

MINUTE ITEM

Calendar Item No. 24  
Approved as Minute Item  
by the State Lands  
Commission by a vote of 2  
to 0 at its 6/26/85  
meeting.

CALENDAR ITEM

A 51

24

06/26/85

G05-07

Ludlow, J.

S 29

APPROVAL OF RESOLUTION NO. 6460 PASSED BY  
THE CITY COUNCIL OF THE CITY OF OF REDONDO BEACH  
REDEDICATING TWO PARCELS OF LAND WITHIN THE  
CITY'S TIDELAND GRANT TO THE COMMON LAW PUBLIC  
TRUST AND THE USES AND PURPOSES SET FORTH IN  
CHAPTER 57, STATUTES OF 1915, AS AMENDED; AND  
APPROVAL OF THE CITY OF REDONDO BEACH'S REQUEST  
TO EXPEND APPROXIMATELY \$1,000,000 IN TIDELAND  
REVENUES TO IMPROVE ONE OF THE ABOVE PARCELS FOR  
APPROPRIATE PUBLIC TRUST PURPOSES

BACKGROUND:

Under Chapter 57, Statutes of 1915, as amended by Chapter 1555,  
Statutes of 1971, the Legislature granted certain tide and  
submerged lands to the City of Redondo Beach. The lands were  
granted for such purposes as a harbor and related activities,  
marine-oriented commercial and industrial uses, public  
recreational and many other specific uses.

Among other things, the grant requires that the State Lands  
Commission approve any capital expenditure by the City which  
exceeds \$250,000.

CURRENT INFORMATION:

By letter dated January 8, 1985, the City of Redondo Beach  
requested permission from the State Lands Commission to use  
approximately one million dollars (\$1,000,000) in tideland  
revenues to improve Mole B, which is located in King Harbor  
within the City's tidelands grant.

The proposed development of the Mole includes: (1) a public  
waterfront park; (2) a building to be operated by the Recreation  
and Parks Department for the benefit of boaters and boating  
groups; (3) a building to replace temporary facilities now used  
by the Harbor Patrol to store equipment needed to maintain

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their boats and to handle impounds; and (4) parking for autos and bicycles.

OTHER PERTINENT INFORMATION:

1. A Negative Declaration has been prepared and adopted for this project by the City of Redondo Beach. The State Lands Commission's staff has reviewed this document and believes that it complies with the requirements of the CEQA.
2. Mole B is one of four separate parcels of land from which the land use restrictions of the Common Law Public Trust as well as the land use restrictions of the statutory trust grant were removed pursuant to Chapter 57, Statutes of 1915 as amended by Chapter 1555, Statutes of 1971. In accordance with the City's Master Plan for the Development of the tide and submerged lands granted to it in trust pursuant to Chapter 57, Statutes of 1915, as amended, these four parcels had been filled and reclaimed to provide sites suitable for the construction of revenue-producing facilities. The Legislature determined that the City's Master Plan provided for significant development of public trust facilities and amenities, and that except for the production of income to further these uses, the four filled parcels were no longer necessary for trust purposes. The Legislature therefore lifted the public trust and statutory trust land use restrictions over the four parcels with the condition that all revenues derived from the parcels would continue to be used to benefit the granted tidelands.

The City entered into a lease option with Marina Cove, Ltd. for the development of the unleased portion of Mole B, (Parcel 3). However, Marina Cove, Ltd. was unable to meet the option terms within the prescribed time and upon its expiration, the City chose not to renew the option. Now the City

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intends to develop a portion of the parcel with appropriate trust uses and has adopted a Resolution which will restore the Common Law Public Trust easement and the statutory tideland grant trust uses to Mole B (Parcel 3) and Parcel 4 as described in Exhibit "A".

Said Resolution No. 6460 was approved by the Redondo Beach City Council on June 17, 1985.

- EXHIBITS:
- A. Land Description.
  - B. Location Map.
  - C. Resolution No. 6460.
  - D. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF REDONDO BEACH AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. DETERMINE THAT THE REDEDICATION OF PARCELS 3 AND 4 TO THE COMMON LAW PUBLIC TRUST AND THE STATUTORY TRUST GRANT USE RESTRICTIONS AS DESCRIBED IN EXHIBIT "A" IS IN THE BEST INTEREST OF THE STATE AND IN FURTHERANCE OF STATEWIDE PUBLIC TRUST NEEDS AND PURPOSES.
4. APPROVE ADOPTION OF RESOLUTION NO. 6460 PASSED BY THE CITY COUNCIL OF THE CITY OF REDONDO BEACH WHICH REDEDICATES PARCELS 3 AND 4 TO THE COMMON LAW PUBLIC TRUST AND THE STATUTORY TRUST GRANT USE RESTRICTIONS OF CHAPTER 57, STATUTES OF 1915, AS AMENDED, AS DESCRIBED IN EXHIBIT "C" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
5. APPROVE THE CITY OF REDONDO BEACH'S REQUEST TO EXPEND APPROXIMATELY ONE MILLION DOLLARS IN TIDELAND REVENUES TO DEVELOP MOLE B (PARCEL 3) WITH IMPROVEMENTS CONSISTENT WITH THE COMMON LAW PUBLIC TRUST AND THE TRUST USES SET FORTH IN CHAPTER 57, STATUTES OF 1915, AS AMENDED.

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## EXHIBIT "A"

## LAND DESCRIPTION

G05-07

Parcel 3 (Chapter 1555, Statutes 1971)

That area of Tidelands and Submerged land lying within the City of Redondo Beach, County of Los Angeles, State of California, described as follows:

Beginning at a survey monument designated as 'H-15' on Map of Record of Survey filed in Book 78, Page 100 of Record of Surveys of said County, thence along a line extending from said monument to survey monument 'H-14' as shown on said map, S 73° 21' 28" W, 148.10 ft.; thence N 16° 38' 32" W, 88.00 ft. to the True Point of Beginning; thence S 73° 21' 28" W, 624.27 ft.; thence S 16° 38' 32" E, 23.00 ft.; thence S 73° 21' 28" W, 164.35 feet. to the beginning of a tangent curve concave southeasterly having a radius of 60.27 ft.; thence southwesterly along the arc of said curve 110.56 ft.; thence tangent to said curve, S 31° 44' 59" E, 454.48 ft. to the beginning of a tangent curve concave northerly having a radius of 59.98 ft.; thence southerly and easterly along the arc of said curve 110.62 ft. to a point to which a radial line bears S 55° 51' 29" E; thence along a non-tangent line N 73° 21' 28" E, 45.11 ft.; thence N 16° 42' 10" W, 392.59 ft., thence N 73° 21' 28" E, 587.83 ft., thence N 16° 38' 32" W, 176.00 ft. to the True Point of Beginning.

Containing 4.949 acres.

Parcel 4 (Chapter 1555, Statutes 1971)

That area of Tidelands and Submerged land lying within the City of Redondo Beach, County of Los Angeles, State of California, described as follows:

Beginning at a survey monument designated as 'H-16' on Map of Record of Survey filed in Book 78, Page 100 of Record of Surveys of said County, thence along a line extending from said monument to survey monument 'H-17' as shown on said map, S 67° 06' 03" W, 155.69 ft. to a point in the Mean High Tide Line as shown in map of the Grant to the City of Redondo Beach by the State Lands Commission, and recorded as O.R.M. 2259, Page 111 and filed with the County Recorder of said County as F-1916; thence along said line N 20° 24' 43" W, 23.82 ft. to the True Point of Beginning; thence continuing along said line N 20° 24' 43" W, 90.09 ft.; thence S 67° 05' 03" W, 386.83 ft.; thence S 22° 53' 57" E, 90.00 ft.; thence N 67° 06' 03" E, 382.92 ft. to the True Point of Beginning.

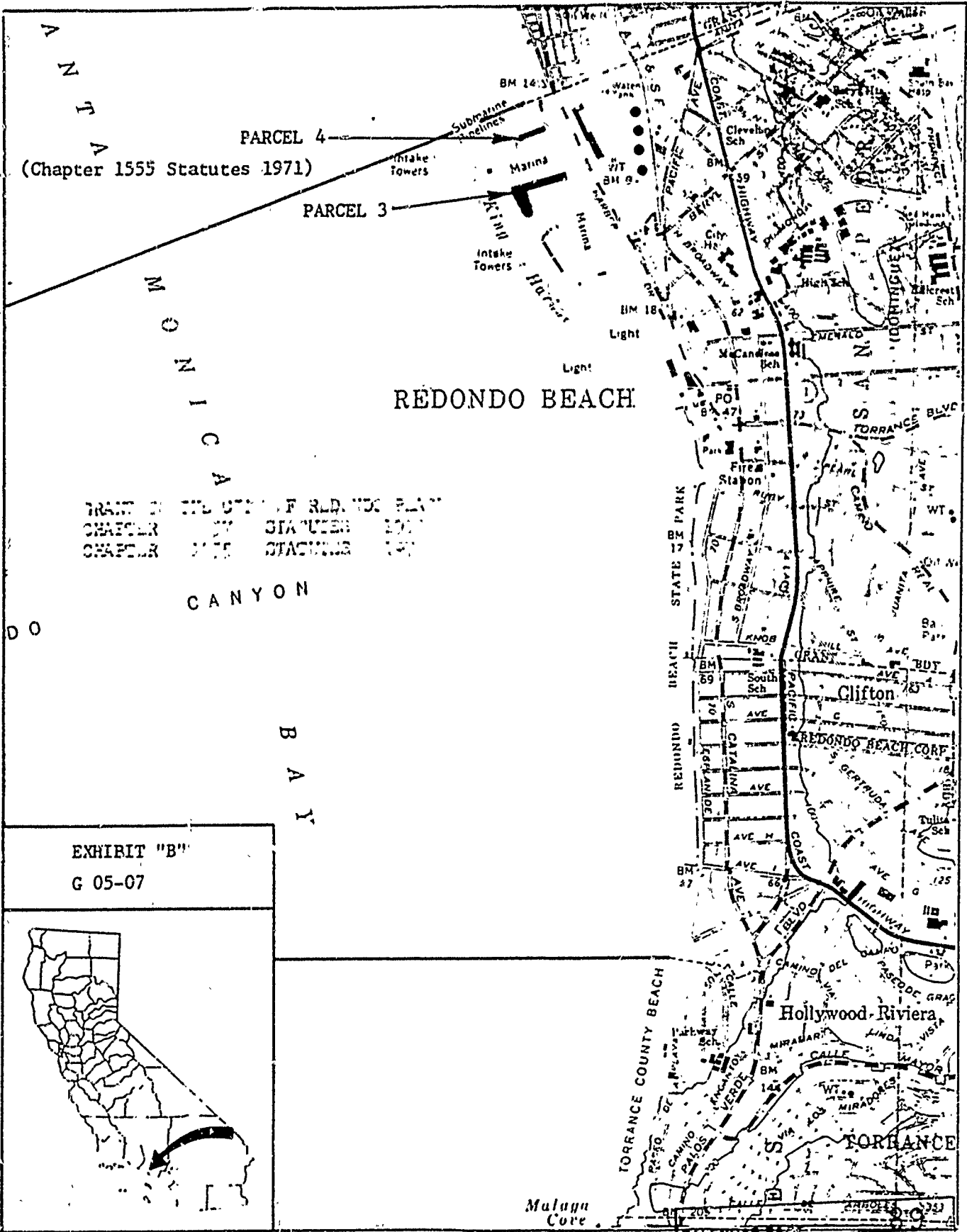
Containing 0.795 acres.

END OF DESCRIPTION

REVIEWED APRIL 25, 1985, BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

ADDED 06/21/85)

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PARCEL 4  
(Chapter 1555 Statutes 1971)

PARCEL 3

REDONDO BEACH

TRANSIT DISTRICT OF REDONDO BEACH  
CHAPTER 1555 STATUTES 1971  
CHAPTER 1555 STATUTES 1971

CANYON

EXHIBIT "B"  
G 05-07



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(ADDED 06/21/85)

"EXHIBIT C"

RESOLUTION NO. 6460

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF REDONDO BEACH REDEDICATING  
TWO PARCELS OF LAND WITHIN THE CITY'S TIDELAND  
GRANT TO THE COMMON LAW PUBLIC TRUST AND THE  
USES SET FORTH IN CHAPTER 57, STATUTES OF 1915,  
AS AMENDED

-----  
WHEREAS, the State of California, by Chapter 57 of the  
Statutes of 1915, as amended by Chapter 1555 of the Statutes of  
1971, granted in trust to the City of Redondo Beach the tidelands  
and submerged lands lying within the municipal boundaries of the  
City to be held by the City as Trustee for the People of  
California subject to the Common Law Public Trust for commerce,  
navigation, and fisheries, and upon the conditions therein  
enumerated; and

WHEREAS, pursuant to the legislative findings made in  
Chapter 1555, Statutes of 1971, four parcels of filled and  
reclaimed land, originally granted pursuant to Chapter 57,  
Statutes of 1915, as amended, were freed from the Common Law  
Public Trust and use restrictions (easement) and the statutory  
trust use restrictions, but continued to be held in trust by the  
City subject to the other terms and provisions of the statutory  
grant, and subject to the condition that all revenues derived  
from the leasing or administration of the released lands would be

(ADDED 06/21/85)

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deposited into the City's tideland trust fund to be used for tideland trust purposes; and

WHEREAS, the City of Redondo Beach believes two of these parcels are now useful and public trust purposes and desires to put them to public trust uses and expend trust revenues thereon; and

WHEREAS, these parcels are identified as Parcels 3 and 4 in Section 5 of Chapter 57 of the Statutes of 1915, as amended, and are described and generally depicted in Exhibits "A" and "B", attached hereto and incorporated herein by reference (hereafter Parcel 3 and Parcel 4); and

WHEREAS, pursuant to Section 11 of Chapter 57 of the Statutes of 1915, as amended, the City has requested approval from the State Lands Commission to expend approximately one million dollars (\$1,000,000) in tideland trust revenues to develop a portion of Parcel 3 with the following facilities:

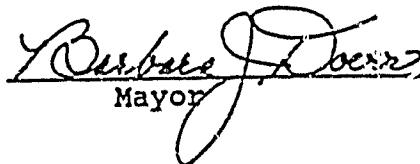
- a) a public waterfront park,
- b) a building to be operated by the City's Recreation and Parks Department for the benefit of boaters and boating groups,
- c) a building to replace temporary facilities now used by the Harbor Patrol to store equipment needed to maintain their boats and to handle impounds, and
- d) public parking for autos and bicycles.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Redondo Beach, California, that:

1. The City hereby finds that Parcel 3 and Parcel 4 are now, and in the future will be, needed for public trust purposes; and
2. The City hereby rededicates Parcel 3 and Parcel 4 to the Common Law Public Trust and the uses and purposes set forth in Chapter 57, Statutes of 1915, as amended.

The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said city, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

Passed, approved, and adopted this 17th day of June, 1985.

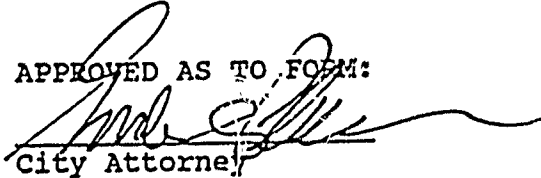
  
\_\_\_\_\_  
Mayor

ATTEST

  
\_\_\_\_\_  
City Clerk

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

3.

(ADDED 06/21/85)

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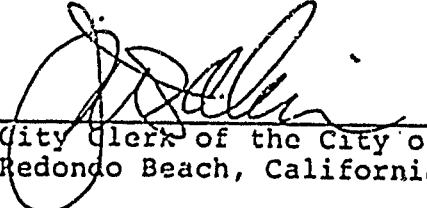


STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES   )   ss  
CITY OF REDONDO BEACH    )

I, JOHN OLIVER, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing resolution, being Resolution No. 6460 was passed and adopted by the City Council at a regular meeting of said Council held on the 17th day of June, 1985; thereafter signed and approved by the Mayor and attested by the City Clerk of said city, and that said resolution was adopted by the following vote:

AYES:           Councilmember Chapman, Horrell,  
                  Martin, Snow, and Cawdrey;  
NOES:           None;  
ABSENT:         None.

(SEAL)

  
\_\_\_\_\_  
City Clerk of the City of  
Redondo Beach, California

(ADDED 06/21/85)

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# CITY OF REDONDO BEACH CALIFORNIA

415 DIAMOND STREET  
P.O. BOX 270  
REDONDO BEACH, CALIFORNIA 90277

June 18, 1985

Ms. Judy Ludlow  
State Lands Commission  
1807 Thirteenth Street  
Sacramento, CA 95814

Dear Judy:

Please find enclosed an original, executed copy of Resolution No. 6460, A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF REDONDO BEACH REDEDICATING TWO PARCELS OF LAND WITHIN THE CITY'S TIDELAND GRANT TO THE COMMON LAW PUBLIC TRUST AND THE USES SET FORTH IN CHAPTER 57, STATUTES OF 1915, AS AMENDED.

Sincerely,

Sheila Schoettger  
Harbor Director

SS:mk  
Enclosure

RECEIVED  
CITY OF REDONDO BEACH  
JUN 21 1985

(ADDED 06/21/85)

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CITY OF REDONDO BEACH • CALIFORNIA

NEGATIVE DECLARATION

In accordance with Chapter 3, Title 10, of the Redondo Beach Municipal Code, which implements the California Environmental Quality Act of 1970 in Redondo Beach, the Environmental Impact Determination Committee must make an Environmental Assessment of all public and private projects proposed to be undertaken within the City, which are subject to the California Environmental Quality Act. This declaration is documentation of that assessment and, if it becomes final, no Environmental Impact Report is required for this project and this declaration shall be transmitted to the decision-making body for consideration as specified in Article 3, Chapter 3, Title 10, of the Redondo Beach Municipal Code.

A. PROJECT IDENTIFICATION

1. Location

a. Address Mole B, King Harbor  
b. Legal Parcel Q

2. Description

Construction of a public park with Recreation and Harbor Patrol buildings and a 52-space parking lot.

3. Sponsor

a. Name City of Redondo Beach  
b. Mailing address 415 Diamond Street  
Redondo Beach, CA Phone 372-1171 x 271

B. FINDING OF ENVIRONMENTAL IMPACT DETERMINATION COMMITTEE

We have undertaken and completed an Environmental Assessment of this proposed project in accordance with Chapter 3, Title 10, of the Redondo Beach Municipal Code, and find that this project does not require an Environmental Impact Report because it would not have a significant effect on the environment due to the following factors:

Introduction of a public park on this site would be an improvement to the area's environment.

This finding results from the Committee's assessment of a "Report of Environmental Significance" prepared by the Environmental Planning Coordinator and from comments received at a public meeting held this date. Documentation supporting this finding is on file in the office of the Environmental Planning Coordinator.

12/27/84  
Date of finding



[Signature]  
Chairman of Environmental Impact Determination Committee

PUBLIC NOTICE OF NEGATIVE DECLARATION

This decision becomes final and conclusive Fourteen (14) days after the date of finding shown on this declaration unless a written appeal, setting forth specific points of disagreement, is filed with the Environmental Planning Coordinator or requesting a public hearing before the Environmental Review Board or the Environmental Review Committee.

12/27/84  
Date of posting

[Signature]  
Person posting this notice

(ADDED 06/21/85)

EXHIBIT "D"

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