-161

3. Take the following actions regarding Hansen Dam Recreation Area - Outdoor Park Improvements (W.O. #PRJ20041):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$132,822.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Hansen Dam Recreation Area Account No. 460K-HG; and,
  - B. Approve the allocation of \$165,540.26 in Quimby Fees from the Hansen Dam Recreation Area Account No. 460K-HG for the Outdoor Park Improvements project at Hansen Dam Recreation Area, as described in the Summary of this report.
4. Take the following actions regarding Hubert H. Humphrey Memorial Park - Building Improvements (W.O. #PRJ1700F):
  - A. Authorize the Department's Chief Accounting Employee to transfer \$5,000.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00 to the Hubert H. Humphrey Memorial Park Account No. 460K-HA; and,
  - B. Approve the allocation of \$13,904.00 in Quimby Fees, from Hubert H. Humphrey Memorial Park Account No. 460K-HA for the Building Improvements project at Hubert H. Humphrey Memorial Park, as described in the Summary of this Report.
5. Take the following actions regarding Hubert H. Humphrey Memorial Park - Pool Improvements (W.O. #PRJ20153):
  - A. Modify the project scope of the Hubert H. Humphrey Memorial Park - Pool Improvements (W.O. #PRJ20153), approved on February 18, 2009 per Board Report No. 09-044, as described in the Summary of this Report;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$35,000.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00 to the Hubert H. Humphrey Memorial Park Account No. 460K-HA;
  - C. Authorize the Department's Chief Accounting Employee to transfer \$46,114.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00 to the Hubert H. Humphrey Memorial Park Account No. 460K-HA; and,

REPORT OF GENERAL MANAGER

PG. 3

NO. 10-161

- D. Approve the allocation of \$81,114.00 in Quimby Fees, from Hubert H. Humphrey Memorial Park Account No. 460K-HA for the Pool Improvements project at Hubert H. Humphrey Memorial Park, as described in the Summary of this Report.
- 6. Take the following action regarding Kagel Canyon Park - Outdoor Park Improvements (W.O. #PRJ20284):
  - A. Approve the allocation of \$17,501.39 in Quimby Fees, from Kagel Canyon Park Account No. 460K-KA for the Kagel Canyon Park - Outdoor Park Improvements (W.O. #PRJ20284), as described in the Summary of this Report.
- 7. Take the following action regarding Northeast Valley Multipurpose Center - Outdoor Park Improvements (W.O. #PRJ20301):
  - A. Modify the project scope of the Northeast Valley Multipurpose Center - Outdoor Park Improvements (W.O. #PRJ20301), approved on August 12, 2009 per Board Report 09-208, to the new Building and Outdoor Park Improvements Project, as described in the Summary of this Report.
- 8. Take the following action regarding Panorama Recreation Center - Outdoor Park Improvements (W.O. #PRJ20302):
  - A. Modify the project scope of the Panorama Recreation Center - Outdoor Park Improvements (W.O. #PRJ20302), approved on August 12, 2009 per Board Report No. 09-208, to the new Building and Outdoor Park Improvements Project, as described in the Summary of this Report.
- 9. Take the following actions regarding Ritchie Valens Park - Outdoor Park Improvements (W.O. #PRJ20261):
  - A. Authorize the reallocation of \$55,000.00 in Zone Change Fees, previously allocated for the Ritchie Valens Park - Outdoor Park Improvements (W.O. #PRJ20261), approved on May 7, 2008 per Board Report No. 08-117, to the Outdoor Park Improvements project at Ritchie Valens Park;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$55,000.00 from the Ritchie Valens Park Account No. 440K-PM to the Ritchie Valens Park Account No. 460K-PM; and,

REPORT OF GENERAL MANAGER

PG. 4                      NO. 10-161

- C. Approve the allocation of \$55,000.00 in Quimby Fees, from Ritchie Valens Park Account No. 460K-PM for the Outdoor Park Improvements project at Ritchie Valens Park, as described in the Summary of this Report.
10. Take the following actions regarding Sepulveda Recreation Center - Swimming Pool, Recreation Center, and Outdoor Park Improvements (W.O. #PRJ20201):
- A. Authorize the Department's Chief Accounting Employee to transfer \$33,353.77 from the Sepulveda Recreation Center Account No. 440K-SL to the Sepulveda Recreation Center Account No. 460K-SL;
  - B. Authorize the Department's Chief Accounting Employee to transfer \$20,680.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00 to the Sepulveda Recreation Center Account No. 460K-SL; and,
  - C. Approve the allocation of \$185,368.27 in Quimby Fees, from Sepulveda Recreation Center Account No. 460K-SL for Sepulveda Recreation Center - Swimming Pool, Recreation Center, and Outdoor Park Improvements (W.O. #PRJ20201), as described in the Summary of this Report.
11. Take the following actions regarding Sylmar Park - Building Improvements (W.O. #PRJ20383):
- A. Authorize the reallocation of \$110,000.00 in Quimby Fees, previously allocated for the Swimming Pool and Bathhouse Improvements project (W.O. #PRJ1507P) at Sylmar Park, approved on May 7, 2008 per Board Report No. 08-117, to the Building Improvements project at Sylmar Park; and,
  - B. Approve the allocation of \$110,000.00 in Quimby Fees, from Sylmar Park Account No. 460K-SY for the Building Improvements project at Sylmar Park, as described in the Summary of this Report.
12. Take the following action regarding Tobias Avenue Park - Outdoor Park Improvements (W.O. #PRJ20326):
- A. Approve the allocation of \$34,625.65 in Quimby Fees, from Tobias Avenue Park Account No. 460K-TP for the Outdoor Park Improvements project at Tobias Avenue Park, as described in the Summary of this Report.

## REPORT OF GENERAL MANAGER

PG. 5                      NO. 10-161

### SUMMARY:

#### 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 Park 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 park fees, paying only a small fee called the Dwelling Unit Construction Tax (\$200 per unit) which goes into the City's Sites and Facilities Fund.

The Department 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 mile of a park facility for neighborhood parks and two miles for community parks from the point of collection to ensure that residents of 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.

#### Program Process

This Plan and Allocation Program reflects the projects identified by Department staff, infrastructure needs, and the community. As a result of these discussions and input, a consensus for the proposed Quimby/Park Fees Plan for projects in Council District 7 has been determined. The Plan will use the Subdivision Fees Trust Account (Quimby) and the Zone Change Park Fees Trust Account (Zone Change).

REPORT OF GENERAL MANAGER

PG. 6

NO. 19-161

The following projects for Council District 7 have been identified:

- Andres Pico Adobe - Outdoor Park Improvements (W.O. #PRJ20239)
- Hansen Dam Recreation Area - Lake Improvements (W.O. #PRJ20121)
- Hansen Dam Recreation Area - Outdoor Park Improvements (W.O. #PRJ20041)
- Hubert H. Humphrey Memorial Park - Building Improvements (W.O. #PRJ1700F)
- Hubert H. Humphrey Memorial Park - Pool Improvements (W.O. #PRJ20153)
- Kagel Canyon Park - Outdoor Park Improvements (W.O. #PRJ20284)
- Northeast Valley Multipurpose Center - Outdoor Park Improvements (W.O. #PRJ20301)
- Panorama Recreation Center - Outdoor Park Improvements (W.O. #PRJ20302)
- Ritchie Valens Park - Outdoor Park Improvements (W.O. #PRJ20261)
- Sepulveda Recreation Center - Swimming Pool, Recreation Center, and Outdoor Park Improvements (W.O. #PRJ20201)
- Sylmar Park - Building Improvements (W.O. #PRJ20383)
- Tobias Avenue Park - Outdoor Park Improvements (W.O. #PRJ20326)

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

Andres Pico Adobe - Outdoor Park Improvements (W.O. #PRJ20239)

Andres Pico Adobe is located at 10940 North Sepulveda Boulevard in the Mission Hills community of the City. This 2.20 acre facility includes the historic Andres Pico Adobe (City of Los Angeles Historic-Cultural Monument No. 7). Due to the facilities, features, programs, and services it provides, Andres Pico Adobe meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the outdoor park areas, including picnic areas, turf, landscape, and irrigation infrastructure, will benefit the surrounding community.

Currently, there is \$9,437.82 in unallocated Quimby fees available in the Andres Pico Adobe Account No. 460K-AO. Upon approval of this report, the Zone Change Fees listed below can be transferred to Andres Pico Adobe Account No. 460K-AO for the Outdoor Park Improvements project at Andres Pico Adobe:

- \$5,280.19 in from the Andres Pico Adobe Account No. 440K-AO

REPORT OF GENERAL MANAGER

PG. 7                      NO. 10-161

The total Quimby Fees allocation for the Andres Pico Adobe - Outdoor Park Improvements (W.O. #PRJ20239) is \$14,718.01. These Fees were collected within one mile of Andres Pico Adobe, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. It is anticipated that the funds needed exceed 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 will consist of exterior modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

Hansen Dam Recreation Area - Lake Improvements (W.O. #PRJ20121)

Hansen Dam Recreation Area is located at 11770 Foothill Boulevard in the Lakeview Terrace community of the City. This 1,449.54 acre facility provides a variety of recreational amenities and programs, including multipurpose fields, play areas, aquatics facilities, and walking and hiking trails, for the use of the local community. Due to the facilities, features, programs, and services it provides, Hansen Dam Recreation Area meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that safety improvements to the lake, including the installation of a new life guard tower, will benefit the surrounding community.

Currently, there is \$24,809.12 in unallocated Zone Change fees available in the Hansen Dam Recreation Area Account No. 440K-HG.

The total Zone Change Fees allocation for the Hansen Dam Recreation Area - Lake Improvements (W.O. #PRJ20121) project is \$24,809.12. These Fees were collected within two miles of Hansen Dam Recreation Area, which is the standard distance for the allocation of Zone Change Fees for community recreational facilities. It is anticipated that the funds being allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project will consist of exterior modifications to existing park facilities involving negligible or no expansion of use. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 8 NO. 10-161

Hansen Dam Recreation Area - Outdoor Park Improvements Park (W.O. #PRJ20041)

Department staff has determined that outdoor park improvements, including renovation of the existing baseball diamonds, turf, landscape, and irrigation infrastructure, and the installation of related site amenities such as fencing and signage, will benefit the surrounding community.

Currently, there is \$32,718.26 in unallocated Quimby fees available in the Hansen Dam Recreation Area Account No. 460K-HG. Upon approval of this report, the Quimby Fees listed below can be transferred to Hansen Dam Recreation Area Account No. 460K-HG for the Outdoor Park Improvements project at Hansen Dam Recreation Area:

- \$132,822.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Hansen Dam Recreation Area - Outdoor Park Improvements Park (W.O. #PRJ20041) is \$165,540.26. These Fees were collected within two miles of Hansen Dam Recreation Area, which is the standard distance for the allocation of 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 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) and Class 11(3) of the City CEQA Guidelines.

Hubert H. Humphrey Memorial Park - Building Improvements (W.O. #PRJ1700F)

Hubert H. Humphrey Memorial Park is a 9.52 acre park, located at 12560 Filmore Street, in the Pacoima area of the City. This park has several recreation features, including a swimming pool, game courts, gym, fields, etc. This facility serves the community with programs for youth, families and older persons, childcare services, and is a Clean and Safe Space (CLASS) park. Due to the facilities, features, programs and services it provides, Hubert H. Humphrey Memorial Park meets the standards for a Community park, as defined in the City's Public Recreation Plan.

On July 9, 2008, per Board Report No. 08-201, the Commission approved the allocation of \$135,978.49 in Quimby Fees and \$19,021.51 in Zone Change/Park Fees for the Hubert H. Humphrey Memorial Park - Building Improvements (W.O. #PRJ1700F). The scope of the approved Building Improvement Project included replacement of the existing Heating, Air Conditioning and Ventilation (HVAC) system.



## REPORT OF GENERAL MANAGER

PG. 9                      NO. 10-161

Department staff has determined that supplemental funding for the Building Improvements project at Hubert H. Humphrey Memorial Park - Building Improvements (W.O. #PRJ1700F1) is necessary to complete this project. Additionally, Department staff has determined that it is necessary to modify the scope of the Building Improvements project to include renovations to the recreation center roof, electrical systems upgrades, and associated building repairs including the installation of new gym floors.

Currently, there is \$8,904.00 in unallocated Quimby fees available in the Hubert H. Humphrey Memorial Park Account No. 460K-HA. Upon approval of this report, the Quimby Fees listed below can be transferred to Hubert H. Humphrey Memorial Park Account No. 460K-HA for the Hubert H. Humphrey Memorial Park - Building Improvements (W.O. #PRJ1700F):

- \$5,000.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00

The total Quimby Fees and Zone Change Fee allocation for Hubert H. Humphrey Memorial Park - Building Improvements (W.O. #PRJ1700F), including previously approved allocations, is \$168,904.00. These Fees were collected within two miles of Hubert H. Humphrey Memorial Park which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated that the funds being allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 2(1), and Class 31 of the City CEQA Guidelines.

### Hubert H. Humphrey Memorial Park - Pool Improvements (W.O. #PRJ20153)

In Board Report No. 09-044, on February 18, 2009, the Commission approved the allocation of \$30,000.00 in Quimby Fees for structural modifications to the drains at the competitive pool at Hubert H. Humphrey Memorial Park - Pool Improvements (W.O. #PRJ20153) in order for the facility to be in compliance with the Virginia Graeme Baker Pool and Spa Safety Act. The Virginia Graeme Baker Pool and Spa Safety Act was enacted to ensure public safety in pools and spas through federal regulations that require the use of equipment that protects against entrapment, entanglement, or evisceration.

REPORT OF GENERAL MANAGER

PG. 10

NO. 10-161

Department staff has determined that supplemental funding for the Pool Improvements project at Hubert H. Humphrey Memorial Park - Pool Improvements (W.O. #PRJ20153) is necessary to complete this project. Additionally, Department staff has determined that it is necessary to modify the scope of the Pool Improvements project to include renovations to the swimming pool electrical and mechanical systems and associated upgrades.

Upon approval of this report, the Quimby Fees listed below can be transferred to the Hubert H. Humphrey Memorial Park Account No. 460K-HA for the Pool Improvements project at Hubert H. Humphrey Memorial Park:

- \$35,000.00 in Quimby Fees, which were collected in Fiscal Year 2005-2006, from the Quimby Fees Account No. 460K-00
- \$46,114.00 in Quimby Fees, which were collected in Fiscal Year 2006-2007, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Pool Improvements project, including previously approved allocations, is \$111,114.00. These Fees were collected within two miles of Hubert H. Humphrey Memorial Park which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated that the funds being allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 2(1), and Class 31 of the City CEQA Guidelines.

Kagel Canyon Park - Outdoor Park Improvements (W.O. #PRJ20284)

Kagel Canyon Park is located at 11435 Kagel Canyon Street in the Lake View Terrace community of the City. This 3.46 acre facility provides a children's play area, picnic areas, and a walking path for the use of the surrounding community. Due to the facilities and features it provides, Kagel Canyon Park meets the standard for a neighborhood park, as defined in the City's Public Recreation Plan.

Department staff has determined that outdoor park improvement, including the installation of new signage, picnic areas, benches, and walls/fencing, as well as turf, landscape, and irrigation infrastructure improvements, will benefit the surrounding community.

Currently, there is \$17,501.39 in unallocated Quimby fees available in the Kagel Canyon Park Account No. 460K-KA.

REPORT OF GENERAL MANAGER

PG. 11 NO. 10-161

The total Quimby Fees allocation for the Kagel Canyon Park - Outdoor Park Improvements (W.O. #PRJ20284) is \$17,501.39. These Fees were collected within one mile of Kagel Canyon Park, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. It is anticipated that the funds needed exceed 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 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) and Class 11(3) of the City CEQA Guidelines.

Northeast Valley Multipurpose Center - Outdoor Park Improvements (W.O. #PRJ20301)

Northeast Valley Multipurpose Center is located at 11300 Glenoaks Boulevard in the Pacomia area of the City. This 2.07 acre facility, which is operated by the Valley Interfaith Council, provides adult and senior programming for area residents. Due to its facilities and features, and the programs and services provided on site, Northeast Valley Multipurpose Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

On August 12, 2009, in Board Report No. 09-208, the Commission approved the allocation of \$5,647.36 in Quimby Fees for the Northeast Valley Multipurpose Center - Outdoor Park Improvements (W.O. #PRJ20301). The scope of the approved Outdoor Park Improvement project included improvements to the turf, landscape, irrigation infrastructure, picnic areas, and associated site amenities.

Department staff has determined that it is necessary to modify the scope of the Outdoor Park Improvements project (W.O. #PRJ20301) to include improvements to the building electrical and mechanical systems. These improvements are necessary for the facility to continue to meet the needs of the surrounding community. It is anticipated that the funds previously allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 4(3) of the City CEQA Guidelines.

## REPORT OF GENERAL MANAGER

PG. 12            NO. 10-161

### Panorama Recreation Center - Outdoor Park Improvements (W.O. #PRJ20302)

Panorama Recreation Center is located at 8600 Hazeltine Avenue in the Panorama City area of the City. This 6.00 acre facility provides multipurpose fields, tennis and basketball courts, a splash pad, and a recreation center for the surrounding community. Due to its facilities and features, and the programs and services provided on site, Panorama Recreation Center meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

On August 12, 2009, in Board Report No. 09-208, the Commission approved the allocation of \$299,028.36 in Quimby Fees for the Outdoor Park Project (W.O. #PRJ20302) at Panorama Recreation Center. The scope of the approved Outdoor Park Improvement project included improvements to the turf, landscape, irrigation infrastructure, and associated site amenities.

Department staff has determined that it is necessary to modify the scope of the Outdoor Park Improvement project (W.O. #PRJ20302) to include improvements to the recreation center building electrical and mechanical systems. These improvements are necessary for the park to continue to meet the needs of the surrounding community. It is anticipated that the funds previously allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 4(3) of the City CEQA Guidelines.

### Ritchie Valens Park - Outdoor Park Improvements (W.O. #PRJ20261)

Ritchie Valens Park is located at 10731 Laurel Canyon Boulevard in the Pacomia area of the City. This 25.77 acre facility provides multipurpose fields, tennis and basketball courts, a swimming pool, a skate plaza, play areas, and a recreation center for the surrounding community. Due to its facilities and features, and the programs and services provided on site, Ritchie Valens Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that outdoor park improvement, including the installation of new ADA accessible ramps and pathways, fencing, turf, landscape, and irrigation infrastructure improvements, will benefit the surrounding community.

On May 7, 2008, in Board Report No. 08-117, the Commission approved the allocation of \$1,000,000.00 in Quimby and Zone Change Fees for the Swimming Pool and Bathhouse Improvements project (W.O. #PRJ1506P) at Ritchie Valens Park. This project is now complete, and unexpended funding is available for reallocation to other projects.

## REPORT OF GENERAL MANAGER

PG. 13            NO. 10-161

Upon approval of this report, Zone Change Fees in the amount of \$55,000.00, from a previous allocation of \$1,000,000.00 for the Swimming Pool and Bathhouse Improvements project (W.O. #PRJ1506P) at Ritchie Valens Park, can be reallocated to the new Outdoor Park Improvements project (W.O. #PRJ20261) at Ritchie Valens Park.

These Zone Change funds can be transferred from the Ritchie Valens Park Account No. 440K-PM to the Ritchie Valens Park Account No. 460K-PM and allocated to the Outdoor Park Improvements project (W.O. #PRJ20261) at Ritchie Valens Park.

The total Quimby Fees allocation for the Outdoor Park Improvements project at Ritchie Valens Park is \$55,000.00. These Fees were collected within two miles of Ritchie Valens Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated that the funds being allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project will consist of modifications to existing park facilities. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

### Sepulveda Recreation Center - Swimming Pool, Recreation Center, and Outdoor Park Improvements (W.O. #PRJ20201)

Sepulveda Recreation Center is located at 8801 Kester Avenue in the Panorama City area of the City. This 10.59 acre facility provides multipurpose fields, tennis and basketball courts, a swimming pool, a play area, and recreation centers for the surrounding community. Due to its facilities and features, and the programs and services provided on site, Sepulveda Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that improvements to the swimming pool and bathhouse including to the pool recirculation systems and equipment, improvements to the recreation center buildings electrical and mechanical systems and associated upgrades, improvements to the outdoor park areas including turf, landscape, irrigation infrastructure, and the installation of new walkways, are necessary for the continued operation of the facility and will be of benefit to the surrounding community.

Currently, there is \$131,334.50 in unallocated Quimby fees available in the Sepulveda Recreation Center Account No. 460K-SL. Upon approval of this report, the Zone Change Fees listed below can be transferred to Sepulveda Recreation Center Account No. 460K-SL for the Swimming Pool, Recreation Center, and Outdoor Park Improvements project at Sepulveda Recreation Center:

REPORT OF GENERAL MANAGER

PG. 14            NO. 10-161

- \$33,353.77 from the Sepulveda Recreation Center Account No. 440K-SL to the Sepulveda Recreation Center Account No. 460K-SL
- \$20,680.00 in Quimby Fees, which were collected in Fiscal Year 2004-2005, from the Quimby Fees Account No. 460K-00

The total Quimby Fees allocation for the Swimming Pool, Recreation Center, and Outdoor Park Improvements project at Sepulveda Recreation Center is \$185,368.27. These Fees were collected within two miles of Sepulveda Recreation Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated that the funds needed exceed the available funding, however, the identified improvements will be developed and prioritized with the community to match the funding being allocated.

Staff has determined that the subject project will consist of modifications to existing park facilities and minor alterations to exiting walkways. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1,3) of the City CEQA Guidelines.

Sylmar Park - Building Improvements (W.O. #PRJ20383)

Sylmar Park is located at 13109 Borden Avenue in the Sylmar area of the City. This 19.78 acre facility provides multipurpose fields, tennis courts, a swimming pool, a play area, and recreation centers for the surrounding community. Due to its facilities and features, and the programs and services provided on site, Sylmar Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

Department staff has determined that building improvements, including the replacement of existing gym floors, and associated improvements, will benefit the surrounding community.

On May 7, 2008, in Board Report No. 08-117, the Commission approved the allocation of \$1,000,000.00 in Quimby and Zone Change Fees for the Swimming Pool and Bathhouse Improvements project (W.O. #PRJ1507P) at Sylmar Park. This project is now complete, and unexpended funding is available for reallocation to other projects.

Upon approval of this report, Quimby Fees in the amount of \$110,000.00, from a previous allocation of \$1,000,000.00 for the Swimming Pool and Bathhouse Improvements project (W.O. #PRJ1507P) at Sylmar Park, can be reallocated to the new Building Improvements project (W.O. #PRJ20383) at Sylmar Park.

REPORT OF GENERAL MANAGER

PG. 15 NO. 10-161

The total Quimby Fees allocation for the Building Improvements project at Sylmar Park is \$110,000.00. These Fees were collected within two miles of Sylmar Park, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities. It is anticipated that the funds being allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project will consist of modifications to existing park facilities. Therefore, the project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) of the City CEQA Guidelines.

Tobias Avenue Park - Outdoor Park Improvements (W.O. #PRJ20326)

Tobias Avenue Park is located at 9122 Tobias Avenue in the Panorama City area of the City. This 1.61 acre facility provides a children's play area, basketball courts, and picnic areas for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Tobias Avenue Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

On August 12, 2009, in Board Report No. 09-208, the Commission approved the allocation of \$70,713.28 in Quimby Fees for the Outdoor Park Project (W.O. #PRJ20326) at Tobias Avenue Park. The scope of the approved Outdoor Park Improvement project included improvements to the turf, landscape, irrigation infrastructure, and associated site amenities.

Department staff has determined that supplemental funding for the Outdoor Park Project (W.O. #PRJ20326) at Tobias Avenue Park is necessary to complete this project. Additionally, Department staff has determined that it is necessary to modify the scope of the Outdoor Park Improvement project to include renovations to the existing children's play area and basketball courts.

Currently, there is \$34,625.65 in unallocated Quimby fees available in the Tobias Avenue Park Account No. 460K-TP.

The total Quimby Fees allocation for the Outdoor Park Improvements project, including previously approved allocations, at Tobias Avenue Park is \$105,338.93. These Fees were collected within one mile of Tobias Avenue Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities. It is anticipated that the funds being allocated are sufficient to meet the scope of this project.

Staff has determined that the subject project has been previously evaluated for environmental significance, and, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 4(3) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 16            NO. 10-161

Staff recommends approval of this Council District 7 Quimby/Zone Change Fees Plan for Projects and Allocation Program, as outlined above.

FISCAL IMPACT STATEMENT:

The approval of this Park 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/Zone Change Fees or other identified funding sources.

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