

Agenda Report

February 4, 2019

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: AMENDMENT TO FISCAL YEAR 2019 CAPITAL IMPROVEMENT PROGRAM BUDGET TO APPROPRIATE RESIDENTIAL IMPACT FEES RECEIVED FROM THE LINCOLN PROPERTIES DEVELOPMENT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the proposed actions are not "projects" as defined in the California Environmental Quality Act (CEQA), Public Resources Code Section 21065 and Section 15378(b)(4) and (5) of the State CEQA Guidelines and, as such, are not subject to environmental review;
2. Amend the Fiscal Year 2019 Capital Improvement Program Budget by appropriating \$6,685,000 of Residential Impact Fees to seven projects as detailed in the body of this report.

BACKGROUND:

On August 27, 2018, the City Council directed staff to return to Council with a proposed list of Capital Improvement Program (CIP) budget amendments when the Residential Impact Fees (RIF) from the Lincoln Properties Development at 100 West Walnut Street were available for disbursement.

On December 24, 2018, Lincoln Properties made a payment in the amount of \$8,260,029 to satisfy the Residential Impact Fee requirement. The distribution of this fee is as follows:

Date	Residential Impact Fees	Total Payment	West Park District	Arroyo Citywide Parks
12/24/2018	Lincoln Properties - Development	\$8,260,029	\$7,434,026	\$826,003

In the FY 2019 CIP budget, there are seven identified projects in the West park district that are eligible to receive funding. The chart below lists the eligible projects and the staff recommendation for appropriating the RIF from the Lincoln Properties Development:

West Park District	Total Estimated Cost (\$)	Appropriated Thru FY19 (\$)	Recommended Appropriation (\$)	Fiscal Year Project Created
Robinson Park - Pool and Pool Building Renovations (78085)	4,000,000	0	4,000,000	2017
Citywide Sports Facilities Improvements and Installations - Robinson Park Basketball Court Improvements (78044)	450,000	0	450,000	2014
Citywide Sports Facilities Improvements and Installations - La Pintoresca Improvements (Basketball Court, Skate Park and Fencing) - (78044)	500,000	0	500,000	2013
Citywide Sport Facilities Improvements and Installations - Brenner Park Improvements (Basketball Court and Fencing) - (78044)	240,000	0	240,000	2013
Parking Lot Improvements at City Facilities (Carmelita Park - Norton Simon Museum) - (71909)	495,000	0	495,000	2019
Installation of Restroom Building at Desiderio Park - Construction Phase (78059)	900,000	200,000	700,000	2016
Central Park - Implement Master Plan (78461)	3,200,000	2,745,600	0	2011
Annandale Canyon Open Space Trail Access, Improvements and Park Expansion (78240)	896,000	596,000	300,000	2010
Memorial Park: Implement Master Plan - Phase II	1,2030,000	0	0	Future project
TOTAL Recommended Appropriations			\$ 6,685,000	

Staff recommends that a total of \$6,685,000 in RIF – West District be appropriated to seven projects. These recommendations are based on the greatest identified need, and Finance Committee and City Council discussions during the FY 2019 CIP Budget Adoption process. The following provides greater detailed descriptions of each project:

1. **Robinson Park Pool and Pool Building Renovation (78085)** – Staff recommends expanding the scope of the project as is provided in the FY 2019 – 2023 CIP Budget document from design phase to include both design and construction. The scope of the project will include replacing the existing pool with a deeper pool to accommodate lap swimming and/or 1-meter spring board diving; replacing the pool deck and perimeter fencing; installing bleachers and shade structure; and replacing the existing pool building.

The total project estimated cost is \$4 million. Staff recommends appropriating \$4 million in RIF - West District to this project. Design will begin in FY 2020 and construction will follow.

2. **Citywide Sports Facilities Improvements and Installations (78044)** – Staff recommends appropriating \$1,119,000 in RIF – West District to this project to fully fund for the following improvements. This work will be constructed in FY 2021.
 - a. **La Pintoresca Improvements (\$500,000)** – This appropriation will allow for the resurfacing of the basketball court and skate park, installation of new park perimeter fencing along Fair Oaks Avenue, and site drainage improvements.
 - b. **Robinson Park Basketball Improvements (\$450,000)** – This appropriation will allow for the full replacement of the basketball court and installation of a new shade structure.
 - c. **Brenner Park Improvements (\$240,000)** – This appropriation will allow for the repair and resurfacing to the basketball courts, and repairs to the ball field backstop.
3. **Parking Lot Improvements at City Facilities (71909)** – Staff recommends appropriating \$495,000 in RIF – West District to this project for parking lot improvements at the Carmelita Park – Norton Simon Museum. Carmelita Park is a city owned park and is identified in the Pasadena Municipal Code, Chapter 4.17.060 as an eligible use of RIF. The parking lot at Carmelita Park – Norton Simon Museum is owned by the City and is ranked in poor condition according to the 2015 Parking Lot Master Plan. The parking lot has excessive cracking and uplifted asphalt making it difficult for pedestrians and people with disabilities to navigate. Over the last five to seven years, staff has received multiple requests for this parking lot to be repaired. However, this work could not be completed until funding was identified. This appropriation will allow for this work to begin. Design of this project will begin immediately and construction is estimated to be completed in early FY 2021.

4. **Installation of Restroom Building at Desiderio Park – Construction Phase (78059)** – Staff recommends appropriating \$700,000 in RIF – West District to fully fund this project. Construction will be completed in FY 2020.

5. **Annandale Canyon Open Space Trail Access, Improvements and Park Expansion (78240)** – Staff recommends appropriating \$300,000 in RIF – West District to fully fund the installation of a ¼ mile park trail. Environmental and design work will continue and this appropriation will allow for this project to be completed in FY 2021.

COUNCIL POLICY CONSIDERATION:

The City Council's strategic planning goals of maintaining fiscal responsibility and stability; improving, maintaining and enhancing public facilities; and supporting and promoting the quality of life in Pasadena.

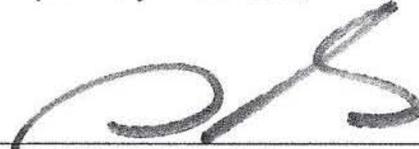
ENVIRONMENTAL ANALYSIS:

The action proposed herein is exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3), the “general rule” that CEQA does not apply when it can be seen with certainty that a project will not have a significant environmental effect. The action proposed herein is not the acquisition of any particular land or the construction of any particular project. Instead, the action proposed herein is a change to a financial policy regarding how residential impact fees may be spent. CEQA Guidelines Section 15378(b)(4) further exempts from the definition of “project” government funding mechanisms which do not involve any commitment to any specific project that may have a significant environmental effect. If and when such resources may be used on a park project, the project would be subject to environmental review at that time.

FISCAL IMPACT:

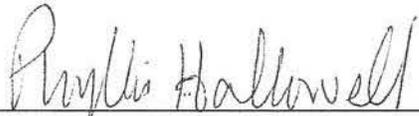
Approval of the proposed budget amendments will have a net increase to the FY 2019 Capital Improvement Program budget of \$6,685,000. There are sufficient funds in the Residential Impact Fee Fund to allow for these appropriations.

Respectfully submitted,



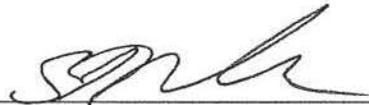
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