

**APPROVED**  
SEP 06 2017

BOARD REPORT

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

NO. 17-196

DATE September 6, 2017

C.D. 3

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: WARNER RANCH PARK – WALKING PATH AND OUTDOOR FITNESS (PRJ20088) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [EXTERIOR ALTERATIONS INVOLVING MINOR CONSTRUCTION], CLASS 4(3) [LANDSCAPING AND IRRIGATION] AND CLASS 11(3) [PLACING OF MINOR STRUCTURES ACCESSORY TO EXISTING FACILITIES], OF THE CITY CEQA GUIDELINES

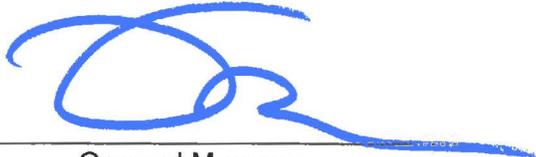
AP Diaz \_\_\_\_\_

V. Israel \_\_\_\_\_

*far* \*R. Barajas CSP \_\_\_\_\_

N. Williams \_\_\_\_\_

H. Fujita \_\_\_\_\_

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

Approved ✓

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the scope of the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project, as set forth in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) staff to reallocate Seventy Thousand Three Hundred Sixty One Dollars and Twelve Cents (\$70,361.12) from the Warner Ranch Park – Play Area (PRJ20032) Project to the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project;
3. Authorize RAP staff to reallocate Three Hundred Nine Thousand, Ninety Nine Dollars and Seventy Cents (\$309,099.70) from the Warner Ranch Park – Outdoor Park Improvements (PRJ20338) Project to the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project;
4. Approve the allocation of Three Hundred Seventy Nine Thousand, Four Hundred Sixty Dollars and Eighty Two Cents (\$379,460.82) in Quimby Fees from Warner Ranch Park Account No. 89460K-WI for the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project;

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5. Find that the proposed Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project is categorically exempt from the California Environmental Quality Act (CEQA), and direct RAP staff to file a Notice of Exemption;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption; and
7. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Warner Ranch Park is located at 5830 North Topanga Canyon Boulevard in the Warner Center area of the City. This 15.31 acre park features large open lawn areas, picnic benches, a children's play area, and the Lou Bredlow Pavilion. An estimated five thousand six hundred seventy six (5,676) City residents live within a one-half mile walking distance of Warner Ranch Park. Due to the facilities, features, programs, and services it provides, Warner Ranch Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of work for the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project includes the construction of a new concrete walking path, the installation of new outdoor fitness equipment and picnic tables, and associated turf, landscaping, and irrigation improvements.

RAP staff estimates the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project will cost approximately Three Hundred Forty Two Thousand Dollars (\$342,000.00).

### PROJECT FUNDING

On June 16, 2004, the Board of Recreation and Park Commissioners' (Board) approved the allocation of Seventy Thousand Three Hundred Sixty One Dollars and Twelve Cents (\$70,361.12) in Quimby Fees for the Warner Ranch Park – Play Area (PRJ20032) Project (Report No. 04-216). This Project is complete and there is Seventy Thousand, Three Hundred Sixty-One Dollars and Twelve Cents (\$70,361.12) in unexpended Quimby funding available for reallocation to the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project.

On August 12, 2009, the Board approved the allocation of Four Hundred Ninety Six Thousand, Seventy-Nine Dollars and Forty-Two Cents (\$496,079.42) in Quimby Fees for the Warner Ranch Park – Outdoor Park Improvements (PRJ20338) Project (Report No. 09-208). This project is complete and there is Three Hundred Nine Thousand, Ninety-Nine Dollars and Seventy Cents (\$309,099.70) in unexpended Quimby funding available for reallocation to the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project.

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Upon approval of this Report, a total of Three Hundred Seventy Nine Thousand Four Hundred Sixty Dollars and Eighty Two Cents (\$379,460.82) in Quimby Fees can be reallocated from the Warner Ranch Park – Play Area (PRJ20032) Project and the Warner Ranch Park – Outdoor Park Improvements (PRJ20338) Project, and allocate the funds to the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project.

The total funding available for the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project would be Three Hundred Seventy Nine Thousand Four Hundred Sixty Dollars and Eighty Two Cents (\$379,460.82).

The Quimby Fees were collected within five miles of Warner Ranch Park, which is the standard distance for the allocation of the Quimby Fees to community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

| Source       | Fund/Dept/Acct   | Amount              | Percentage  |
|--------------|------------------|---------------------|-------------|
| Quimby Fees  | 302/89/89460K-WI | \$379,460.82        | 100%        |
| <b>Total</b> |                  | <b>\$379,460.82</b> | <b>100%</b> |

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project.

The Warner Ranch Park – Walking Path and Outdoor Fitness (PRJ20088) Project is currently anticipated to begin in October 2017.

TREES AND SHADE

Thirteen (13) 24-inch boxed (*Liriodendron tulipifera*) Tulip trees are proposed to be added to Warner Ranch Park as a part of the project. The tree are proposed to be installed along the proposed new walking path and near the proposed new picnic areas.

ENVIRONMENTAL IMPACT STATEMENT:

The proposed Project will consist of exterior alterations involving minor construction with no or negligible expansion of use; of minor alterations to land including tree planting and new landscaping, and of modifications to existing park facilities involving placement of new fitness equipment and picnic tables. Therefore, RAP staff recommends that the Board determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1); Class 4(3) and Class 11(3) of the City CEQA Guidelines.

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FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees will have a minor impact on RAP due to increased maintenance costs.

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 RAP's General fund.

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