

**CALENDAR ITEM
C18**

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04/06/11

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M. Andersen

**CONSIDER APPROVAL OF A PROPOSED EXPENDITURE OF \$1,460,000 OF
TIDELANDS TRUST FUNDS BY THE CITY OF REDONDO BEACH FOR THE
CONSTRUCTION OF A NEW HARBOR PATROL FACILITY WITHIN THE CITY OF
REDONDO BEACH, LOS ANGELES COUNTY**

GRANTEE:

City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277-0270

The City of Redondo Beach (City) is trustee of sovereign tide and submerged lands granted to it by the Legislature pursuant to Chapter 57, Statutes of 1915 and as amended by Chapter 1555, Statutes of 1971 (statutory trust grant). The City is seeking approval of the proposed expenditure of public trust funds, in the amount of approximately \$1,460,000, for the construction of a new Harbor Patrol facility within the City of Redondo Beach, Los Angeles County.

THE PROJECT:

The City has identified the need to construct a new Harbor Patrol facility (Project) requiring the expenditure of approximately \$1,460,000 of Tidelands Funds. The plans include a new two-story facility and remodeling the existing interior of the permanent observation tower building. The project will accommodate the operational needs of the Harbor Patrol and Los Angeles County lifeguards to safeguard the harbor and surrounding area. The project is located at the end of Mole B at the entrance to Basin No. 2.

BACKGROUND:

The Harbor Patrol facility of the Fire Department currently consists of two temporary buildings and a permanent observation tower building that monitors the boating activities in King Harbor. One temporary building is a large aluminum structure that serves as a garage for the Harbor Patrol's emergency response vehicle. The second temporary building is a portable trailer that provides housing for Harbor Patrol personnel (the Harbor Patrol is a 24-hour operation).

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The proposed project involves demolishing the two existing temporary buildings and replacing them with a new two-story, permanent Harbor Patrol facility, which will also include space for the County Lifeguard Department.

The total cost of the project is estimated at \$2,128,694, which consists of \$1,948,200 in geotechnical engineering, conceptual design, and construction costs. The rest of the project cost, \$180,494, is allocated to contingency costs, which include the City's administrative costs for the Project Engineer, Public Works Inspector, Assistant Civil Engineer, Building Inspector, and on-site lab work. These costs are project specific and not included in the Internal Service Fund (ISF) charges to the Harbor Tidelands Fund. The estimated construction time for the project is 180 days with completion of the project slated for August 2011.

The majority of the project cost, \$1,453,694, will be financed through the Harbor Tidelands Fund. The remainder, \$675,000, will be funded by a grant from Los Angeles County, whose lifeguards will also be using the facility. The County has verbally committed to contributing to ongoing maintenance costs and the City is awaiting written confirmation of this commitment. There is no deadline associated with the expenditure of the grant from Los Angeles County.

Pursuant to the City's statutory trust grant, any expenditure of Tideland Trust Funds in excess of \$250,000 must be authorized by the Commission. Revenue and expenditures within the City's Harbor District are segregated and maintained in two funds: the Harbor Tidelands Fund and the Harbor Uplands Fund. This segregation is based on the dividing line established in the City's statutory trust grant. Funds generated and expenses incurred remain with the appropriate fund based on this established geographic line.

The City has obtained all the necessary authorizations for the project, including: the Redondo Beach Harbor Commission, Redondo Beach City Council, California Coastal Commission, and the Los Angeles County Board of Supervisors, as well as construction permits from the City Building and Engineering Department.

STAFF ANALYSIS:

Commission staff has reviewed the information submitted by the City for the proposed expenditure pursuant to Chapter 57, Statutes of 1915, and as amended by Chapter 1555, Statutes of 1971.

Staff has reviewed the Comprehensive Annual Financial Report provided by the City for Fiscal Year 2009-2010 and finds the fund balance of \$13,229,125 (actual

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cash and cash equivalents) is sufficient to cover the costs associated with the construction of the Harbor Patrol facility.

Commission staff believes the proposed expenditure is for a use consistent with the Public Trust and statutory trust grant under which the lands are held. Staff recommends that the Commission approve the expenditure as described herein.

OTHER PERTINENT INFORMATION:

1. Applicant is the Trustee of the legislatively granted sovereign lands, pursuant to Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971.
2. In taking action of this staff recommendation, the Commission is acting pursuant to its authority pursuant to Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971.
3. **Remodeling interior of existing observation tower:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities Title 14, California Code of Regulations, section 15301.

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300.

4. **New Construction of a new Harbor Patrol Facility:** Pursuant to the Commission's delegation of authority and State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction or Conversion of Small Structures Title 14, California Code of Regulations, section 15303.
5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

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EXHIBIT:

- A. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Remodeling interior of existing observation tower: Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 1, Existing Facilities; Title 14, California Code of Regulations, section 15301.

New Construction of a new Harbor Patrol facility: Find that the activity is exempt from the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15061 as a categorically exempt project, Class 3, New Construction or Conversion of Small Structures; Title 14, California Code of Regulations, section 15303.

SIGNIFICANT LANDS FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code sections 6370, et seq.

AUTHORIZATION:

1. Find that the City of Redondo Beach has sufficient public trust funds for the proposed project.
2. Find that the Harbor Patrol facility project is consistent with the Public Trust and the City's statutory trust grant and is in the best interest of the people of the State.
3. Approve the proposed expenditure of approximately \$1,460,000 of public trust funds to fund the Harbor Patrol facility project, City of Redondo Beach, Los Angeles County.