

APPROVED

3 - 1 - 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-048

DATE March 1, 2017

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WEST LAKESIDE STREET PARK – PARK DEVELOPMENT (PRJ20398)
PROJECT; ALLOCATION OF QUIMBY FEE INTEREST

AP Diaz _____

V. Israel _____

fu *R. Barajas *CSJ*

N. Williams _____

H. Fujita _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer One Million Fifty Thousand Dollars (\$1,050,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the Lakeside Park Account No. 89460K-LK;
2. Approve the allocation of One Million Fifty Thousand Dollars (\$1,050,000.00) in Quimby Fee Interest from Lakeside Park Account No. 89460K-LK for the Lakeside Park – Park Development (PRJ20398) Project; and,
3. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Lakeside Debris Basin is located just east of the interchange of the Interstate 5 and Interstate 405 freeways, in Sylmar. The entire site measures approximately sixty-eight (68) acres and is bounded in the north, east, and south by residential neighborhoods and on the west by the Interstate 5 freeway. The property address is 15275 Lakeside Street, Los Angeles, California 91342. The Board of Recreation and Park Commissioners (Board) authorized RAP's staff to pursue and negotiate a lease agreement with the Los Angeles Department of Water and Power (DWP) for the use of a 6.16 acre portion of DWP's Lakeside Debris Basin property for the development of West Lakeside Street Park (Report No. 15-165). An estimated One Thousand Four Hundred Sixty One (1,461) City residents live within a one-half (1/2) mile walking distance of the proposed West Lakeside Street Park. Due to the facilities, features, programs, and services it will provide once complete, West Lakeside Street Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The West Lakeside Street Park – Park Development (PRJ20398) Project proposes the development of a multi-sport playfield, restrooms, walking/jogging trails, picnic area, shade structures, amphitheater, parking lot, and irrigation and landscaping. The West Lakeside Street Park – Park Development (PRJ20398) Project is currently in design. Upon the completion of the final plans and specifications for the project, the West Lakeside Street Park – Park Development (PRJ20398) Project will be presented to the Board for final approval.

Staff estimates the West Lakeside Street Park – Park Development (PRJ20398) Project will cost approximately Seven Million Dollars (\$7,000,000.00).

PROJECT FUNDING

The Board has approved the allocation of a total of One Million Forty-Three Thousand Five Hundred Twenty-One Dollars and Forty-Eight Cents (\$1,043,521.48) in Quimby Fees for the West Lakeside Street Park – Park Development (PRJ20398) Project (Report No. 10-034). Additionally, the West Lakeside Street Park – Park Development (PRJ20398) Project has received Four Million, Nine Hundred Sixty-One Thousand Dollars (\$4,961,000.00) in grant funding from the State of California’s Proposition 84 Statewide Park Program.

Upon approval of this Report, One Million Fifty Thousand Dollars (\$1,050,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the Lakeside Park Account No. 89460K-LK and allocated to West Lakeside Street Park – Park Development (PRJ20398) Project.

The total funding available for the West Lakeside Street Park – Park Development (PRJ20398) Project would be Seven Million Fifty-Four Thousand Five Hundred Twenty-One Dollars and Forty-Eight Cents (\$7,054,521.48).

Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Proposition 84 Statewide Park Program	205/89/89L0A5	\$4,961,000.00	70%
Quimby Fees	302/89/89460K-LK	\$1,043,521.48	15%
Quimby Interest	302/89/89460K-LK	\$1,050,000.00	15%
Total		\$7,054,521.48	100%

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PROJECT CONSTRUCTION

RAP's Staff has determined that sufficient funding has been identified for the construction of the West Lakeside Street Park – Park Development (PRJ20398) Project.

The West Lakeside Street Park – Park Development (PRJ20398) Project is currently in design. It is unknown at this time when construction of this project can commence.

TREES AND SHADE

The West Lakeside Street Park – Park Development (PRJ20398) Project is currently in design. The impact on existing trees or shade at West Lakeside Street Park, and discussion of any new trees or new shade are proposed to be added to West Lakeside Street Park, will presented to the Board in a subsequent report.

ENVIRONMENTAL IMPACT STATEMENT:

The Lakeside Park – Park Development (PRJ20398) Project was evaluated in an Environmental Impact Report (EIR) that was adopted and certified on July 10, 2103 (Report No. 13-191). The work funded by the current Board action will not result in any additional environmental impacts, and therefore, is covered by the existing California Environmental Quality Act (CEQA) exemption. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees will have no fiscal impact and the estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General fund.

The maintenance cost of the proposed park improvements are unknown at this time.

This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.