

APPROVED

OCT 06 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-167

DATE October 06, 2021

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CABRILLO BEACH – BATHHOUSE IMPROVEMENTS (PRJ21508) 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 ALTERATIONS INVOLVING MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 2(6) [REPLACEMENT OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATION

1. Approve the scope of work for the Cabrillo Beach – Bathhouse Improvements (PRJ21508) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers, a maximum of Three Hundred Thousand Dollars (\$300,000.00) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001699

3. Approve the proposed Project to be bid and constructed through the RAP’s list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this proposed Project in the budget contingency amounts for such contracts as stated in this Report;
5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1)

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[Interior alterations involving minor construction where there be negligible or no expansion of use] and Class 2(6) [Replacement of existing heating and air-conditioning systems] of City CEQA Guidelines and Article 19, Section 15301(a) and 15302 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Cabrillo Beach is located at 3800 Stephen M. White Drive in the San Pedro community of the City. This 40.07-acre park provides beach access, a bathhouse, a children's play area, picnic areas, and a fishing pier for the surrounding community. Approximately 1,727 residents live within a half-mile walking distance from Cabrillo Beach. Cabrillo Beach is also home to the Cabrillo Marine Aquarium (CMA), a public aquarium that engages visitors in education, recreation, and research of the marine life of Southern California. Due to the facilities, features, programs, and services it provides, Cabrillo Beach meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Installation of a new electrical system at the bathhouse.
- Installation of a new Fire Life Safety system at the bathhouse.
- Installation of a new Heating, Ventilation and Air Conditioning (HVAC) system at the bathhouse.

PROJECT FUNDING

Upon approval of this Report, Three Hundred Thousand Dollars (\$300,000.00) in Park Fees can be committed to the proposed Project.

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Thirty Thousand Dollars (\$30,000.00).

These Park Fees were collected within five (10) miles of Cabrillo Beach, which is the standard distance for the commitment of Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$300,000.00	100%
Total		\$300,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Winter 2021.

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Cabrillo Beach.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving minor construction where there be negligible or no expansion of use and replacement of existing heating and air-conditioning systems. As such, staff recommends that the Board of Recreation and Park Commissioners (Board) determines that it is categorically exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1) and Class 2(6), of City CEQA Guidelines and Article 19, Sections 15301(a) and 15302 of California CEQA Guidelines. RAP staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this commitment of Park Fees for this Project will have no fiscal impact on RAP's General Fund. 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 RAP's General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: All parks are safe and welcoming

Result: The improvements at the Cabrillo Beach bathhouse will enhance the park user's experience.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Construction and Maintenance Branch.