

STAFF REPORT

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M. Moser

**REVIEW PROPOSED TIDELAND OIL REVENUE EXPENDITURES IN AN
AMOUNT NOT TO EXCEED \$1,150,000 BY THE CITY OF LONG BEACH
FOR FOUR CAPITAL IMPROVEMENT PROJECTS LOCATED ON OR
ADJACENT TO LEGISLATIVELY GRANTED SOVEREIGN LANDS
IN THE CITY OF LONG BEACH, LOS ANGELES COUNTY**

GRANTEE:

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 statutes 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 before disbursement.

The proposed expenditure of \$1,150,000 of tideland oil revenue is to fund four 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 as follows:

1. Alamitos Bay Water Quality Enhancement

The City is seeking review of a \$200,000 tidelands fund expenditure for a feasibility study and conceptual design for the Alamitos Bay Water Quality Enhancement Project.

According to the City, the State Water Board is requiring coastal power plants

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to significantly reduce the use of ocean water for cooling by 2020. There are several ocean water pumps operated by the AES Alamitos Facility and the Haynes Generating Station that provide forced circulation within the bay. The AES Facility will be retiring their cooling pumps, which will affect water circulation in the South Bay, the San Gabriel River, and the ocean. The retirement of the pumps without additional means to circulate water will impact all water bodies surrounding the Bay, including Marine Stadium and the Colorado Lagoon. The feasibility study and conceptual design will look at alternatives for water circulation in the absence of the ocean water pumps.

Proposed expenditure: \$200,000

Preliminary Schedule: Feasibility Study Start – Fall 2019; Feasibility Study Complete – Fall 2020

2. Colorado Lagoon Playground

The City has a playground near the Colorado Lagoon. The equipment is nearing the end of its useful life and according to the City, should be replaced. The City also notes that sidewalks need to be replaced and made compliant with the American's with Disabilities Act (ADA).

The City is requesting review of \$350,000 in expenditures to complete the design for this new project and begin construction.

Proposed expenditure: \$350,000

Preliminary Schedule: Design – Spring 2020; Bid and Award – Summer 2020; Construction – Fall 2020; Complete – Winter 2021

3. Marina Boat Storage Improvements

The City is seeking review of a proposed \$200,000 tidelands expenditure for improvements and general maintenance to the marina boat storage facility. The facility is for public boat storage and City maintenance storage. The plans include the following:

- Paving and striping of a fenced dirt lot.
- Restriping a parking lot on the water to increase boat parking spaces.
- Painting entry gates and concrete walls.
- Installing graphic vinyl screens on a fence area along the water to make the area more aesthetically appealing and for security.

Proposed expenditure: \$200,000

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Preliminary Schedule: Design – Spring 2020; Bid and Award – Summer 2020; Construction – Fall 2020

4. Wayfinding Signage Program

Over the past year, the City has worked to develop a wayfinding signage program for major gateway entries, parking, and coastal access in Long Beach. The new signage will be placed throughout the tidelands area. Examples include strategically routing bike path traffic away from the pedestrian paths, coastal/beach access signage, and monument signage to delineate destinations. The total number of signs will be determined as part of the design phase. The first phase of the project includes beach access, bike path, and vehicle access signage. In future years, additional requests will be made as needed. The City plans to spend \$150,000 on signage for coastal access related to beach parking and directions to the beach. The City also plans to spend \$250,000 for signage to the Catalina Landing and the bike path close to the Catalina Landing. The City is requesting review of \$400,000 in expenditures to begin the initial design for this project and start installing the signs.

Proposed expenditure: \$400,000

Preliminary Schedule: Design – Winter 2019

Table Summary of Projects and Expenditure Request

Project	Proposed Expenditure
Alamitos Bay Water Quality Enhancement	\$200,000
Colorado Lagoon Playground	\$350,000
Marina Boat Storage Improvements	\$200,000
Wayfinding Signage Program	\$400,000
Total	\$1,150,000

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, 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.

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Section 6(d) of Chapter 138, as amended, allows tideland revenue to be expended on construction, repair, operation, and maintenance of small boat harbors, marine stadiums, a 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 do not appear to be inconsistent 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.

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 notices from the City of the proposed expenditures on September 9, 2019.
2. The City's 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. Reviewing the 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).

4. This activity involves lands statutorily exempted from Public Resources Code section 6370 et seq., pursuant to Public Resources Code section 6377.
5. The proposed action is consistent with Strategy 1.2 of the Commission's Strategic Plan to provide that the current and future management of ungranted sovereign lands and resources and granted lands, including through strategic partnerships with trustee ports and harbor districts, is consistent with evolving Public Trust principles and values, particularly amid challenges relating to climate change, sea-level rise, public access, and complex land use planning and marine freight transportation systems.

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More specifically, this proposed action is consistent with a Targeted Outcome under Strategy 1.2, 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.

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 expenditure of tideland oil revenue in the amount of \$1,150,000 for four capital improvement projects located on or adjacent to legislatively granted sovereign land in the city of Long Beach does 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. ALAMITOS BAY WATER QUALITY ENHANCEMENT
2. COLORADO LAGOON PLAYGROUND
3. MARINA BOAT STORAGE IMPROVEMENTS
4. WAYFINDING SIGNAGE



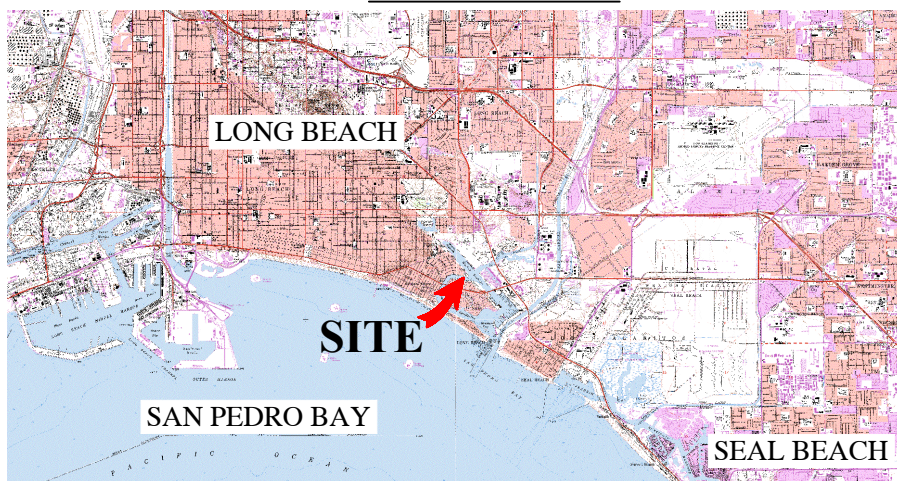
CITY OF LONG BEACH
PROPOSED TIDELANDS CAPITAL PROJECTS
APPROVED BY CITY COUNCIL

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
G 05-03
EXPENDITURE OF
OIL REVENUE
LOS ANGELES COUNTY



TS 10/02/19