

# Staff Report 67

## **GRANTEE:**

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City of Long Beach

## **PROPOSED ACTION:**

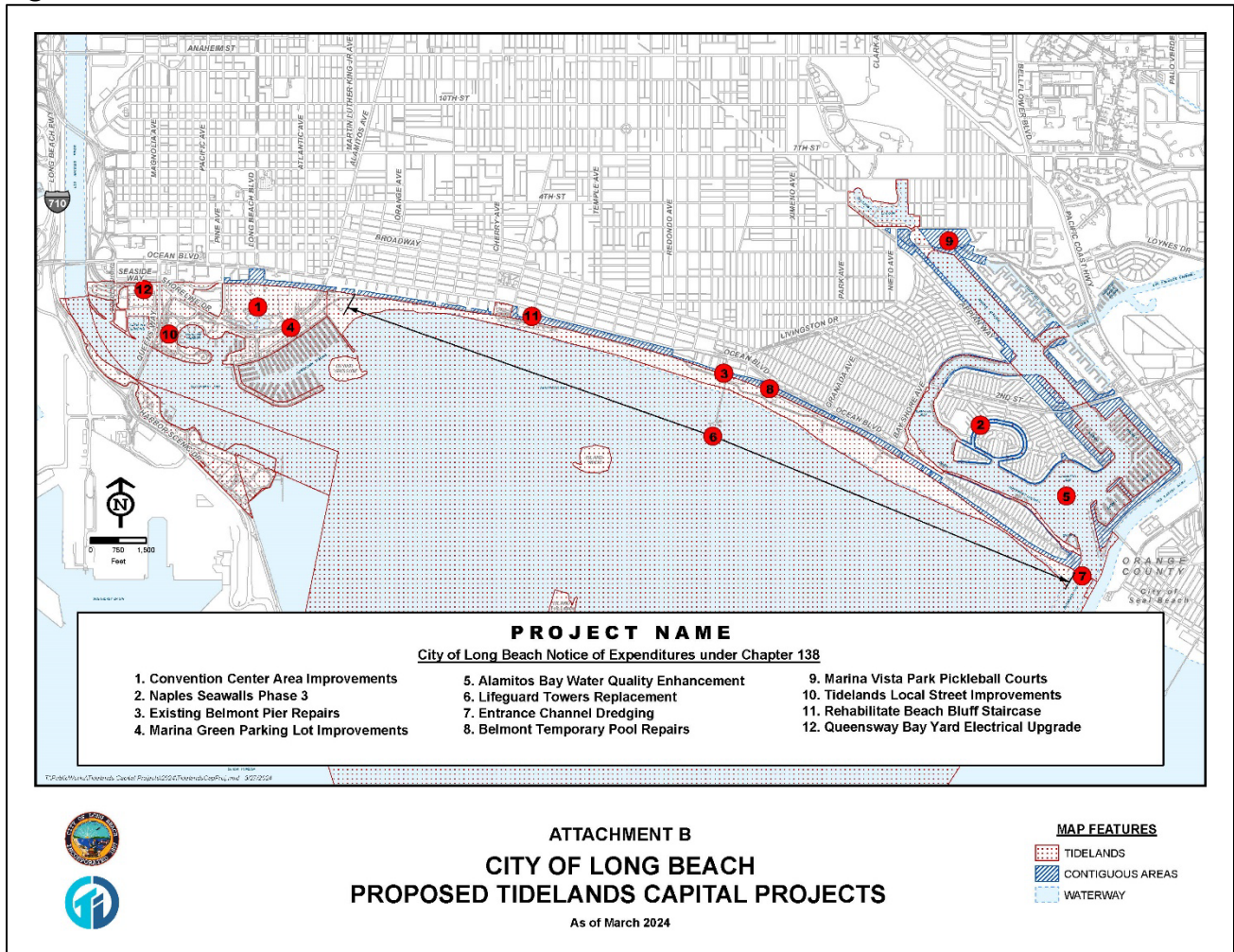
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Review a proposed tideland oil revenue expenditure in an amount not to exceed \$8,950,000 by the City of Long Beach for 12 capital improvement projects on and adjacent to legislatively granted sovereign land in the city of Long Beach, Los Angeles County.

## **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. Location**



**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 \$8,950,000 in tideland oil revenue to fund 12 projects located both on and adjacent to the Long Beach tidelands.

## PROJECT DESCRIPTIONS

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

### 1. CONVENTION CENTER AREA IMPROVEMENTS

The City proposes to expend an additional \$1,000,000 for the Convention Center Area Improvement project to address facility repairs identified in the City's Facilities Conditions Assessment. Repairs include energy efficiency and lifecycle replacement needs, ADA parking lot restriping, procurement and installation of a new ADA lift, elevator and escalator upgrades and modernizations (Arena elevator), information technology upgrades, wireless controllers, switches, and technology access points upgrades.

**PROPOSED EXPENDITURE:** \$1,000,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c)<sup>1</sup>.

**PREVIOUS COMMISSION REVIEW:**

- [Item 36, October 27, 2011](#) - \$5,000,000
- [Item 50, May 24, 2012](#) - \$8,500,000
- [Item 54, December 5, 2012](#) - \$7,625,000
- [Item 115, December 2, 2013](#) - \$5,240,000
- [Item 77, April 23, 2014](#) - \$1,270,000

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<sup>1</sup> Section 6(c) The 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 said tidelands or the Alamitos Beach Park Lands.

- [Item 89, April 20, 2017](#) - \$1,465,000
- [Item 75, August 17, 2017](#) - \$685,000
- [Item 85, February 27, 2018](#) - \$400,000
- [Item 91, 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
- [Item 56, April 26, 2022](#) - \$550,000
- [Item 66, December 09, 2022](#) - \$3,000,000
- [Item 87, June 5, 2023](#) - \$1,000,000

**TOTAL ESTIMATED PROJECT COST TO-DATE:** \$38,435,000

**PRELIMINARY SCHEDULE:**

- Bid and Award: Summer-Fall 2024
- Installation: Fall 2024-Winter 2025
- Completion: Winter 2025

## **2. NAPLES SEAWALLS PHASE 3**

The City proposes to expend an additional ~~\$1,000,000~~ [\\$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 Naples Island Seawall, built in the 1930s, was [evaluated in 2009](#) and found to be in significant disrepair. The seawall is public infrastructure and the responsibility of the City of Long Beach. As required by the California Environmental Quality Act , in 2010, the City certified a Mitigated Negative Declaration for the project. 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.

**PROPOSED EXPENDITURE:** \$500,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(d)<sup>2</sup>.

**PREVIOUS COMMISSION REVIEW:**

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

- [Item 50, May 24, 2012](#) – \$1,000,000
- [Item 89, June 19, 2014](#) – \$4,000,000

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

- [Item 91, April 19, 2018](#) – \$19,000,000

**Phase 3.**

- [Item 66, December 9, 2022](#) – \$500,000

**TOTAL ESTIMATED PROJECT COST TO-DATE:** \$25,000,000

**PRELIMINARY SCHEDULE:**

- Planning: Winter 2023-Spring 2025
- Permitting and Design: Spring-Summer 2025
- Bid and Award: To be determined.
- Completion: To be determined.

### **3. BELMONT PIER REPAIRS**

In June 2023 the City expended \$300,000 of tidelands funds to begin the design and development of engineering plans for the pier, which includes the repair of damaged concrete, including selective patching and sealing, and, where needed, additional railing repairs to extend the pier's useful life and maintain public safety. The City intends to spend an additional \$1,000,000 to hire a structural and civil engineering firm to develop an improvement and repair plan to extend the life of the pier. The Belmont Pier remains in place and operational

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<sup>2</sup> Section 6(d) 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.

for public and coastal access while the City undergoes planning and design efforts for a long-term pier replacement.

**PROPOSED EXPENDITURE:** \$1,000,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

**PREVIOUS COMMISSION REVIEW:**

- [Item 87, June 5, 2023](#) – \$300,000

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Planning: Fall 2024
- Permitting and Design: Fall 2024-Summer 2025
- Bid and Award: To be determined.
- Construction: To be determined.

#### **4. MARINA GREEN PARKING LOT IMPROVEMENTS**

In June 2023, with the parking lot in disrepair and beyond its useful life, the City expended \$1,000,000 to begin updating parking designs, engineering, and to proceed with regulatory permitting to improve the parking lot. The City intends to spend an additional \$500,000 to continue the work, which includes reducing trip hazards and introducing swales or other stormwater management items. The improvements also include installing EV charging stalls.

**PROPOSED EXPENDITURE:** \$500,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

**PREVIOUS COMMISSION REVIEW:**

- [Item 87, June 5, 2023](#) – \$1,000,000

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

**PRELIMINARY SCHEDULE:**

- Permitting and Design: Summer 2023-Summer 2024
- Bid and Award: Summer 2024
- Construction: Fall 2024-Summer 2025

## 5. ALAMITOS BAY WATER QUALITY ENHANCEMENT

Since 2019, the Commission has reviewed \$900,000 in tideland oil expenditures to evaluate and quantify the impacts of water quality in the Alamitos Bay resulting from the retirement of the AES Alamitos pumping facilities.

Hydrodynamic modeling performed in the engineering feasibility study determined the most effective and practical method to maintain circulation requires continued pumping at the AES site.

The City is notifying the Commission of an additional \$500,000 expenditure of tideland oil revenue to further the design, engineering, and environmental permitting of the project. The next steps include collaboration with AES and environmental document scoping and preparation.

**PROPOSED EXPENDITURE:** \$500,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(d).

**PREVIOUS COMMISSION REVIEW:**

- [Item 74, October 24, 2019](#) – \$200,000
- [Item 58, December 17, 2020](#) – \$300,000
- [Item 56, April 26, 2022](#) – \$250,000
- [Item 44, June 23, 2022](#) – \$150,000

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Preliminary Engineering Design: Completed August 2023
- Final Design and Permitting: 2023-2026
- Bid and Award: To be determined.
- Construction: To be determined.
- Completion: To be determined.

## 6. BEACH LIFEGUARD TOWERS REPLACEMENT

In April 2018, City expended \$150,000 in proposed expenditures related to replacement of the lifeguard towers. The proposed project seeks to replace 20 lifeguard towers along Alamitos Beach and Peninsula Beach. The towers are at

the end of their useful life. The City is notifying the Commission of an additional \$2,000,000 expenditure to procure new lifeguard towers, coordinate regulatory and environmental approvals, and install the structures.

**PROPOSED EXPENDITURE:** \$2,000,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

**PREVIOUS COMMISSION REVIEW:**

- [Item 91, April 19, 2018](#) – \$150,000

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Planning and Permitting: Summer 2024-Fall 2024
- Bid/Award: Fall 2024-Winter 2025
- Installation: To be determined.
- Completion: To be determined.

## **7. ENTRANCE CHANNEL DREDGING AND BEACH NOURISHMENT PERMITTING AND DESIGN**

The City is proposing a \$600,000 expenditure to support construction and dredging of the Alamitos Bay Entrance Channel. The Alamitos Bay Entrance Channel has not been dredged in over 15 years and requires the removal of nearly 400,000 cubic yards of accumulated sediments to restore the channel to its navigational depths.

In partnership with the City's Marine Bureau, the City is working to obtain approvals through the resource agencies, including the Southern California Dredge Material and Management Team to obtain disposal authorization to beneficially reuse dredge spoils to nourish the adjacent Peninsula Beach in lieu of using an EPA offshore disposal site. Improvements to the beach will allow visitors and residents access to enjoy the beach and provide improved navigational conditions for recreational boaters, marine safety, and those using the waterways.

The City plans to begin engineering design and regulatory permitting in the Summer and Fall of 2024.

**PROPOSED EXPENDITURE:** \$600,000



**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(d).

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Design and Permitting: Fall 2024
- Construction: To be determined.
- Complete: To be determined.

## **8. BELMONT TEMPORARY POOL REPAIRS**

A temporary pool was constructed to fill a gap in the aquatic programming needs in the City until a permanent pool can be constructed and built. The temporary pool has operated for several years and requires maintenance and repair. The City is proposing a \$1,000,000 expenditure to repair and extend the life of the Belmont temporary pool. The estimates for systems repair are \$2,500,000, though actual costs may fluctuate based on bidding.

**PROPOSED EXPENDITURE:** \$1,000,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

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

**PRELIMINARY SCHEDULE:**

- Construction: Fall 2024 or Winter 2025
- Complete: To be determined.

## **9. MARINA VISTA PARK PICKLEBALL COURTS**

Marina Vista Park, presently undergoing construction as part of the Colorado Lagoon Open Channel Project, features two established tennis courts constructed in 1998. Pickleball is currently played on the tennis courts. The courts are free to use, open to the public, and require no advance notice or registration. The Long Beach Parks, Recreation, and Marine Department has received significant feedback supporting the expansion of hardscape to facilitate the construction of new public courts specifically designed for pickleball use. To address this demand, the City is proposing a \$100,000 expenditure to assess the feasibility of installing new pickleball courts at Marina

Vista Park. This funding will facilitate the initiation of planning, community engagement activities, and an environmental review process.

**PROPOSED EXPENDITURE:** \$100,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Planning: To be determined.
- Permitting and Design: To be determined.
- Construction: To be determined.

## **10. TIDELANDS LOCAL STREET IMPROVEMENTS**

The City is proposing a \$1,000,000 expenditure to grind and overlay certain streets (Aquarium Way and East Olympic Plaza) in the tidelands area to address asphalt damage and cracking, water intrusion, and extend the life of some of roadways near the Aquarium of the Pacific, Shoreline Village and the tidelands area.

**PROPOSED EXPENDITURE:** \$1,000,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Planning and Permitting: To be determined.

## **11. REHABILITATE BEACH BLUFF STAIRCASES**

The City is proposing a \$600,000 expenditure to rehabilitate the beach bluff staircase near the Museum of Art, while incorporating spaces for public art elements. This will improve the condition of the staircase and promote public and pedestrian access between Ocean Boulevard, the waterfront, and new public amenities at the Junipero Beach area, including the basketball courts, a future roller-skating area, and the public concessions stand.

**PROPOSED EXPENDITURE:** \$600,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Planning: Winter 2025
- Design and Permitting: Spring 2025
- Construction: To be determined.

## **12. QUEENSWAY BAY YARD ELECTRICAL UPGRADE**

The City is proposing a \$150,000 expenditure to upgrade the electrical service and panel at the Queensway Bay Maintenance Operations Yard, which serves as an as-needed emergency operations and command center for the City's granted lands. Upgrades will provide greater equipment and technology capacity for first responders in an emergency situation.

**PROPOSED EXPENDITURE:** \$150,000

**APPLICABLE GRANTING SECTION:** Chapter 138, section 6(c).

**TOTAL ESTIMATED PROJECT COST:** To be determined.

**PRELIMINARY SCHEDULE:**

- Bid and Award: To be determined.
- Construction: To be determined.

## **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 of the proposed expenditures on April 8, 2024.
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 15378, subdivision (b)(5).

**EXHIBIT:**

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A. 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 \$8,950,000 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.

April 8, 2024

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 \$8,950,000 for capital improvement projects, as listed and described 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...”

Notice of new expenditures and notice of additional expenditures for the proposed projects are authorized under Section 6(c) and 6(d):

1. Convention Center Area Improvements
2. Naples Seawalls Phase 3
3. Existing Belmont Pier Repairs
4. Marina Green Parking Lot Improvements
5. Alamitos Bay Water Quality Enhancement
6. Lifeguard Towers Replacement
7. Entrance Channel Dredging and Beach Nourishment Permitting
8. Belmont Temporary Pool Repairs
9. Marina Vista Park Pickleball Courts
10. Tidelands Local Street Improvements
11. Rehabilitation Beach Bluff Staircases

State Lands Commission

April 8, 2024

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12. Queensway Bay Yard Electrical Upgrade

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

Sincerely,

A handwritten signature in black ink, appearing to read "Charlene Angsuco".

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