

REPORT OF GENERAL MANAGER

**APPROVED**  
**JUN 06 2011**

NO. 11-156

DATE June 6, 2011

C.D. 3

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: OLD WOODLAND HILLS FIRE STATION NO. 84 – NEW PARK (PRJ20546)  
PROJECT – TRANSFER OF JURISDICTION OF CITY-OWNED SURPLUS  
PROPERTY – ALLOCATION OF QUIMBY FEES

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull ms  
N. Williams \_\_\_\_\_

[Signature]  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Authorize staff to address due diligence requirements and upon completion return to the Board for authorization to accept the transfer of jurisdiction of 0.28 acres of City-Owned surplus property, located at 5340 Canoga Avenue (Assessors Parcel No. 2167002900) in the Woodland Hills community of the City, for the purpose of creating a neighborhood park;
2. Authorize staff to work with the Department of General Services (GSD) to complete a transfer of jurisdiction of the 0.28 acres of City-Owned surplus property located at 5340 Canoga Avenue;
3. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 460K-ET and new Zone Change Fees Account No. 440K-ET with 5340 Canoga Avenue as the Account Name;
4. Authorize the reallocation of \$10,000 in Quimby Fees, previously allocated for the Woodland Hills Recreation Center Park – Renovation (PRJ20090) Project, approved on November 3, 2010 per Board Report No. 10-295, to the Old Woodland Hills Fire Station No. 84 – New Park (PRJ20546) Project at 5340 Canoga Avenue;

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5. Authorize the Department's Chief Accounting Employee to transfer \$10,000 in Quimby Fees from the Woodland Hills Recreation Center Account No. 460K-WH to the 5340 Canoga Avenue Account No. 460K-ET;
6. Approve the allocation of \$10,000 in Quimby Fees, from 5340 Canoga Avenue Account No. 460K-ET for the Old Woodland Hills Fire Station No. 84 – New Park (PRJ20546) Project at 5340 Canoga Avenue, as described in the Summary of this Report; and,
7. Direct staff to return to the Board for final authorization to accept the transfer of jurisdiction of said property upon the completion of due diligence requirements.

### SUMMARY:

GSD currently maintains a 0.28 acre surplus property (The Property) located at 5340 Canoga Avenue, in the Woodland Hills community of the City, which can be utilized for pocket park purposes. The site, which was formally home to the Los Angeles Fire Department's Fire Station No. 84, is currently occupied by the vacated fire station and is surrounded by commercial buildings and residential housing.

This project proposes to transfer jurisdiction of this City owned property to RAP and develop the property with outdoor park and recreational improvements. This Report seeks authority for staff to address due diligence requirements, such as conducting a preliminary environmental site assessment. Upon the completion of due diligence requirements, staff will return to the Board for final authorization to accept the transfer of jurisdiction of this property.

The development of a public park at this site would provide an important amenity to help meet the park and open space needs of residents in this area. Due to the size of the proposed project, and the facilities, features, programs, and services it could provide once complete, The Property would meet the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

Upon approval of this report, \$10,000 in Quimby Fees, previously allocated for the Woodland Hills Recreation Center - Park Renovation (PRJ20090) Project, approved on November 3, 2010 per Board Report No. 10-295, can be reallocated to the Old Woodland Hills Fire Station No. 84 - New Park (PRJ20546) Project at 5340 Canoga Avenue and transferred to the 5340 Canoga Avenue Account No. 460K-ET.

The total Quimby Fees allocation for the New Park project is \$10,000. These Fees were collected within one mile of The Property, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. This allocation will not meet all the estimated costs for the development of this project site. Multiple funding sources, including the allocation of additional Quimby fees, will be needed in order to implement a project at this site.

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Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby Fees should not have any fiscal impact on the Department, as the costs of this project are anticipated to be funded by Quimby Fees or funding sources other than the Department's General Fund.

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