

# Staff Report 66

## **GRANTEE:**

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City of Long Beach

## **PROPOSED ACTION:**

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Review a proposed tideland oil revenue expenditure in an amount not to exceed \$10,575,000 by the City of Long Beach for 18 capital improvement projects on and adjacent to legislatively granted sovereign land in the city of Long Beach, Los Angeles County.

## **AREA, LAND TYPE, AND LOCATION:**

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

## **BACKGROUND:**

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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 \$10,575,000 in tideland oil revenue to fund 18 projects located both on and adjacent to the Long Beach tidelands (as shown on Exhibit A).

## PROJECT DESCRIPTION:

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

### 1. QUEEN MARY CRITICAL DESIGN & INFRASTRUCTURE

On December 8, 2021, the Commission reviewed a \$5,000,000 expenditure to repair critical systems on the Queen Mary for the health and safety of future occupants and visitors, including mechanical, structural and safety systems. On June 23, 2022, the City notified the Commission of an additional \$1,000,000 expenditure to continue those repairs.

The City recently notified the Commission of an additional \$2,075,000 expenditure to install new boilers, heat exchangers, refrigeration repairs, elevator repairs, gangway repairs, and ballast tank inspections, guest room locks, POS system and Property Management software, and public art.

#### PROJECT BACKGROUND

To keep the public informed, the City created a [Queen Mary Updates](#) webpage, which includes the Queen Mary's economic impacts, a historical overview, information on preserving the historic integrity and structural safety of the ship, and the City's short- and long-term goals in the preservation process.

#### PREVIOUS COMMISSION REVIEW:

- [Staff Report 72, December 8, 2021](#): \$5,000,000
- [Staff Report 44, June 23, 2022](#): \$1,000,000

PROPOSED EXPENDITURE: \$2,075,000

TOTAL PROJECT COST TO-DATE: \$8,075,000

#### PRELIMINARY SCHEDULE:

- Construction: in progress
- Completion: Spring 2023

### 2. CONVENTION CENTER AREA IMPROVEMENTS

The City recently notified the Commission of an additional \$3,000,000 expenditure to repair joint expansion and waterproofing along the elevated promenade, the walkway between the Convention Center and the Terrace Theater Plaza, and the elevated pedestrian connection to Rainbow Harbor. The project also includes restoring the walking surface and may include new seating and landscaping.

The total expenditures reviewed by the Commission for this project, including the \$3,000,000 currently requested, is \$36,435,000.

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
- [Staff Report 73, August 23, 2019](#) - \$1,000,000
- [Staff Report 51, December 6, 2019](#) - \$500,000
- [Staff Report 57, August 20, 2020](#) - \$600,000
- [Staff Report 56, April 26, 2022](#) - \$550,000

PROPOSED EXPENDITURE: \$3,000,000

TOTAL PROJECT COST TO-DATE: \$36,435,000

PRELIMINARY SCHEDULE:

- Design: January 2023 – Fall 2023
- Bid and Award: To Be Determined
- Construction: To Be Determined
- Completion: To Be Determined

### **3. JUNIPERO BASKETBALL/SKATING AREA**

On April 26, 2022, the Commission reviewed a \$350,000 expenditure for the planning and design of an expanded Junipero basketball court and new roller skating and pickleball court area.

The City recently notified the Commission of an additional \$500,000 to continue the planning and design on this project.

PREVIOUS COMMISSION REVIEW:

- [Staff Report 56, April 26, 2022](#) - \$350,000

PROPOSED EXPENDITURE: \$500,000

TOTAL PROJECT COST TO-DATE: \$850,000

PRELIMINARY SCHEDULE:

- Planning: Fall 2022
- Permitting and Design: January 2023
- Bid and Award: To Be Determined
- Completion: To Be Determined

**4. DAVIES BOAT LAUNCH FACILITY RENOVATION**

On October 18, 2018, the Commission reviewed a \$4,500,000 expenditure to renovate the Davies Boat Launch facility. The renovations included replacing the boat launch ramp, replacing the dock and gangway, slope protection, replacing the public restroom, overlaying and restriping the parking area, replacing the boat wash station and waste enclosures, and installing lighting, a fish cleaning station and signage.

The City recently notified the Commission of an additional \$400,000 expenditure for continued design and engineering services, including to reconstruct the boat launch ramp, replace an existing public restroom, resurface the asphalt parking lot, upgrade lighting, and install a new electric vehicle charger.

The Division of Boating and Waterways within State Parks has contributed \$300,000 to help fund design and engineering costs for the project. The City has contributed \$4,900,000, inclusive of this new expenditure. The City recently applied for a grant from the Division of Boating and Waterways for full construction funding. The grant application is under review.

PREVIOUS COMMISSION REVIEW:

- [Item C82, October 18, 2018](#) - \$4,500,000

PROPOSED EXPENDITURE: \$400,000

TOTAL PROJECT COST TO-DATE: \$4,900,000

PRELIMINARY SCHEDULE:

- Planning: Complete
- Permitting and Design: In progress
- Bid and Award: January 2023
- Completion: Early 2024

## **5. BEACH RESTROOM DOOR REPLACEMENT**

On April 26, 2022, the Commission reviewed a \$150,000 expenditure for the first phase of this beach restroom door replacement project. The restrooms are B-3 (2010 E. Ocean Blvd), B-2 (1301 E. Ocean Blvd), and B-4 (2630 E. Ocean Blvd). Phase 1 is to replace one third (30) of the restroom facilities throughout the City's waterfront.

The new proposed \$150,000 expenditure is to replace doors at the B-4 Restroom (2630 East Ocean Blvd) and B-5 Restroom (3230 East Ocean Blvd) (as shown on Exhibit A to this staff report).

The City recently notified the Commission of an additional expenditure of \$150,000 for this project. The total cost to replace all doors is anticipated to be \$500,000.

### PREVIOUS COMMISSION REVIEW:

- [Staff Report 56, April 26, 2022](#) - \$150,000

PROPOSED EXPENDITURE: \$150,000

TOTAL PROJECT COST TO-DATE: \$300,000

### PRELIMINARY SCHEDULE:

- Planning: Not Applicable
- Permitting and Design: Not Applicable
- Bid and Award: Not Applicable
- Completion: Summer 2023 (Phase 2)
- Future phases will be completed as funding becomes available.

## **6. RESURFACING PINE AVE – SOUTH OF OCEAN BLVD**

The City requests that the Commission review a \$600,000 expenditure to repair asphalt and resurface Pine Avenue from Ocean Blvd to the waterfront. This area is a major public access corridor to the waterfront. Approximately one block is outside of, but adjacent to, the tidelands grant, with the remaining street within the grant.

PROPOSED EXPENDITURE: \$600,000

### PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: February 2023
- Completion: Spring 2023

## **7. AQUARIUM PARKING GARAGE LED UPGRADE**

This project is to upgrade over 1,200 light fixtures in the Aquarium parking garage with energy-efficient LED lighting, which consume less power than the current lighting. The City recently notified the Commission of a \$600,000 expenditure for this project.

PROPOSED EXPENDITURE: \$600,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Completion: To Be Determined

## **8. PRIDE LIFEGUARD TOWER NODE CONSTRUCTION**

According to the City, the lifeguard tower is an icon for the LGBTQ+ community, serving as a beacon and marker for inclusivity, and often used for civil ceremonies and celebrations. The City proposes to create a space to promote inclusivity and accessibility within this beach node. The City will use the funding to plan, design, and construct public access elements such as public benches/seating, accessible mats, and accessible boardwalk and culturally sensitive and inspiring artwork adjacent to the Pride Lifeguard Tower.

PROPOSED EXPENDITURE: \$600,000

PRELIMINARY SCHEDULE:

- Planning: Fall 2022
- Permitting and Design: Spring 2023
- Bid and Award: To Be Determined
- Completion: To Be Determined

## **9. BLUFF SCULPTURE ART GARDEN**

The City plans to create a sculptural art garden at the bottom of the bluffs below the Museum of Art. The funding will help support the planning, permitting and design phases. The City requests that the Commission review a \$200,000 expenditure for the planning, permitting, and design phases of this project.

PROPOSED EXPENDITURE: \$200,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: Spring 2023
- Bid and Award: To Be Determined
- Completion: To Be Determined

**10. NAPLES SEAWALL ASSESSMENT UPDATE AND PHASE 3 PLANNING/DESIGN**

The City proposes to expend \$500,000 to evaluate the Naples Seawall, develop design and engineering plans, and begin planning, design and permitting for Phase 3 of the Naples Seawall repair project.

PROJECT BACKGROUND

The existing Naples Island Seawall, built in the 1930s, were [evaluated in 2009](#) and found to be in a state of significant disrepair. The seawall is public infrastructure and the responsibility of the City of Long Beach. As required by the California Environmental Quality Act (CEQA), in 2010, the City certified a Mitigated Negative Declaration for the project. As such, the City has reserved \$9.2 million in tidelands funding for the project.

This is a six-phase process to repair the entire public seawall at Naples Island.

PREVIOUS COMMISSION REVIEW:

**Phase 1. Completed March 16, 2016.**

- [Item C50, May 24, 2012](#) – \$1,000,000
- [Item C89, June 19, 2014](#) – \$4,000,000

**Phase 2. Completed November 17, 2020.**

- [Item C91, April 19, 2018](#) – Phase 2 - \$19,000,000

PROPOSED EXPENDITURE: \$500,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: To Be Determined
- Bid and Award: To Be Determined
- Completion: To Be Determined

## **11. PENINSULA BEACH BOARDWALK REPLACEMENT PLANNING & DESIGN**

The City proposes to expend \$200,000 to replace the boardwalk and its footers in order to keep the public access walkway open for pedestrians along Peninsula Beach.

PROPOSED EXPENDITURE: \$200,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: Fall 2023
- Bid and Award: To Be Determined
- Completion: To Be Determined

## **12. MARINA VISTA PARK IMPROVEMENTS**

According to the City, improvements to Marina Vista Park, a tidelands contiguous park, are necessary to support the Colorado Lagoon Open Channel Project (expenditures that the Commission reviewed in 2013 and 2019: [Item C115, December 2, 2013](#) and [Staff Report 73, August 23, 2019](#)).

Because of the required daylighting, the City is in the process of opening the ground and removing the buried culvert and replacing the culvert with a natural open water way that allows for tidal influence into the Lagoon of the western portion of Marina Vista Park. The Park's infrastructure systems are impacted, including the park's lawn, its irrigation system, and its topography. The City proposes to regrade Marina Vista Park, accept excavated soils from the channel footprint, and grade the area to match the top banks of the channel. The City plans to plant new upland trees, landscaping, and bioswales (channels designed to concentrate and convey stormwater runoff while removing debris and pollution) to benefit the restored waterway, minimize runoff, and create a buffer with trees and upland plants to minimize human trampling over sensitive wetlands or intertidal species.

The City also proposes to install a new irrigation system, reset grades, and relocate recreational uses, such as the sports field. The removal of irrigation on the western half of the site prompted the re-establishment of a new, irrigation system for the park, resetting of grades, and resetting and relocating active recreational uses such as the sports field.

The City is requesting review of an \$800,000 expenditure to complete this project.

PROPOSED EXPENDITURE: \$800,000



PRELIMINARY SCHEDULE:

- Planning: Complete
- Permitting and Design: Complete
- Bid and Award: Complete
- Completion: Spring 2024

**13. 62ND PLACE PAVER & SEAWALL REPLACEMENT**

This project is to remove and replace damaged pavers at the northern end of 62nd Place. There is water intrusion and a void below the pavers which is undermining the walking surface. Repairs will include removal of pavers and placement of grout or concrete and possible seawall patching.

PROPOSED EXPENDITURE: \$100,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: To Be Determined

**14. TIDELANDS INCLUSIVE PLAY AREAS**

The City intends to design and develop inclusive play elements at beach playgrounds. This includes installing group swings or rockers, communication boards, and auditory or tactile equipment. These amenities are intended to make the play equipment more accessible to everyone, and particularly visitors with limited mobility, cognitive disabilities, or neurodivergent.

PROPOSED EXPENDITURE: \$250,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: Summer 2023
- Bid and Award: To Be Determined
- Completion: To Be Determined

**15. TIDELANDS PLAY AREA SHADE STRUCTURES**

The City proposes to design, permit, purchase and install shade structures at beach playgrounds to provide an enhanced user experience to visitors.

PROPOSED EXPENDITURE: \$200,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: Summer 2023
- Bid and Award: To Be Determined
- Completion: To Be Determined

**16. BEACH PARKING LOTS REPAIR & RESURFACING (CRACK & SLURRY SEAL)**

This project is to begin crack seal and slurry seal repairs at three beach parking lots to prolong their useful life. The three lots include the Junipero Beach Parking Lot, the La Verne Beach Parking Lot and the Claremont/54<sup>th</sup> Place Parking Lot.

PROPOSED EXPENDITURE: \$400,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: Spring 2023
- Bid and Award: TBD
- Completion: TBD

**17. BEACH RESTROOM IMPROVEMENTS & TECHNOLOGY**

The City proposes to plan, prioritize, and design beach restroom repairs and upgrades. Repairs and upgrades include replacing damaged tiling, interior and exterior repainting, replacement of damaged plumbing fixtures, such as sinks and toilets, updating lighting, and repairing flooring. The City will consider automation updates during the planning phase to support long-term operations. Automation updates may include auto door locking and smart systems that allow the City to monitor frequency of use and deploy maintenance resources accordingly

PROPOSED EXPENDITURE: \$300,000

PRELIMINARY SCHEDULE:

- Planning: January 2023
- Permitting and Design: TBD
- Bid and Award: TBD
- Completion: TBD

## **18. ISLAND GRISSOM LED UPGRADE - PILOT PROJECT**

The City proposes to replace decorative and operational lighting with energy efficient LED fixtures on Island Grissom, the first of four oil and gas production islands located in Long Beach Harbor.

PROPOSED EXPENDITURE: \$100,000

PRELIMINARY SCHEDULE:

- Planning/Design: January 2023
- Construction: TBD

## **STAFF ANALYSIS AND RECOMMENDATION:**

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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, reconstruction, repair, operation and maintenance of the bulkheads, piers, earthfills, streets, road- ways. 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 for the benefit and use of said tidelands or the Alamitos Beach Park Lands.*

Section 6(d) of Chapter 138, as amended, allows the expenditure of tideland revenues 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, or on or adjacent to aquatic recreational areas of the aforesaid nature.*

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:**

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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. The City notified the Commission in writing on October 17, 2022.
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 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:**

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- A. Site and Location Map
- B. Notification letter from the City

## **RECOMMENDED ACTION:**

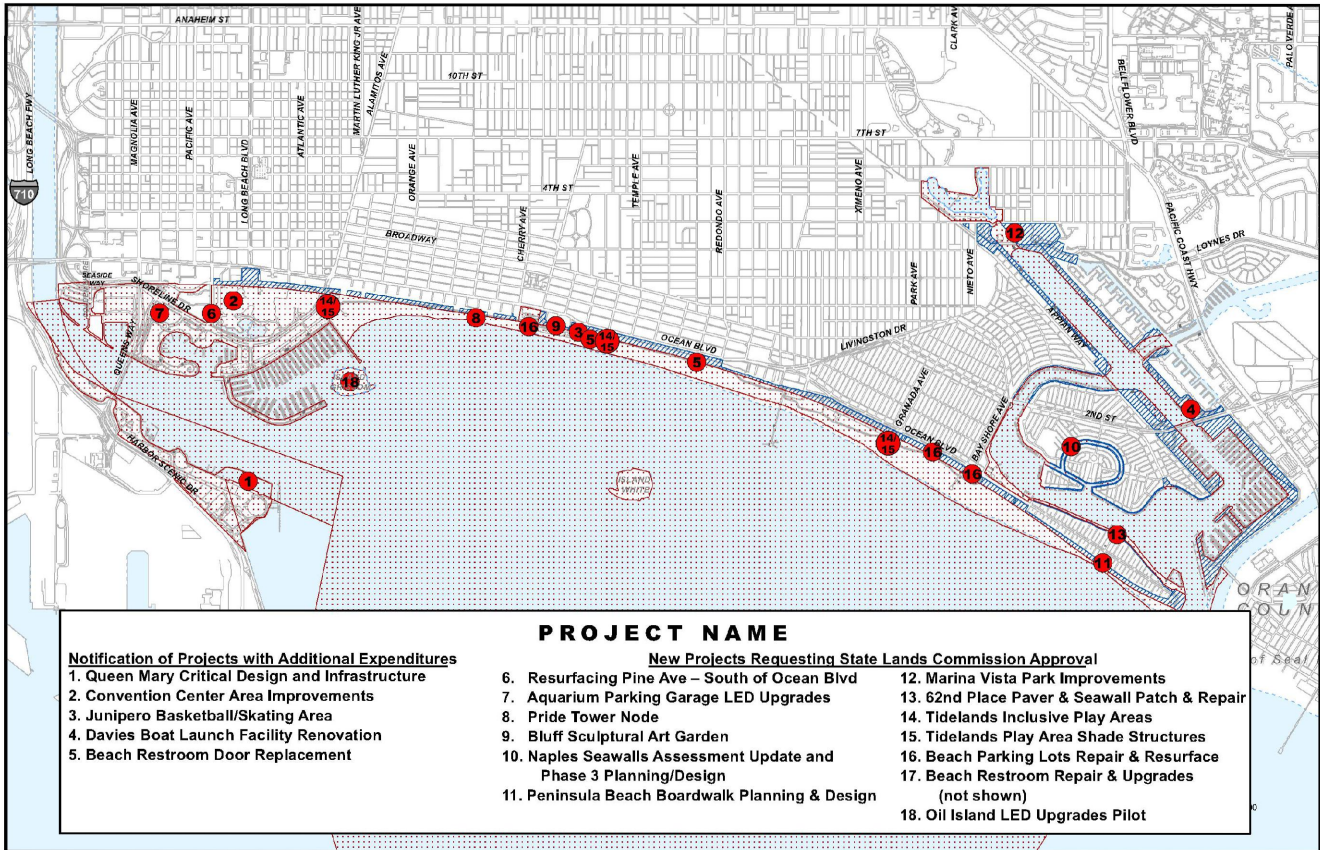
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It is recommended that the Commission:

Find that, based on the information provided by the City, the proposed expenditures of tideland oil revenue in the amount of \$10,575,000 for 18 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

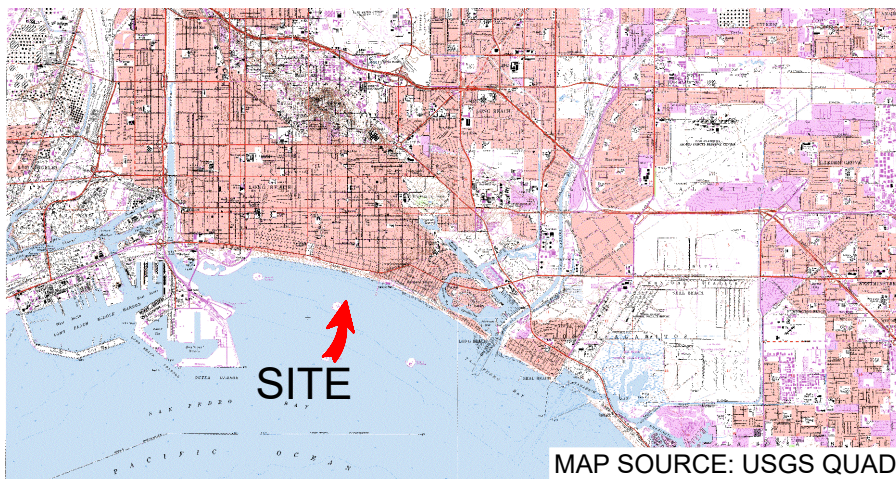
#### MAP FEATURES

- TIDELANDS
- CONTIGUOUS AREAS
- WATERWAY

## LONG BEACH TIDELANDS

NO SCALE

## LOCATION



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 10/17/2022

October 17, 2022

Jennifer Lucchesi, Executive Officer  
State Lands Commission  
100 Howe Avenue, Suite 100 South  
Sacramento, CA 95825-8202

**Subject:** Expenditure of Tideland Oil Revenue for Capital Improvement Projects in the City of Long Beach, California (File Ref: G05-03)

Dear Ms. Lucchesi:

In accordance with the provisions of Section 6(h), Chapter 138, Statutes of 1964, First Extraordinary Session ("Chapter 138"), as amended, you are hereby notified that the City of Long Beach proposes to spend from its share of tideland oil revenues the sum of \$10,575,000 for capital improvement projects, as listed and described in detail in Project Narratives (Attachment A) and shown on the Location Map (Attachment B).

Section 6(c) of Chapter 138 authorizes the expenditure of tideland oil revenues for the purpose of "construction, reconstruction, repair, operation and maintenance of the 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 for the benefit and use of those tidelands or the Alamitos Beach Park Lands."

Under Section 6 (d) of Chapter 138, it authorizes the expenditure of tideland oil revenues for the purpose of "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..."

Additional and new expenditures for the following proposed projects are authorized under Section 6(c) and 6(d):

1. Queen Mary Critical Design & Infrastructure
2. Convention Center Area Improvements
3. Junipero Basketball/Skating Area
4. Davies Boat Launch Facility Renovation
5. Beach Restroom Door Replacement
6. Resurfacing Pine Avenue (south of Ocean Boulevard)
7. Aquarium Parking Garage LED Upgrade
8. Pride Tower Node
9. Bluff Sculpture Art Garden
10. Naples Seawalls Assessment Update and Phase 3 Planning & Design
11. Peninsula Beach Boardwalk Replacement, Planning & Design



12. Marina Vista Park Improvements
13. 62<sup>nd</sup> Place Paver & Seawall Patch & Repair
14. Tidelands Inclusive Play Areas
15. Tidelands Play Area Shade Structures
16. Beach Parking Lots Repair & Resurface
17. Beach Restroom Repairs and Upgrades
18. Oil Island LED Upgrade – Pilot Project

If you have any questions or concerns, please contact Charlene Angsuco, Project Management Officer at 562-254-6747 or by email at [Charlene.Angsuco@longbeach.gov](mailto:Charlene.Angsuco@longbeach.gov).

Sincerely,



Charlene Angsuco  
Project Management Officer

Enclosure

CC: Michaela Moser, Analyst, External Affairs & Granted Lands, State Lands Commission  
Reid Boggiano, Public Land Management Specialist, External Affairs Division, State Lands Commission