

# APPROVED

APR 03 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-070

DATE April 3, 2019

C.D. 5

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVIOT HILLS RECREATION CENTER – TENNIS COURT AND BUILDING IMPROVEMENTS (PRJ21253) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III SECTION 1, CLASS 1(1) [INTERIOR AND EXTERIOR ALTERATIONS OF EXISTING FACILITIES WITH NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(2) [REPAIR OF EXISTING PUBLIC UTILITIES], CLASS 1(3) [REPAIR OF MINOR ALTERATIONS OF EXISTING PEDESTRIAN TRAILS], CLASS 1(11) [DEMOLITION OF ACCESSORY STRUCTURES], CLASS 11(3) [PLACEMENT OF FENCES], AND CLASS 1(12) [OUTDOOR LIGHTING] OF CITY CEQA GUIDELINES AS WELL AS TO ARTICLE 19, SECTIONS 15301(a),(b),(c),(l) AND SECTION 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz _____	V. Israel _____
<i>for</i> R. Barajas <u><i>CBP</i></u>	S. Piña-Cortez _____
H. Fujita _____	N. Williams _____

*M. [Signature]*  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work for the Cheviot Hills Recreation Center – Tennis Court and Building Improvements (PRJ21253) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers, a maximum of One Million Four Hundred Twenty Thousand Dollars (\$1,420,000.00) in Park Fees, for the Cheviot Hills Recreation Center – Tennis Court and Building Improvements (PRJ21253) Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QZ084604

3. Find that the proposed Cheviot Hills Recreation Center – Tennis Court and Building Improvements (PRJ21253) Project is categorically exempt from the California Environmental Quality Act (CEQA), and direct RAP staff to file a Notice of Exemption (NOE);

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4. Authorize the 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,
5. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Cheviot Hills Recreation Center is located at 2551 Motor Avenue in the West Los Angeles community of the City. This 40.0 acre facility provides an auditorium, baseball diamond, basketball courts, children's play area, community room, indoor gym, seasonal pool, tennis courts, volleyball courts, archery range, and a jogging path for the surrounding community. Approximately 5,990 City residents live within a one half (1/2) mile walking distance of Cheviot Hills Recreation Center. Due to the size of the park, and the facilities and features and programs it provides, Cheviot Hills Recreation Center meets the standard for a community park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The Cheviot Hills Recreation Center – Tennis Court and Building Improvements (PRJ21253) Project will include the refurbishment of the tennis court, replacement of tennis court fencing improvements, replacement of existing tennis court lighting with LED lighting, renovation of existing tennis pro shop, removal of existing breezeway roof between pro shop and restroom, renovation of restroom building adjacent to the tennis courts, repair or replacement of park sewer lines as necessary, accessibility and path of travel upgrades, and other related improvements.

### PROJECT FUNDING

Upon approval of this Report, One Million, Four Hundred Twenty Thousand Dollars (\$1,420,000.00) in Park Fees can be committed to the Cheviot Hills Recreation Center – Tennis Court and Building Improvements (PRJ21253) Project.

These Park Fees were collected within ten (5) miles of Cheviot Hills Recreation Center, which is the standard distance for the allocation of the Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

### FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Work Order	Amount	Percentage
Park Fees	302/89/89718H	QZ084604	\$1,420,000.00	100%
<b>Total</b>			\$1,420,000.00	100%

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### PROJECT CONSTRUCTION

Staff has determined that sufficient funding has been identified for the construction of Cheviot Hills Recreation Center – Tennis Court and Building Improvements (PRJ21253) Project.

Construction of the Cheviot Hills Recreation Center – Tennis Court and Building Improvements (PRJ21253) Project is anticipated to begin in April 2019.

### TREES AND SHADE

The approval of the proposed Project will have no impact on existing trees or shade at Cheviot Hills Recreation Center.

### ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of interior and exterior alteration of existing public structures such as tennis courts, restrooms and proshop as well as of maintenance related improvements of existing sewers and existing pathways, the removal of an existing structure, replacement of existing lighting and renovation of fences. These improvements will result in negligible or no expansion of use beyond that previously existing. As such, staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1),(2),(3),(11),(12) and Class 11(3) of City CEQA Guidelines as well as pursuant Article 19, Section 15301(a),(b),(c),(l) and Section 15311 of California CEQA Guidelines

### FISCAL IMPACT STATEMENT

The approval of this commitment of Park Fees will have no fiscal impact on RAP's General Funds.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or funding sources other than the RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.