

Staff Report 56

PROPOSED ACTION

Review a proposed tideland oil revenue expenditure in an amount not to exceed ~~\$5,400~~**\$4,900**,000 by the City of Long Beach for seven capital improvement projects on and adjacent to legislatively granted sovereign land in the City of Long Beach, Los Angeles County.

GRANTEE:

City of Long Beach

AREA, LAND TYPE, AND 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. Over the years, there have been many revisions to the statutes granting the City these lands. In 1964, the Legislature amended the City's statutory trust grant 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 (Chapter 138, Statutes of 1964, First Extraordinary Session).

The City may only expend tideland oil revenue for uses and purposes that are consistent with the City's granting statutes and for statewide purposes as opposed to purely local interests and benefits. The City is required to file a detailed description of any proposed capital improvement expenditure exceeding \$100,000 with the Commission 60 days before disbursement.

The City proposes to expend ~~\$5,400~~**\$4,900**,000 in tideland oil revenue to fund seven projects located both on and adjacent to the Long Beach tidelands (as shown on Exhibit A). The projects, as proposed and described by the City, are as follows:

1. JUNIOR LIFEGUARD FACILITY

The existing junior lifeguard facility is outdated, past its useful life, and unable to accommodate the expanding Junior Lifeguard program. The project involves demolishing an existing facility and returning the area to a sandy beach. The City will replace the facility with a one-story building with a viewing deck, stingray response room, lockers, and meeting space. The new facility would be located adjacent to the existing Claremont boat launch ramp and public beach restroom facilities. To support the City's Junior Guards program and operational needs, the project includes storage, a new bike parking area, and minor hardscape to facilitate access from an adjacent pathway.

In 2013, the Commission reviewed an expenditure to fund a feasibility study and design phases for the Junior Lifeguard Facility rebuild project. In 2018, the Commission reviewed an expenditure to continue the design and permitting process. In 2020, the Commission reviewed an expenditure to construct the facility. The City has since modified the original design and obtained regulatory approvals. The City has also advertised the project for public bidding and is ready for construction.

The City is notifying Commission of an additional \$1,200,000 expenditure to fully fund the construction of this project.

PREVIOUS COMMISSION REVIEW:

- [Item 115, December 2, 2013](#) - \$500,000
- [Item 91, April 19, 2018](#) - \$500,000
- [Item 58, December 17, 2020](#) - \$300,000

PROPOSED EXPENDITURE: \$1,200,000

TOTAL ESTIMATED PROJECT COST: \$2,500,000

PRELIMINARY SCHEDULE:

- Design & Permitting: January to mid-March 2022
- Bid & Award: January to mid-March 2022
- Construction: Spring-Summer 2022
- Completion: Summer-Fall 2022

2. ALAMITOS BAY WATER QUALITY ENHANCEMENTS

In 2019, the Commission reviewed a \$200,000 expenditure for an initial feasibility study and to begin the conceptual design. In 2020, the Commission reviewed an additional \$300,000 expenditure to continue with studies and preliminary designs. The City initiated the project to evaluate and quantify the impacts of water quality in the Alamitos Bay resulting from the scheduled retirement of the AES Alamitos pumping facilities.

The City arranged for hydrodynamic modeling and an engineering feasibility study, which determined that the most effective and practical method to keep circulation is to continue pumping water. The next steps are to work with AES to determine access, continue to design the project, design modifications to the existing infrastructure, and a trash collection system.

The City is notifying the Commission of an additional \$250,000 to continue the design work.

PREVIOUS COMMISSION REVIEW:

- [Item 74, October 24, 2019](#) - \$200,000
- [Item 58, December 17, 2020](#) - \$300,000

PROPOSED EXPENDITURE: \$250,000

PRELIMINARY SCHEDULE:

- Design and Permitting: 2022
- Bid and Award: To be determined
- Construction: To be determined
- Completion: To be determined

3. CONVENTION CENTER AREA IMPROVEMENTS

The City is notifying the Commission of an additional \$250,000 expenditure to complete general maintenance and improvements consistent with the recently completed facilities condition assessment. According to the latest Facility Conditions Assessment, repairs and upgrades are required throughout the Convention Center complex, and the 64,000 square foot Pacific Ballroom/Arena facility needs new aluminum-glazed doors, toilet partitions, painting, replacing carpet tiles, and water circulation pump motors.

The City also proposes to expend \$300,000 on the planning and design of a sign program including a new Beverly O'Neill Theater sign. The City is replacing the sign to align with new wayfinding signage standards.

The total expenditures reviewed by the Commission for this project, including the \$550,000 currently requested, is \$33,435,000.

PREVIOUS COMMISSION REVIEW:

- [Item C36, October 27, 2011](#) - \$5,000,000
- [Item C50, May 24, 2012](#) - \$8,500,000
- [Item C54, December 5, 2012](#) - \$7,625,000
- [Item C115, December 2, 2013](#) - \$5,240,000
- [Item C77, April 23, 2014](#) - \$1,270,000
- [Item C89, April 20, 2017](#) - \$1,465,000
- [Item C75, August 17, 2017](#) - \$685,000
- [Item C85, February 27, 2018](#) - \$400,000
- [Item C91, April 19, 2018](#) - \$600,000
- [Item 73, August 23, 2019](#) - \$1,000,000
- [Item 51, December 6, 2019](#) - \$500,000
- [Item 57, August 20, 2020](#) - \$600,000

PROPOSED EXPENDITURE: \$550,000

TOTAL EXPENDITURES REVIEWED TO DATE: \$33,435,000

PRELIMINARY SCHEDULE:

- Design: January to mid-March 2022
- Bid and Award: Spring 2022
- Construction: Summer 2022
- Completion: Summer 2022

4. BEACH RESTROOM DOOR REPLACEMENT

This project entails replacing roughly one third of the restroom doors at various beach restroom facilities throughout the City's waterfront. The City is replacing the fiberglass doors and frames with metal doors and frames to repair damaged doors, reduce vandalism, and prevent the unlawful entry that has occurred after hours when the public restrooms are not in operation. The new doors will swing out to reduce and prevent their ability to be kicked in. The first phase is to replace 30 doors located along the beach walk and bike path at Restrooms B-3 (2010 E. Ocean Blvd), B-2 (1301 E. Ocean Blvd), and B-4 (2630 E. Ocean Blvd) (as shown on Exhibit A to this staff report).

The City estimates that the total cost to replace all the doors is \$500,000. The City requests that the Commission review a \$150,000 tideland fund expenditure for this project.

PROPOSED EXPENDITURE: \$150,000

TOTAL ESTIMATED PROJECT COST: \$500,000

PRELIMINARY SCHEDULE:

- Completion: Summer 2022 (Phase 1)
Future phases will be completed as funding becomes available

5. JUNIPERO BASKETBALL/SKATING AREA

This proposed project is to add a basketball court and a new skating area at Junipero Beach. The City recently constructed a concessions stand, playground, and basketball courts at Junipero Beach. The City states that these facilities are popular and often at capacity. This project is intended to improve on and expand the existing facilities.

The City requests that the Commission review a \$350,000 tideland fund expenditure for the planning, design, outreach and engagement efforts for this project.

PROPOSED EXPENDITURE: \$350,000

TOTAL ESTIMATED PROJECT COST: \$900,000

PRELIMINARY SCHEDULE:

- Planning: January to mid-March 2022
- Permitting and Design: Fall 2022
- Bid and Award: To be determined
- Completion: To be determined

6. IRRIGATION SYSTEM IMPROVEMENTS

This project involves landscaping improvements along the waterfront. It is intended to meet water conservation efforts and consists of replacing 60 irrigation control cabinets and installing a centralized irrigation controller. The controllers will be remote capable through Wi-Fi or cellular and allow for immediate control of the system in the event of weather changes that may prompt either reduced or increased watering. The first phase consists of replacing ten control cabinets and installing a centralized irrigation controller. The replacement equipment will be in the Queensway Bay area, including

Rainbow Harbor, Rainbow Lagoon, and by Bluff Park and the marinas. A map of the project area is in Exhibit B to this staff report.

The City requests that the Commission review \$400,000 tideland fund expenditure for the first phase of this project.

PROPOSED EXPENDITURE: \$400,000

TOTAL ESTIMATED PROJECT COST: \$1,500,000

PRELIMINARY SCHEDULE:

- Completion: Summer 2022

7. BELMONT VETERANS MEMORIAL PIER

The City is beginning a new project to re-imagine the existing Belmont Pier located off 39th Place and South Termino Avenue, south of East Ocean Boulevard. The City's goal is to activate and revitalize the waterfront while serving as a community resource for the 2028 Olympics, with viewpoints for the waterfront and sailing that will remain a popular destination long after the 2028 Olympics. The City has completed a preliminary feasibility study and public engagement process for the proposed replacement structure. The existing pier is in poor condition and requires rehabilitation or improvement.

The City is ready to initiate the conceptual design and engineering and technical studies to inform the proposed improvements and meet regulatory requirements. The feedback received through public engagement included considerations for amenities that would support public/recreational fishing, family outings/gatherings, concessions or restaurant/retail operations, tourism, viewsheds from the pier, and improved accessibility and equitable community services.

The City requests that Commission review a \$2,000,000 tideland fund expenditure to begin this project.

PROPOSED EXPENDITURE: \$2,000,000

TOTAL ESTIMATED PROJECT COST: To be determined

PRELIMINARY SCHEDULE:

- Concept Design: Fall 2022
- Permitting & Entitlements: Fall 2023
- Bid & Award: To be determined
- Construction: To be determined

STAFF ANALYSIS AND RECOMMENDATION:

The City's statutory trust grant allows various uses of the oil revenue derived from the 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.

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 Section 6(c) and (d) of Chapter 138, as amended by Chapter 941, Statutes of 1991. 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 not inconsistent 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.
2. The City's statutory trust grant requires that it maintain separate tidelands accounts identified as the Harbor Fund, Tidelands Fund, and Tidelands Oil Revenue Fund. The proposed capital improvement projects will be funded with tideland oil revenue from the Tidelands Fund.
3. The proposed action is consistent with the "Meeting Evolving Public Trust Needs" Strategic Focus Area of the Commission's 2021- 2025 Strategic Plan.

4. 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).

EXHIBITS:

- A. Location and Site Map
- B. Greater Queensway Bay Maintenance Areas

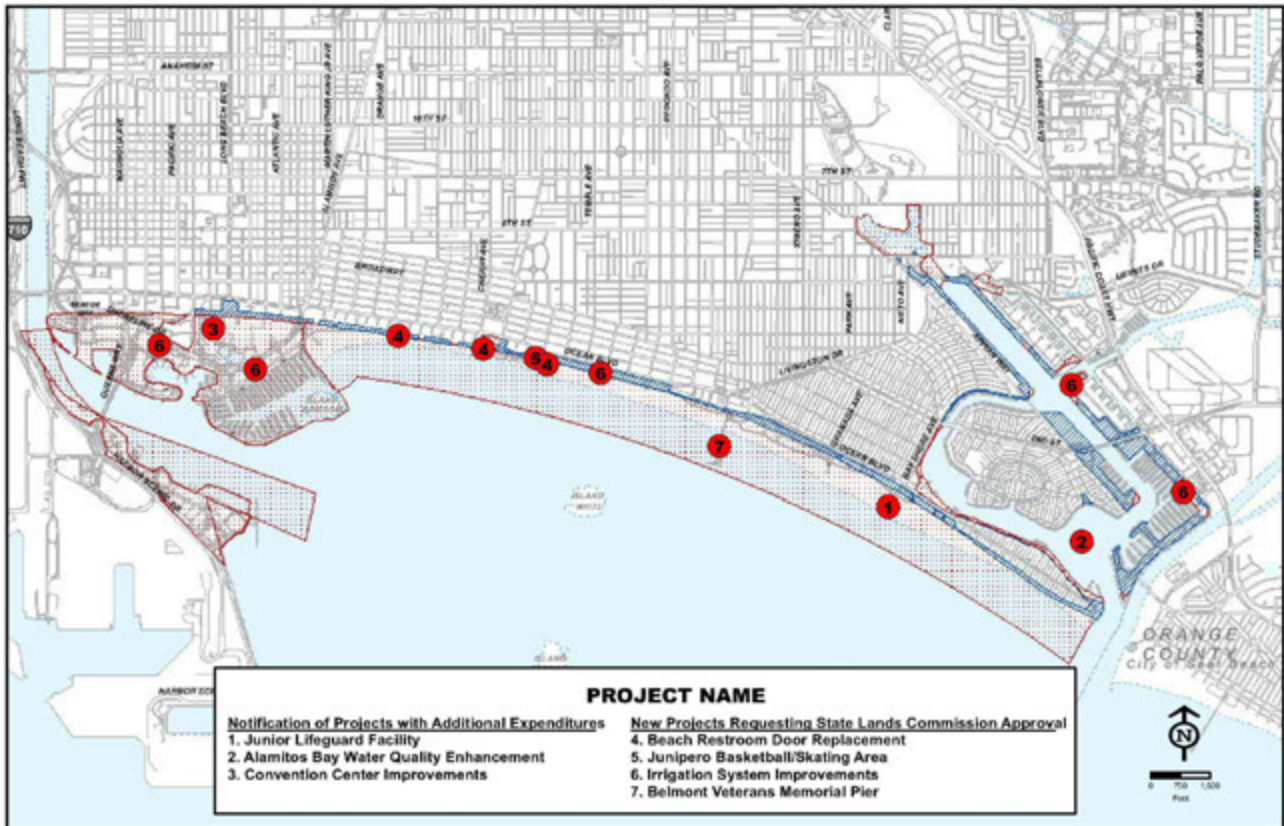
RECOMMENDED ACTION:

It is recommended that the Commission:

Find that, based on the information provided by the City, the proposed expenditures of tideland oil revenue in the amount of \$~~5,400~~^{4,900},000 for seven capital improvement projects located on and adjacent to legislatively granted sovereign land in the City of Long Beach appears consistent with the uses set forth in sections 6(c) and (d) of Chapter 138, as amended.

NO SCALE

SITE



ATTACHMENT B CITY OF LONG BEACH PROPOSED TIDELANDS CAPITAL PROJECTS

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

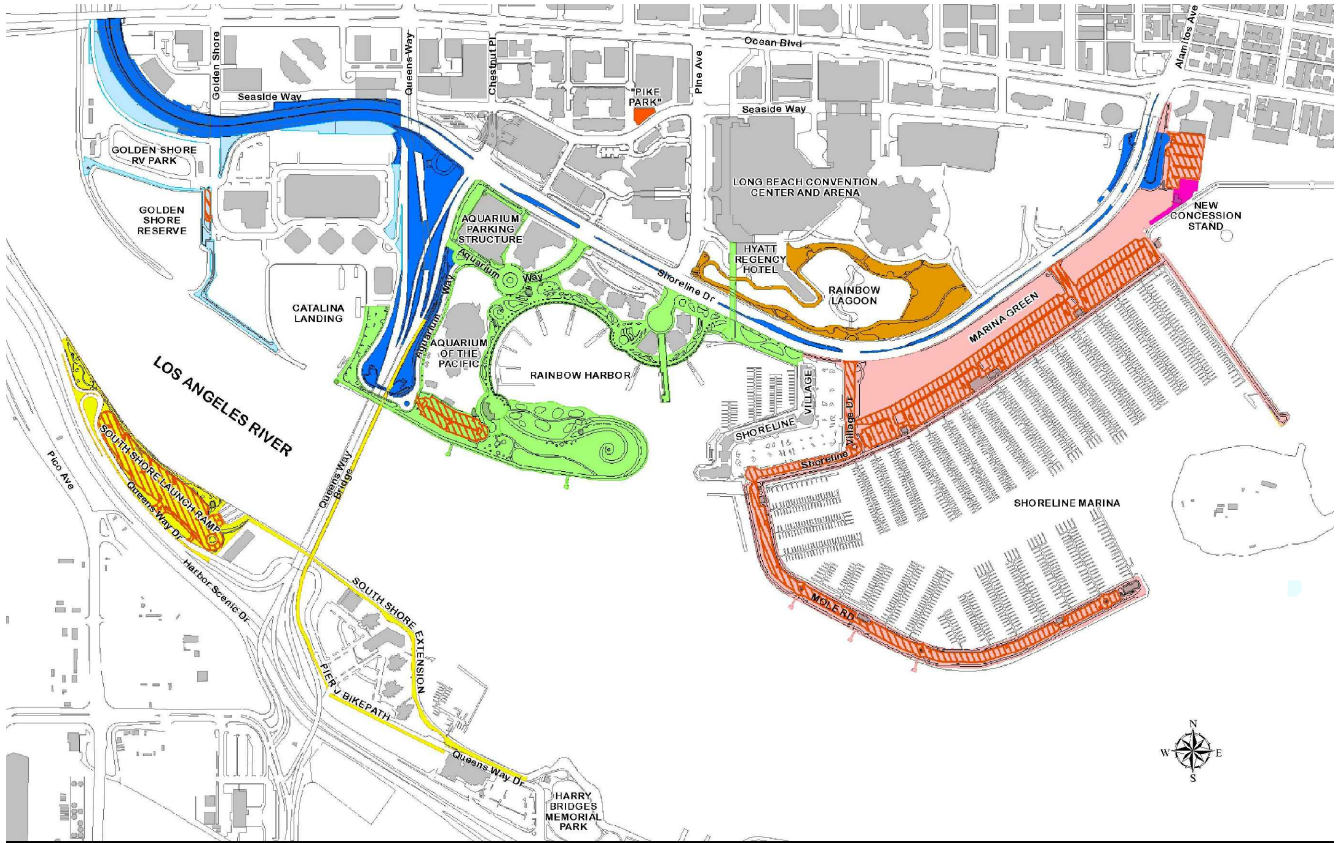
CITY OF LONG BEACH
G 05-03
EXPENDITURE OF
OIL REVENUE
LOS ANGELES COUNTY



TS 02/03/2022

NO SCALE

SITE



Greater Queensway Bay Maintenance Areas

0 250 500 750 1,000 Feet

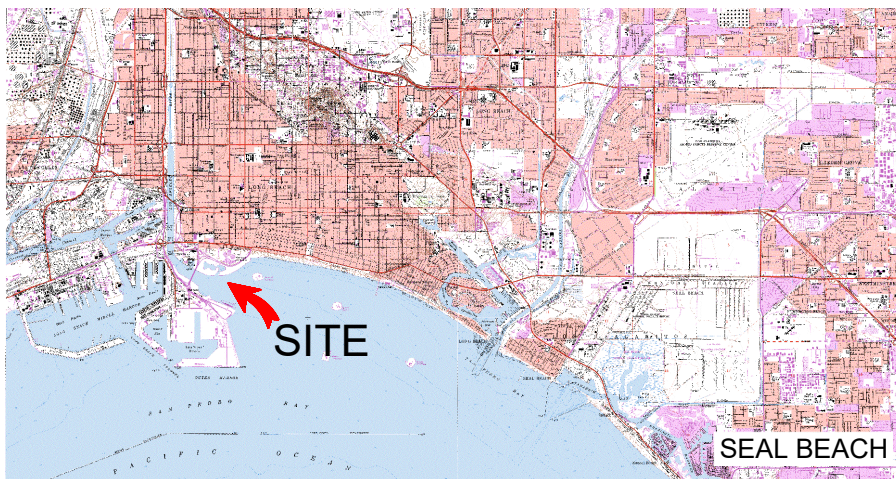
Legend

- Rainbow Harbor
- Shoreline Marina
- Rainbow Lagoon
- Golden Shore
- Pike Park
- New Concession Stand
- Street Landscape
- South Shore Launch Ramp
- Parking Lot Sweeping

LONG BEACH TIDELANDS

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

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Exhibit B

CITY OF LONG BEACH
G 05-03
EXPENDITURE OF
OIL REVENUE
LOS ANGELES COUNTY



TS 02/03/2022