



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

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DATE: September 1, 2021

04

TO: Board of Supervisors

SUBJECT

AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR A CABIN AT GUAJOME REGIONAL PARK (DISTRICT: 5)

OVERVIEW

The Department of Parks and Recreation (DPR) has installed cabins at campground locations across the county to provide for additional and expanded diverse camping opportunities. Cabins provide a unique camping experience, and their demand and popularity has continued to increase. Providing cabins in addition to traditional tent sites and Recreational Vehicle sites (RV) broadens the appeal of camping and connecting with nature to a wider audience by increasing access for customers who may not have tents, RVs, or other camping equipment. DPR currently has 40 rentable cabins located at the following campgrounds: 14 at William Heise, six at Dos Picos, seven at Agua Caliente, two at Potrero, one at Guajome, and 10 cabins at Lake Morena.

Guajome Regional Park is a 394-acre County park located in northern San Diego county in the city of Oceanside. The park offers picnic areas, playgrounds, and multi-use trails. There are 33 tent and RV campsites in the park, and one cabin. The Guajome Regional Park Cabin project will construct a new cabin with parking, a picnic table and fire ring. The proposed project will include improvements that meet and exceed the requirements of the Americans with Disabilities Act (ADA) to provide more camping opportunities for park users of all abilities. The ADA improvements include ADA parking, ADA accessible BBQ and picnic table, and an ADA accessible cabin featuring ADA accessible beds and an ADA accessible restroom, including a roll-in shower.

The requested action will authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract to the lowest responsive and responsible bidder for the Guajome Regional Park Cabin Project for an estimated construction cost of \$300,000, including contingency. Remaining project funds of approximately \$100,000 will be used for related project costs including design, inspection, construction management and project administration for an estimated total project cost of \$400,000. Funds for this request are included in the Fiscal Year 2021-22 Operational Plan in the Capital Outlay Fund. If approved, construction is scheduled to begin in fall 2021 with completion expected in winter 2022. The funding source is available prior year General Fund fund balance (\$400,000).

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RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the Guajome Regional Park Cabin project is exempt from the California Environmental Quality Act (CEQA) Sections 15301, 15303, 15304 and 15311 of the State CEQA Guidelines.
2. Authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract and take any other action authorized by section 401 et seq. of the Administrative Code with respect to contracting for the construction of a cabin at Guajome Regional Park.
3. Designate the Director, Department of Parks and Recreation, or designee, as the County of San Diego Officer responsible for administering the construction contract, in accordance with Board Policy F-41, Public Works Construction Projects.

EQUITY IMPACT STATEMENT

The cabin at Guajome Regional Park will ensure continuation of accessible camping amenities for families and youth throughout the region. It is anticipated that the cabin will have a positive health impact by increasing access to camping and ensuring accessible camping for people of all abilities. The new cabin will include features that will help make cabin camping ADA accessible, and it will include the following ADA improvements: ADA parking, ADA accessible BBQ and picnic table, and an ADA accessible cabin featuring ADA accessible beds and an ADA accessible restroom, including a roll-in shower.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2021-22 Operational Plan in the Capital Outlay Fund. If approved, this request will result in current year costs of \$400,000 for Capital Project 1021909, cabin at Guajome Regional Park. Construction costs are estimated at \$300,000, including contingency. Remaining project funds of \$100,000 will be used for related project costs including design, inspection, and project administration. The funding source is available prior year General Fund fund balance. Maintenance of the new cabin will be handled by existing operations teams funded through budgeted Department of Parks and Recreation revenue sources; there will be no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

N/A

BACKGROUND

The Department of Parks and Recreation (DPR) has installed cabins at County campground locations to provide for diverse camping opportunities. Providing cabins in addition to traditional tent sites and Recreational Vehicle sites (RV) broadens the appeal of camping and connecting with nature to a wider audience by increasing access for customers who may not have tents, RVs, or

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other camping equipment. DPR currently has 40 rentable cabins located at the following campgrounds: William Heise in Julian has 14 cabins, Dos Picos in Ramona has six cabins, Agua Caliente in Julian has seven, Potrero has two, Guajome in Oceanside has one family cabin, and Lake Morena in Campo has 10 cabins. Cabins continue to have the highest occupancy rates of all available campsites within the County's park system.

Guajome Regional Park is a 394-acre County park located in northern San Diego county in the city of Oceanside. The park offers picnic areas, playgrounds, and multi-use trails. Prior to 2010, the Guajome Regional Park campground consisted of 33 tent and RV campsites. In 2010, the first camping cabin was constructed in the park. Since that time, the original cabin has been consistently booked for occupancy.

The Guajome Regional Park Cabin project will construct a new cabin with parking, a picnic table and fire ring. This project will include improvements that meet and exceed the requirements of the Americans with Disabilities Act (ADA) to provide more camping opportunities for park users of all ability levels. The ADA improvements include ADA parking, ADA accessible BBQ and picnic table, and an ADA accessible cabin featuring ADA accessible beds and an ADA accessible restroom, including a roll-in shower.

The requested action will authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract to the lowest responsive and responsible bidder for the Guajome Regional Park Cabin Project for an estimated construction cost of \$300,000, including contingency. Remaining project funds of approximately \$100,000 will be used for related project costs including design, inspection, construction management and project administration for an estimated total project cost of \$400,000. If approved, construction is scheduled to begin in fall 2021 with completion expected in winter 2022. The funding source is available prior year General Fund fund balance (\$400,000).

ENVIRONMENTAL STATEMENT

The proposed project is exempt from CEQA pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land) and 15311 (Accessory Structures). Section 15301 is applicable because work will occur in a previously developed portion of the existing campground. No or negligible expansion of use will occur. The project is providing ADA accessible facilities consistent with the existing uses within the campground. Section 15303 is applicable because the project consists of construction of a small new structure and extensions of utilities to serve the structure. Section 15304 is applicable because minor grading and trenching is required for construction of the cabin and utilities. Trenching will be backfilled to restore the surface. Section 15311 is applicable because the project includes construction of an ADA accessible parking space adjacent to the cabin.

The Project is not subject to any of the exceptions to the categorical exemptions listed in Section 15300.2 of the State CEQA Guidelines as it will not impact environmental resources of hazardous or critical concern that are designated, precisely mapped and officially adopted by government agencies; will not have a significant effect on the environment due to unusual circumstances; will not contribute to cumulative environmental impact; will not damage scenic resources within a

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designated state scenic highway; is not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.2 of the Government Code; will not cause adverse change in the significance of a historical resource; and does not involve removal of healthy, mature, scenic trees.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed action to advertise and award a construction contract for a cabin at Guajome Regional Park supports the Sustainable Environments/Thriving Strategic Initiative in the County of San Diego's 2021-2026 Strategic Plan by fostering an environment where residents engage in recreational interest by enjoying parks, open spaces, outdoor experiences, and civic activities that enrich quality of life and contribute to building a region that is thriving.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sarah Aghassi".

SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

Attachment A – Vicinity Map Guajome Regional County Park

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AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: ☐ Yes ☒ No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

☐ Yes ☒ No

PREVIOUS RELEVANT BOARD ACTIONS:

N/A

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

1021909

ORIGINATING DEPARTMENT: Department of Parks and Recreation

OTHER CONCURRENCE(S): Department of Purchasing and Contracting
Auditor and Controller

CONTACT PERSON(S):

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