

Staff Report 87

GRANTEE:

City of Long Beach

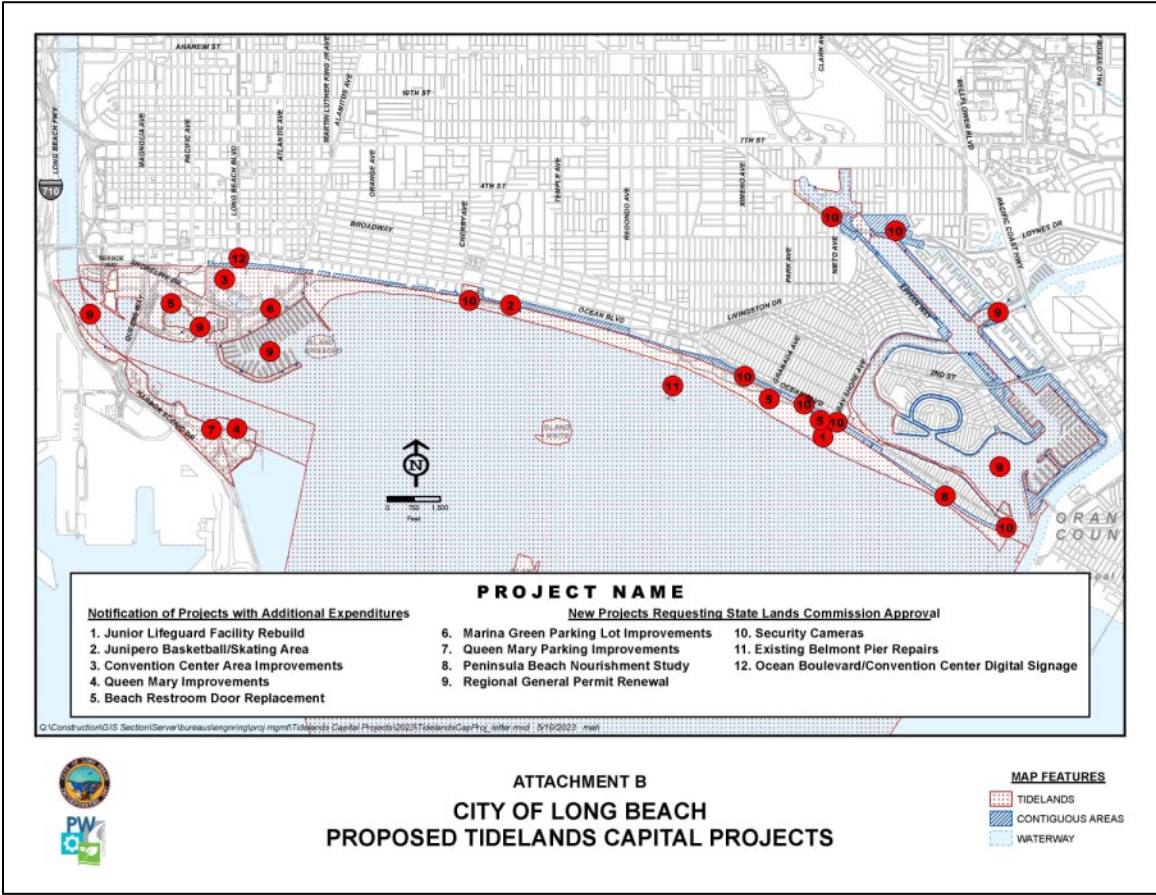
PROPOSED ACTION:

Review a proposed tideland oil revenue expenditure in an amount not to exceed \$7,975,000 by the City of Long Beach for 12 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 (as shown in Figure 1 below).

Figure 1 Proposed Tidelands Capital Projects



BACKGROUND:

The City of Long Beach (City) is a trustee of sovereign tide and submerged lands granted in trust 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 \$7,975,000 in tideland oil revenue to fund 12 projects located both on and adjacent to the Long Beach tidelands.

PROJECT DESCRIPTIONS:

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

1. JUNIOR LIFEGUARD FACILITY REBUILD

According to the City, the existing junior lifeguard facility is outdated, past its useful life, and unable to accommodate the expanding junior lifeguard program.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 lifeguard facility and returning the area to a sandy beach. The City will then 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 Claremont boat launch ramp and public beach restroom facilities. To support the City's junior lifeguard 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 design and obtained regulatory approvals, advertised the project for public bidding, and is ready for construction. In 2022, the Commission reviewed an expenditure to fund construction of the project.

According to the City, the project costs have increased because of market factors and the increasing cost of materials, equipment, and labor. The City is notifying the Commission of an additional \$425,000 to complete the 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
- [Item 56, April 26, 2022](#) - \$1,200,000

PROPOSED EXPENDITURE: \$425,000

TOTAL ESTIMATED PROJECT COST: \$2,925,000

PRELIMINARY SCHEDULE:

- Design & Permitting: Winter 2022
- Bid & Award: Fall 2022
- Construction: Winter-Summer 2023
- Completion: Summer 2023

2. JUNIPERO BASKETBALL/SKATING AREA

In April 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. In December 2022, the Commission reviewed an additional \$500,000 expenditure to continue the planning and design of this project.

The City is notifying the Commission of a proposed expenditure of \$200,000 for additional work related to the courts and for the addition of a native dune habitat to incorporate ecological benefits.

PREVIOUS COMMISSION REVIEW:

- [Staff Report 56, April 26, 2022](#) - \$350,000
- [Staff Report 66, December 9, 2022](#) - \$500,000

PROPOSED EXPENDITURE: \$200,000

TOTAL ESTIMATED PROJECT COST: \$1,050,000

PRELIMINARY SCHEDULE:

- Planning: Fall 2022
- Permitting & Design: Winter 2023
- Bid & Award: Winter 2023
- Completion: Spring 2024

3. CONVENTION CENTER AREA IMPROVEMENTS

The City is notifying the Commission of an additional \$1,000,000 expenditure for the Convention Center Area Improvement project to upgrade the Convention Center parking system to an automated parking system to improve system reliability, user experience, and reduce congestion resulting from vehicular queuing.

The total expenditure for Convention Center Area Improvements, including the \$1,000,000 currently proposed, is now \$37,435,000.

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
- [Staff Report 66, December 09, 2022](#) - \$3,000,000

PROPOSED EXPENDITURE: \$1,000,000

TOTAL PROJECT COST TO-DATE: \$37,435,000

PRELIMINARY SCHEDULE:

- Bid & Award: Summer 2023
- Installation: Summer-Fall 2023
- Completion: Fall 2023

4. QUEEN MARY CRITICAL DESIGN & INFRASTRUCTURE

In December 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. In June 2022, the City notified the Commission of an additional \$1,000,000 expenditure to continue those repairs. In December 2022, the City notified the Commission of an additional \$2,075,000 expenditure to install new boilers, heat exchangers, refrigeration repairs, elevator repairs, gangway repairs, ballast tank inspections, guest room locks, a point of sale (POS) system, property management software, and public art.

The City has notified the Commission of an additional \$2,950,000 expenditure for decking and exterior door repair and replacement, carpet replacement, and new HVAC controllers.

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
- [Staff Report 66, December 9, 2022](#) - \$2,075,000

PROPOSED EXPENDITURE: \$2,950,000

TOTAL PROJECT COST TO-DATE: \$9,075,000

PRELIMINARY SCHEDULE:

- Construction: Fall 2023
- Completion: TBD

5. BEACH RESTROOM DOOR REPLACEMENT

This project is to replace all restroom doors in facilities throughout the City's waterfront. In April 2022, the Commission reviewed a \$150,000 expenditure for the first phase, replacing 30 doors along the beach walking/bike path at Restroom B-3 (2010 E. Ocean Blvd), B-2 (1301 E. Ocean Blvd), and B-4 (2630 E. Ocean Blvd).

In December 2022, the Commission reviewed another \$150,000 expenditure for the replacement of doors at the B-4 Restroom (2630 East Ocean Boulevard) and B-5 Restroom (3230 East Ocean Boulevard).

The third and final phase is replacing the doors for restrooms B-6 (5102 E. Ocean Blvd), B-7 (5360 E. Ocean Blvd) and the Queensway Bay Public Restrooms (87 Aquarium Way). The City is requesting review of a \$250,000 expenditure to complete the project.

PREVIOUS COMMISSION REVIEW:

- [Staff Report 56, April 26, 2022](#) - \$150,000
- [Staff Report 66, December 9, 2022](#) - \$150,000

PROPOSED EXPENDITURE: \$250,000

TOTAL PROJECT COST TO-DATE: \$550,000

PRELIMINARY SCHEDULE:

- Bid and Award: Completed
- Completion: Fall 2023

6. MARINA GREEN PARKING LOT IMPROVEMENTS

According to the City, the Marina Green boatowner and public parking lot is in disrepair and beyond its useful life. The City has notified the Commission of a \$1,000,000 expenditure to begin updating the parking designs, engineering, and to proceed with regulatory permitting to improve the parking lot. The improvements are intended to reduce trip hazards and introduce swales or other stormwater management items. The improvements also include installing EV charging stalls.

PROPOSED EXPENDITURE: \$1,000,000

TOTAL ESTIMATED COST: \$2,000,000

PRELIMINARY SCHEDULE:

- Permitting and Design: Summer 2023
- Bid and Award: Fall 2023
- Construction: Winter 2024

7. QUEEN MARY PARKING LOT IMPROVEMENTS

The City proposes to spend \$600,000 to repair and upgrade the Queen Mary parking lot. Improvements include procurement of a parking access revenue control system, wayfinding improvements, and landscaping.

PROPOSED EXPENDITURE: \$600,000

PRELIMINARY SCHEDULE:

- Construction/Installation: Summer 2023

8. PENINSULA BEACH NOURISHMENT STUDY

According to the City, Peninsula Beach is experiencing ongoing erosion. The City proposes to spend \$250,000 for coastal engineering and technical support to understand the regulatory process and develop and evaluate potential strategies for short and long-term erosion management.

PROPOSED EXPENDITURE: \$250,000

TOTAL ESTIMATED COST: TBD

PRELIMINARY SCHEDULE:

- Planning: Summer 2023
- Permitting and Design: TBD
- Construction: TBD

9. REGIONAL GENERAL PERMIT RENEWAL

The City maintains a Regional General Permit, authorizing maintenance dredging within, bays, channels, and harbors (the Los Angeles River Estuary, Alamitos Bay, Shoreline Marina, Rainbow Harbor, and Los Cerritos Channel) and beach nourishment along portions of the waterfront. All dredging would be within the City's legislatively granted tide and submerged land areas.

The permits are issued by the California Coastal Commission, Regional Water Quality Control Board and U.S. Army Corps of Engineers in consultation with the resource agencies. The City notified the Commission of a \$300,00 expenditure for permitting and regulatory support including performing any biological studies, surveys, and resources that would be required by the permitting agencies.

PROPOSED EXPENDITURE: \$300,000

PRELIMINARY SCHEDULE:

- Planning and Permitting: Spring 2023 - Winter 2024

10. SECURITY CAMERAS

The City proposes to purchase and install security cameras and associated infrastructure in areas along the waterfront for public safety purposes. The City has not identified the final locations, but anticipates placing them in beach parking lots and areas where construction work is occurring. The security cameras and associated infrastructure will be installed in tidelands areas or beach parking lots, such as the Junipero Beach Lot, 54th & Claremont Beach Lot, Belmont/Granada Beach Lot, La Verne Beach Lot, Colorado Lagoon Lot, Marina Vista Park Lot and the 72nd Place Lot.

PROPOSED EXPENDITURE: \$500,000

PRELIMINARY SCHEDULE:

- Permitting and Design: Summer 2023
- Bid and Award: Summer 2023

11. BELMONT PIER REPAIRS

The Belmont Pier remains in place and operational for public and coastal access while the City undergoes planning and design efforts for a long-term pier replacement. The City intends to spend \$300,000 to repair damaged concrete, including selective patching and sealing, and, where needed, additional railing repairs to extend the pier's useful life and maintain public safety.

PROPOSED EXPENDITURE: \$300,000

TOTAL ESTIMATED COST: TBD

PRELIMINARY SCHEDULE:

- Permitting and Design: Fall 2023
- Bid and Award: TBD

12. OCEAN BOULEVARD/CONVENTION CENTER DIGITAL SIGNAGE

The City proposes to spend \$200,000 to plan, design, and permit new digital wayfinding signage and message boards on Ocean Boulevard between Pine and Shoreline Drive in the downtown and convention center area.

PROPOSED EXPENDITURE: \$200,000

TOTAL ESTIMATED COST: TBD

PRELIMINARY SCHEDULE:

- Planning: Summer 2023
- Permitting and Design: Fall 2023
- Bid and Award: TBD

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, 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:

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 of the proposed expenditures on May 9, 2023.
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 tideland expenditure review 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).

EXHIBIT:

A. Notification letter from the City

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 \$7,975,000 for 12 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.

May 9, 2023

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 \$7,975,000 for capital improvement projects, as listed and described in detail in Project Narratives (Attachment A) and shown on 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 expenditures for the following proposed projects are authorized under Section 6(c) and 6(d):

1. Junior Lifeguard Facility Rebuild
2. Junipero Basketball/Skating Area
3. Convention Center Area Improvements
4. Queen Mary Improvements
5. Beach Restroom Door Replacement
6. Marina Green Parking Lot Improvements
7. Queen Mary Parking Improvements
8. Peninsula Beach Nourishment Study
9. Regional General Permit Renewal
10. Security Cameras
11. Existing Belmont Pier Repairs
12. Ocean Boulevard/Convention Center Digital Signage

State Lands Commission

May 9, 2023

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If you have any questions or concerns, please contact Charlene Angsuko, Project Management Officer via phone at 562-254-6747 or by email at Charlene.Angsuko@longbeach.gov.

Sincerely,

Charlene Angsuko

Charlene Angsuko

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