

REPORT OF GENERAL MANAGER

**APPROVED**  
APR 05 2007

NO. 07-83

DATE April 5, 2007

**BOARD OF RECREATION  
and PARK COMMISSIONERS**

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DOCKWEILER STATE BEACH – PROPOSED YOUTH CENTER

R. Adams	_____	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u>MS</u>

  
General Manager

Approved                      Disapproved                      Withdrawn                     

**RECOMMENDATION:**

That the Board:

1. Find that in accordance with the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15096(f), the environmental effects of the project as documented in the Mitigated Negative Declaration (MND) adopted by the California Department of Parks and Recreation on July 16, 2004, acting as lead agency, and subsequently documented in the Addendum adopted by the Los Angeles County Board of Supervisors on March 6, 2007, have been reviewed by staff and that no further environmental documentation is required for approval of the project as provided in Section 15162 of the State CEQA Guidelines;
2. Find that all appropriate and feasible mitigation measures have been documented and that an adequate Mitigation Monitoring/Reporting Program was adopted by the State and County as part of their approvals of the project so that the mitigation documentation and the Monitoring/Reporting Program hereby be approved in accordance with Section 15096(g) of the State CEQA Guidelines and that the mitigation documentation and the Monitoring/Reporting Program are hereby approved;
3. Approve the proposed development of a youth center at Dockweiler State Beach, based on the project narrative and site plans submitted to the Department on September 29, 2005; and,
4. Direct staff to file a Notice of Determination with the Los Angeles County Clerk within five days of this approval in accordance with State and City CEQA Guidelines.

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### SUMMARY:

The Isidore B. Dockweiler State Beach, totaling 274 acres, extends four miles between Marina del Rey and El Segundo and is leased to the City of Los Angeles by the State of California. The average attendance over the past decade has exceeded three million patrons per year. The Los Angeles County Department of Beaches and Harbors maintains the beach and provides lifeguard staffing at no cost to the City per a 1975 Joint-Powers Agreement. Section XV.A of the Agreement states that beach-related capital improvements proposed by the County must be approved by the Board of Recreation and Park Commissioners of the City of Los Angeles. Under the Agreement, the County Department is responsible for all aspects of funding, developing and maintaining these improvements, including adherence to environmental assessment and mitigation measures required by the California Environmental Quality Act (CEQA).

Accordingly, on February 21, 2001, the Board approved plans for a major refurbishment of Dockweiler Beach (Board Report No. 01-49). The County recently completed this \$14 million project. Included were amenities at the site of the proposed youth center. In compliance with the Americans with Disabilities Act (ADA), the refurbishment improved overall access to existing structures and the beach. Improvements were also made to the main entrance booth and roadways, the concession and maintenance buildings, restrooms and both the interior and courtyard of the lifeguard compound. In addition, the County constructed two new lifeguard stations and resurfaced four parking lots.

The County now proposes to build a two-story, steel and wood-frame 8,800 square-foot building. The project will provide permanent space for the County's expanding, year-round "Water Awareness, Training, Education and Recreation" (WATER) program, which for the past 20 years has operated from a trailer in Marina del Rey. The program was created in response to several drownings at local beaches that had apparently been caused by a lack of water-safety training.

The focus of the WATER program is to assist inner-city and at-risk youths, about 15 percent having disabilities, to improve skills needed for the safe enjoyment of the beach. For some youths, the program offers their first encounter with the ocean. The program includes surfing and junior-lifeguard training as well as education about local marine life. The County not only provides scholarships for those in need but also transportation and bathing suits. The specially trained lifeguards offer water-safety instruction in several languages. In addition, the Association of Volleyball Professionals provides sports clinics. The proposed youth center is expected to increase the number of youths who can participate in the program to 20,000, which is four times the current number.

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The address of the proposed youth center is 12503 Vista del Mar. Plans show it being situated along the beach bluff, south of Imperial Highway, and next to the existing concession/restroom building, parking lots and the South Bay Bike Trail. The building will have full ADA compliant access plus a ramp to the beach. The design requires minimal site preparation and is visually compatible with the other structures. The design also takes into account prevailing breezes and the sun's path in order to maximize natural ventilation and light. The multi-purpose meeting and training room will offer views of both the Palos Verdes Peninsula and Catalina Island. In addition, there will be a ground-floor viewing terrace. The estimated cost of the project is nearly \$5 million, funded by Proposition 12 and vehicle license fees allocated by Los Angeles County. Project personnel estimate that the youth center could be completed by 2009.

The proposed youth center conforms to the general directives of the Dockweiler State Beach General Plan, which was amended in 2004 to accommodate the project. On July 16, 2004, the Board of Commissioners of the State Parks and Recreation Department adopted Resolution No. 16-2004, thereby approving the project, the Mitigated Negative Declaration (MND), and the Mitigation Monitoring/Reporting Program. Five days later, a Notice of Determination was filed with the State Office of Planning and Research. On September 23, 2005, the City's Cultural Affairs Department gave conceptual approval while the California Coastal Commission gave their approval on April 14, 2006, and their Permit is No. 5-05-179. On March 6, 2007, the Board of Supervisors of Los Angeles County approved the plans and specifications for the youth center; the County Supervisors also accepted the MND and adopted both a County Addendum to the MND and the Mitigation Monitoring/Reporting Program, as amended.

Department environmental staff reviewed both the State MND and the County Addendum to the MND. Based on the evidence and conclusions in the CEQA documentation and in the project record as submitted, staff determined that the CEQA documents were prepared and adopted in accordance with State CEQA Guidelines. With the implementation of the adopted mitigation measures, the project will not have a significant impact on the environment. The Department, acting as a Responsible Agency for approval of the project, requires no additional CEQA documentation. This determination is based on the following information: Since the adoption of the MND, the Addendum and the Mitigation Monitoring/Reporting Program, as amended, there have been no substantial changes to the proposed project or to the circumstances of its implementation; therefore, the documented environmental impacts will not become substantially more severe, nor will the project create significant new impacts.

The Assistant General Manager of Operations West, the Superintendent of West Region and the Office of Council District Eleven concur with staff's recommendations.

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FISCAL IMPACT STATEMENT:

There is no impact to the Department's General Fund from the proposed project. The Joint Powers Agreement does not obligate the City to complete the proposed capital improvement. The current funding appears sufficient, and the State and Los Angeles County have previously demonstrated the ability to allocate supplementary funding to the beach-refurbishment program. Once completed, the County will staff and maintain the youth center as part of their regular operation at Dockweiler State Beach.

Report prepared by Joan Reitzel, Senior Management Analyst in Real Estate and Asset Management.