

**STAFF REPORT
C74**

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M. Moser

REVIEW THE PROPOSED EXPENDITURE OF TIDELAND OIL REVENUES, IN AN AMOUNT NOT TO EXCEED \$7,264,285, BY THE CITY OF LONG BEACH FOR CAPITAL IMPROVEMENT PROJECTS WITHIN LEGISLATIVELY GRANTED SOVEREIGN LAND IN THE CITY OF LONG BEACH, LOS ANGELES COUNTY

APPLICANT:

City of Long Beach

LOCATION:

Granted sovereign tide and submerged lands located in the city of Long Beach, Los Angeles County.

BACKGROUND:

The City of Long Beach (City) is a trustee of sovereign tide and submerged lands granted by the Legislature under Chapter 676, Statutes of 1911 and as amended; Chapter 102, Statutes of 1925 and as amended; and Chapter 158, Statutes of 1935. There have been many revisions to the statutes granting the City these lands. In 1964, the City's statutory trust grant was amended to authorize the City to spend tideland oil revenue for specific uses and to require the City to notify the Commission of proposed tideland oil expenditures.

Tideland oil revenues must be expended for uses and purposes consistent with the City's granting statute and be for statewide purposes as opposed to purely local interests and benefits. The City is required to file a detailed description of a proposed capital improvement expenditure exceeding \$100,000 with the Commission 60 days prior to disbursement.

The proposed expenditure of \$7,264,285 of tideland oil revenue is to fund 10 ongoing projects located on or adjacent to the Long Beach tidelands as shown on Exhibit A.

The projects, as proposed and described by the City, are identified as follows:

1. Seaside Way/Convention Center Pedestrian Bridge:

In 2012, the Commission authorized the expenditure of \$800,000 for the initial feasibility study and the architectural/engineering design to create a pedestrian

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bridge between the main Convention Center and the Performing Arts Center ([Item C50, May 24, 2012](#)). The Commission previously approved a total of \$8,300,000 for this project ([Item C102, April 26, 2013](#) and [Item C77, April 23, 2014](#)). After receiving bids for the construction of the project, the City is notifying the Commission, as required, of an additional expenditure of \$3,752,713, for a total of \$12,052,713 to finish constructing the bridge.

Estimated expenditure: \$3,752,713

2. Belmont Pier Feasibility Study

The existing Belmont Veterans Memorial Pier was opened in 1967, replacing a previous wooden pier. The feasibility study will determine the most viable options for repairs and upgrades to the pier and explore design options for construction of a new pier.

Estimated expenditure: \$200,000

Schedule: Feasibility Study August 2017 through October 2017

3. Shoreline Marina Wood Deck

In 2013, the Commission authorized the expenditure of \$700,000 to design, permit, and rebuild the walkway at Shoreline Marina ([Item C102, April 26, 2013](#)). The City is requesting an additional \$41,373 to replace the public wood deck located at Marine Station 35, for a total expenditure of \$741,373. The improvements include replacing the deteriorating wood deck with composite deck material, replacing a portion of the existing lawn with drought-tolerant native plants, repairing a small building patio consisting of broken pavers with a concrete pad, and installing a 4-foot-high decorative fence around the concrete pad.

Estimated expenditure: \$41,373

Schedule: Construction: August 2017 through January 2018

4. Granada Maintenance Facility Water Clarifier (Beach Maintenance Yard)

In 2014, the Commission authorized the expenditure of \$250,000 for the initial planning and design for replacement of the clarifier system at the Beach Maintenance Yard ([Item C64, December 12, 2014](#)). The proposed additional expenditure request of \$350,000 is for finalizing the plans, acquiring all the necessary permits, and installing a new proprietary wash water recovery and recycling system at the Granada Beach Maintenance Facility (Beach Maintenance Yard). The equipment that operates on the beach must be washed after each use to reduce corrosion, extend its life, and eliminate leaks and spills on the beach. The system will include tanks, controls, and other equipment specific to the recovery and filtration of waste water and storage into two 500-

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gallon tanks. The cost of the project now totals \$600,000 and is estimated to be completed in July 2018.

Estimated expenditure: \$350,000
Schedule: Planning: May 2014 through September 2016
Design: September 2017 through October 2017
Permitting: March 2016 through April 2018
Construction: April 2018 through July 2018

5. Rainbow Lagoon Footbridges

The existing Rainbow Lagoon pedestrian bridges, built in the 1970s, are nearing the end of their serviceability and do not meet California Building Code or Americans with Disabilities Act (ADA) requirements. The City retained a design consultant to evaluate the potential replacement of the bridges with code compliant structures with a similar appearance. Funds will also be used to demolish the existing bridges that are deemed non-ADA compliant.

Estimated expenditure: \$275,000
Preliminary Schedule: Design: September 2017
Demolition of the existing bridges: December 2017

6. Repair and Rebuild Wave Fountain at Rainbow Harbor

In 2014, the Commission authorized the expenditure of \$465,000 for the repair and rebuild of the Wave Fountain at Rainbow Harbor ([Item C77, April 23, 2014](#)). An engineering assessment was performed and the design has been determined to fix the mechanical, electrical, and plumbing components of the fountain, and correct occupational hazards and potential safety risks for individuals providing maintenance work within the vault structure. The engineering assessment calls for repairs above and beyond the initially approved amount of \$465,000. As required, the City notified the Commission of the proposed additional \$735,000 for a new total of \$1,200,000 to finish the final permitting entitlement process, undertake the bidding process, and award the work to repair the fountain.

Estimated expenditure: \$735,000
Schedule: Design: Complete
Permitting: August 2017 through September 2017
Bidding: October 2017 through December 2017

7. Rainbow Harbor Queensway Bay Bridge - LED Upgrades

The City is proposing to remove and upgrade the existing lighting at the ends of the Queensway Bay Bridge to LED lighting. Prior to construction, an assessment will examine the upgrades required to support the new LED system and the requirements for the LED control system located near the Aquarium. The City is

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notifying the Commission of a proposed expenditure of \$175,000 to conduct the assessment. The estimated total cost for the LED upgrades is \$1,175,000.

Estimated expenditure: \$175,000
Preliminary Schedule: Assessment and Design: August 2017 through December 2017

8. Crime Prevention through Environmental Design Evaluation at Rainbow Harbor to the Pier

To better serve the residents and visitors of the City of Long Beach, the City will complete a Crime Prevention through Environmental Design Evaluation. The evaluation will involve the City's granted lands. The evaluations will be performed along the waterfront from Rainbow Harbor to the Belmont Pier, and includes the Marina Green Parking Lot, Shoreline Downtown Marina Bike Path areas, and several beach stairways. The requested funding includes the study and recommendations and minor construction improvements. Once the evaluations are complete, the City will determine improvements to be made at each location to create a safer environment for the public.

Estimated expenditure: \$300,000
Preliminary Schedule: Evaluation: September 2017 through October 2017
Construction: October 2017 through April 2018

9. Bayshore Lifeguard Facility Improvements

In 2012, the Commission authorized an expenditure of \$600,000 for the demolition and replacement of the existing Bayshore Lifeguard station ([Item C50, May 24, 2012](#)). The City performed the preliminary design and permitting in May 2017 and conducted a bid to purchase an ADA-compliant prefabricated building. The new facility will have 521 square feet for changing rooms, restrooms and showers for the lifeguards, storage space, and an area to treat the public for first aid. Based on the pricing related to the bids, the City notified the Commission of the proposed additional \$735,199 for a new total of \$1,335,199.

Estimated expenditure: \$735,199
Preliminary Schedule: Permitting and Design: May 2017
Construction: October 2017 through May 2018

10. Bayshore Swim Dock

The City is in the design phase to replace the existing wooden dock, pier, and piles with two concrete floats remaining from the Dock 10 project and add translucent decking.

Estimated expenditure: \$700,000
Preliminary Schedule: Planning: Complete

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Design: September 2017 through October 2017
Bid and Award: October 2017 through December 2017
Construction: January 2018 through May 2018

Table Summary of Projects and Expenditure Request

Project	Expenditure Request
Seaside Way/Convention Center Pedestrian Bridge	\$3,752,713
Belmont Pier Feasibility Study	200,000
Shoreline Marina Wood Deck	41,373
Granada Maintenance Facility Water Clarifier (Beach Maintenance Yard)	350,000
Rainbow Lagoon Footbridges	275,000
Repair and Rebuild Wave Fountain at Rainbow Harbor	735,000
Rainbow Harbor Queensway Bay Bridge – LED Upgrades	175,000
Crime Prevention through Environmental Design Evaluation (Rainbow Harbor to Pier)	300,000
Bayshore Lifeguard Facility	735,199
Bayshore Swim Dock Repair	700,000
Totals	\$7,264,285

STAFF ANALYSIS:

The City's statutory trust grant allows various uses of the oil revenue derived from existing oil fields on the City's granted Public Trust lands, Section 6(c) of Chapter 138, as amended, authorizes the expenditure of tideland revenues for the construction, reconstruction, repair, operation and maintenance of bulkheads, piers, earthfills, streets, roadways, bridges, bridge approaches, buildings, structures, recreational facilities, landscaping, parking lots, and other improvements on or adjacent to the Long Beach tidelands or on or adjacent to the Alamitos Beach Park Lands. Section 6(d) of Chapter 138, as amended, allows tidelands revenue to be expended for the construction, reconstruction, repair, operation and maintenance of small boat harbors, marine stadiums, maritime museum, marine parks, beaches, waterways, and related facilities on or adjacent to the Long Beach tidelands or on or adjacent to the Alamitos Beach Park Lands. Based on the information provided by the City, the proposed capital improvement projects appear to be consistent with the uses set forth in Sections 6(c) and (d) of Chapter 138, as amended by Chapter 941. As required by the statutory trust grant, the proposed expenditures are for the benefit and use of the statewide public and for uses and purposes consistent with the City's statutory trust grant.

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OTHER PERTINENT INFORMATION:

1. Pursuant to Chapter 138, Statutes of 1964, as amended by Chapter 941, Statutes of 1991 (Chapter 138), the Commission has 60 days to notify the City that a proposed capital improvement is not consistent with Chapter 138. Commission staff received notice from the City of the proposed expenditures on September 12, 2017.
2. The City's statutory grant requires that it maintain separate tidelands accounts identified as the Harbor Fund, Tidelands Fund, and Tidelands Oil Revenue Fund. The proposed capital improvement project will be funded with tideland oil revenue from the Tidelands Fund.
3. This proposed action is consistent with a Targeted Outcome under Strategy 1.2 of the Commission's Strategic Plan to track each grantee's revenues and expenditures to ensure that trust revenues are reinvested into the tide and submerged lands, rather than diverted to other purely municipal purposes or other uses inconsistent with the Public Trust.
4. Reviewing these proposed expenditures of tideland oil revenue for consistency with Chapter 138 is not a project in accordance with the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes to the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15060, subdivision (c)(3).

5. This activity involves lands statutorily exempted from Public Resources Code section 6370 et seq. (Significant Lands Inventory), pursuant to Public Resources Code section 6377.

EXHIBIT:

- A. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

AUTHORIZATION:

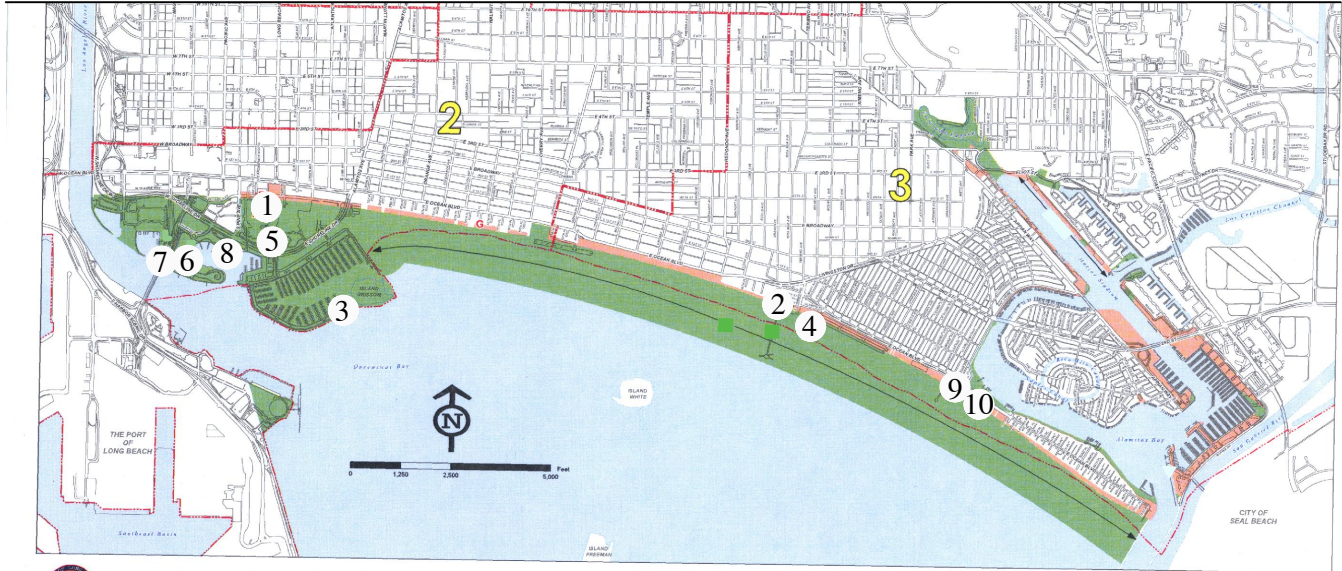
Find that, based on the information provided by the City, the proposed expenditures of tideland oil revenue from the Tidelands Fund in the amount of \$7,264,285 for 10 capital improvement projects located within lands granted to the City of Long Beach do not appear to be inconsistent with the uses set forth in sections 6(c) and (d) of Chapter 138, as amended.

NO SCALE

SITE

PROJECT NAME

- | | |
|--|---|
| 1. SEASIDE WAY/CONVENTION CENTER PEDESTRIAN BRIDGE | 6. REPAIR AND REBUILD WAVE FOUNTAIN AT RAINBOW HARBOR |
| 2. BELMONT PIER FEASIBILITY STUDY | 7. RAINBOW HARBOR QUEENSWAY BAY BRIDGE - LED UPGRADES |
| 3. SHORELINE MARINA WOOD DECK | 8. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN EVALUATION (CPTED): (RAINBOW HARBOR TO PIER) |
| 4. GRANADA MAINTENANCE FACILITY WATER CLARIFIER (BEACH MAINTENANCE YARD) | 9. BAYSHORE LIFEGUARD FACILITY |
| 5. RAINBOW LAGOON FOOTBRIDGES | 10. BAYSHORE SWIM DOCK REPAIR |



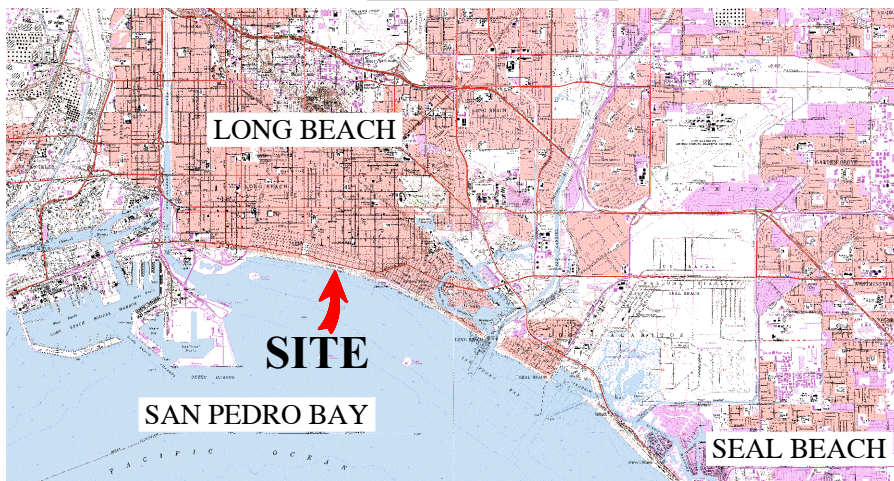
CITY OF LONG BEACH
PROPOSED TIDELANDS CAPITAL PROJECTS
 APPROVED BY CITY COUNCIL

MAP FEATURES
 TIDELANDS
 CONTIGUOUS AREAS
 City Council District
 Waterway
 Hardscape

LONG BEACH TIDELANDS

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit A

CITY OF LONG BEACH
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EXPENDITURE OF OIL
REVENUE
LOS ANGELES COUNTY



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