



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Russ Guiney, Director

John Wicker, Chief Deputy Director

Executive Offices • 433 South Vermont Avenue • Los Angeles, CA 90020-1975 • (213) 738-2961

May 26, 2015

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPT A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT TO THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR CITIES EXCESS FUNDS AVAILABLE TO THE FOURTH SUPERVISORIAL DISTRICT, AND APPROVE APPROPRIATION ADJUSTMENT TO FUND NORWALK GOLF COURSE IMPROVEMENTS PROJECT  
(SUPERVISORIAL DISTRICT 4) (4 VOTES)**

**SUBJECT**

Approval of the recommendations will allow the Department of Parks and Recreation to submit a grant application to the Los Angeles County Regional Park and Open Space District for Cities Excess Funds, available to the Fourth Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996, in the amount of \$3,500,000, to fund the Norwalk Golf Course Improvements Project and authorize an appropriation adjustment.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Certify that the Board, as a responsible agency under the California Environmental Quality Act, has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City of Norwalk, as lead agency; determine that the documents adequately address the environmental impacts of the proposed project; find that the Board has complied with the requirements of the California Environmental Quality Act with respect to the process for a responsible agency and adopt by reference the City's Negative Declaration.
2. Adopt a resolution approving the submission of a grant application to the Los Angeles County Regional Park and Open Space District for Cities Excess Funds, available to the Fourth Supervisorial District, pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of

1996, in the amount of \$3,500,000, to fund the Norwalk Golf Course Improvements Project.

3. Authorize the Director of the Department of Parks and Recreation, or his designee, as agent of the County, to apply for and accept grant funds, conduct all negotiations, and submit all documents, including, but not limited to, agreements, amendments, memoranda of unrecorded grant agreements, deed restrictions, and payment requests, which may be necessary for the completion of the project.

4. Upon execution of the grant agreement by the Director of Parks and Recreation, authorize the Auditor-Controller to process the attached appropriation adjustment that allocates \$3,500,000 of Cities Excess Funds into the Department of Parks and Recreation's Golf Course Special Fund to provide sufficient appropriation for the Norwalk Golf Course Improvements Project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommendations will allow the Department of Parks and Recreation (Department) to submit a grant application to the Los Angeles County Regional Park and Open Space District (District) for Cities Excess Funds, available to the Fourth Supervisorial District, pursuant to the Safe Neighborhood Parks Proposition of 1996 (1996 Proposition), in the amount of \$3,500,000, to fund the Norwalk Golf Course Improvements Project (Project).

The proposed Project is located at 13717 Shoemaker Avenue in Norwalk, California. The scope of work consists of driving range relocation, new storage facility, clubhouse renovation with new community room, patio and snack bar, restrooms that are compliant with the Americans with Disabilities Act (ADA), new heating, ventilating, and air conditioning (HVAC) system, parking upgrades, lighting, fencing, and related improvements. The Project will be implemented and managed by the golf course operator pursuant to the procedures established by the Department and the provisions which shall be set forth in a management agreement between the County and the golf course operator.

### **Implementation of Strategic Plan Goals**

The recommended actions will further the Board-approved County Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1), by enhancing safe and accessible recreational opportunities for residents and visitors to Los Angeles County (County).

### **FISCAL IMPACT/FINANCING**

The proposed Project will be fully funded with \$3,500,000 of Cities Excess Funds available to the Fourth Supervisorial District. Upon execution of the grant agreement by the Director of Parks and Recreation, approval of the recommended appropriation adjustment will increase Services and Supplies and revenue by \$3,500,000 and be fully offset by Cities Excess Funds of \$3,500,000 from the District.

### **OPERATING BUDGET IMPACT**

For the first three years of operation, commencing in Fiscal Year (FY) 2016-17, operating costs to the County, which includes a management fee, utilities, programming and various services and supplies, are anticipated to be greater than revenues generated by the golf course. Beginning in FY 2019-20, the ongoing operating cost of the golf course is anticipated to be fully offset by the revenues

generated from the golf course.

Beginning January 4, 2016, the golf course will be closed for renovation for approximately six (6) months. During this six-month renovation period, the Department will not receive revenues from golf course operations. The Department will require a one-time start-up cost of \$525,000 for management fees, utilities, equipment, machinery, and purchases of various services and supplies. This one-time start-up cost also includes funding for Initial Operating Expenses for FY 2016-17. Of this amount, \$212,000 of net County cost (NCC) is available in the Department's Operating Budget. The Department will request the remaining \$313,000 as part of its New Facilities Request in FY 2015-16. In addition, the Department will request ongoing operating cost funding in its FY 2016-17 New Facilities Request to offset revenue shortfall through FY 2018-19. In the event that the projected revenue shortfall from the Course extends beyond FY 2018-19, based on review of actual operating expenditures and revenues, the Department will work with the Chief Executive Office to confirm the appropriate level of operating cost funding required after FY 2018-19, and will request NCC for the appropriate fiscal years during the County's annual budget process.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The 1996 Proposition requires that agencies to which funds were allocated under the Safe Neighborhood Parks Propositions of 1992 and 1996 encumber all such funds prior to receiving grants of Excess Funds. The Department has met this requirement.

On May 19, 2015, the Board approved the thirty-year Lease Agreement between the City of Norwalk (City) and the County to occupy, operate, and make improvements to the Norwalk Golf Course. The City has agreed to lease the golf course to the County at no cost for the term of the agreement as consideration for County's improvements and operation of the golf course.

The District requires that the Department submit a resolution adopted by its governing body authorizing the submission of the grant application and acceptance of grant funds.

County Counsel has approved this Board letter and resolution as to form.

### **ENVIRONMENTAL DOCUMENTATION**

On April 7, 2015, the City, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), found and determined that there was no substantial evidence that the Project would have a significant effect on the environment. The City found that the Negative Declaration reflected the independent judgment of the City, approved the Negative Declaration; and found that the project will have no adverse effect on fish and wildlife resources.

With respect to the Board's approval of the project described herein, the County also acts as a responsible agency for the purposes of CEQA, and therefore, we recommend that the Board independently consider and adopt the Negative Declaration.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The anticipated improvements to the Norwalk Golf Course will take approximately 6 months and the golf course will be closed during this time. Prior notice will be given to the public about the closure.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division, and one to the Department of Parks and Recreation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Russ Guiney".

RUSS GUINEY

Director

RG:JW:FP:FC:lr

Enclosures

c: Interim Chief Executive Officer  
County Counsel  
Acting Executive Officer, Board of Supervisors

APPROPRIATION ADJUSTMENT  
(FOURTH DISTRICT)  
(4 VOTES)

FY 2014 – 15

**SOURCES:**

PARKS AND RECREATION  
CA2-PK-91-9021-40535  
OTHER GOVERNMENTAL AGENCIES  
INCREASE REVENUE \$3,500,000

**USES:**

PARKS AND RECREATION  
CA2-PK-2000-40535  
SERVICES AND SUPPLIES  
INCREASE APPROPRIATION \$3,500,000

**\$3,500,000**

**\$3,500,000**

**JUSTIFICATION:** THE APPROPRIATION ADJUSTMENT IS NECESSARY TO FULLY FUND THE NORWALK GOLF COURSE IMPROVEMENTS PROJECT.

**RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE COUNTY OF LOS ANGELES  
APPROVING THE APPLICATION FOR FOURTH SUPERVISORIAL CITIES EXCESS  
FUNDING FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE  
DISTRICT TO FUND THE NORWALK GOLF COURSE IMPROVEMENTS PROJECT**

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**WHEREAS**, the people of the County of Los Angeles on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (Proposition), which among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or developing facilities and open space for public recreation; and

**WHEREAS**, the Proposition also created the Los Angeles County Regional Park and Open Space District (District) to administer said funds; and

**WHEREAS**, the District has set forth the necessary procedures governing application for grant funds under the Proposition, and

**WHEREAS**, the District's procedures require the Department of Parks and Recreation (Department) to certify, by resolution, the approval of applications before submission of said applications to the District; and

**WHEREAS**, said application contains assurances that the Department must comply with; and

**WHEREAS**, the Department certifies, through this resolution, that the applications are approved for submission to the District; and

**WHEREAS**, the Department will enter into agreements with the District to provide funds for development of the Norwalk Golf Course Improvement Project.

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS HEREBY:**

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District to fund the above project; and
2. Certifies that the Department understands the assurances and certification in the application form; and
3. Certifies that the Department has, or will have, sufficient funds to operate and maintain the project in perpetuity; and
4. Certifies that the Department will sign and return, within 30 days, both copies of the project agreement sent by the District for authorizing signature; and

5. Authorizes the Director of the Department of Parks and Recreation, or his designee, as agent of the County, to apply for and accept grant funds, conduct all negotiations, and submit all documents, including, but not limited to, agreements, amendments, memoranda of unrecorded grant agreements, deed restrictions, and payment requests, which may be necessary for the completion of the project.

The foregoing resolution was passed on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

**PATRICK OGAWA**, Acting Executive Officer-  
Clerk of the Board of Supervisors  
County of Los Angeles

By \_\_\_\_\_  
Deputy

**APPROVED AS TO FORM:**

**MARK J. SALADINO**  
County Counsel

By Christina A. Salseda  
Christina A. Salseda  
Principal Deputy County Counsel