

MINUTE ITEM

This Calendar Item No. 24 was approved as Minute Item No. 24 by the State Lands Commission by a vote of 3 to 0 at its 2/28/85 meeting.

CALENDAR ITEM

A 51
S 29

24

02/28/85
G 05-07
J. Ludlow

APPROVAL OF AN ADDITIONAL 18-MONTH EXTENSION TO THE CITY OF REDONDO BEACH FOR THE TRANSFER OF PRIVATELY-OWNED LANDS TO THE TRUST AS PART OF ITS HARBOR CENTER REDEVELOPMENT PROJECT

BACKGROUND:

Under Chapter 57, Statutes of 1915, as amended by Chapter 1555 of the Statutes of 1971, the Legislature granted certain tide and submerged lands to the City of Redondo Beach. The lands were granted for such purposes as a harbor and related activities, marine-oriented commercial and industrial uses, public recreation, and many other specific uses.

Among other things, the grant requires that the State Lands Commission approve any capital expenditure by the City which exceeds \$250,000.

The City applied to the Commission to utilize approximately \$3.5 million of tidelands trust revenues to finance the public portion of the Harbor Center Redevelopment Project. Specifically, the trust revenues would be used to acquire privately-owned lands outside of, but in close proximity to, the existing granted lands area. The funds would also be used to pay relocation benefits and other associated legal, consulting and miscellaneous costs.

On February 24, 1983 (Minute Item 17), the State Lands Commission approved the City's proposal to expend tideland trust funds for the acquisition. Condition No. 8 of the Approval required the City to file and record a City Council approved Resolution or other document

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761

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within 180 days of the Commission action, agreeing in full with the terms and conditions of the Approval and declaring the lands to be acquired with trust revenues to be of the legal character of Tidelands, and a part of the grant and, therefore, subject to the common law public trust and Statutes of 1915, as amended; provided that, if a conveyance of such lands is not made within the prescribed time, the Approval would be void.

By letter dated July 29, 1983, the City notified the State Lands Commission staff of a delay in their acquisition process, and requested an 18-month extension of time which was granted and approved by the Commission on September 28, 1983 (Minute Item 4).

CURRENT STATUS:

By letter dated November 9, 1984 the City notified the State Lands Commission staff of a further delay in their acquisition process.

The letter stated that the City's Redevelopment Agency began its land acquisition in September 1984 and has filed condemnation actions against all of the owners of record in the project area.

Although the Redevelopment Agency anticipates having legal possession of the properties by February 1985, it also anticipates a potential lawsuit to be filed on behalf of the property owners to establish just compensation. If the property owners demand a jury trial, the City cannot predict when fee title will pass to the City.

AB 884:

N/A.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because

(REVISED 02/25/85)

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the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

- EXHIBITS:
- A. Site Map.
 - B. Parcel Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
2. APPROVE THE CITY OF REDONDO BEACH'S REQUEST FOR AN ADDITIONAL 18-MONTH EXTENSION FROM FEBRUARY 27, 1985, TO FILE AND RECORD A CITY COUNCIL-APPROVED RESOLUTION OR OTHER DOCUMENT AGREEING IN FULL WITH THE TERMS AND CONDITIONS OF THE AFOREMENTIONED APPROVAL AND DECLARING THE LAND TO BE ACQUIRED WITH TRUST REVENUES TO BE OF THE LEGAL CHARACTER OF TIDELANDS; TO BE PART OF THE GRANT AND, THEREFORE, SUBJECT TO THE COMMON LAW PUBLIC TRUST AS WELL AS ALL THE TERMS AND CONDITIONS OF CHAPTER 57, STATUTES OF 1915, AS AMENDED; PROVIDED THAT, IF A CONVEYANCE OF SUCH LANDS IS NOT MADE WITHIN THE PRESCRIBED TIME, THIS APPROVAL SHALL BE VOID.

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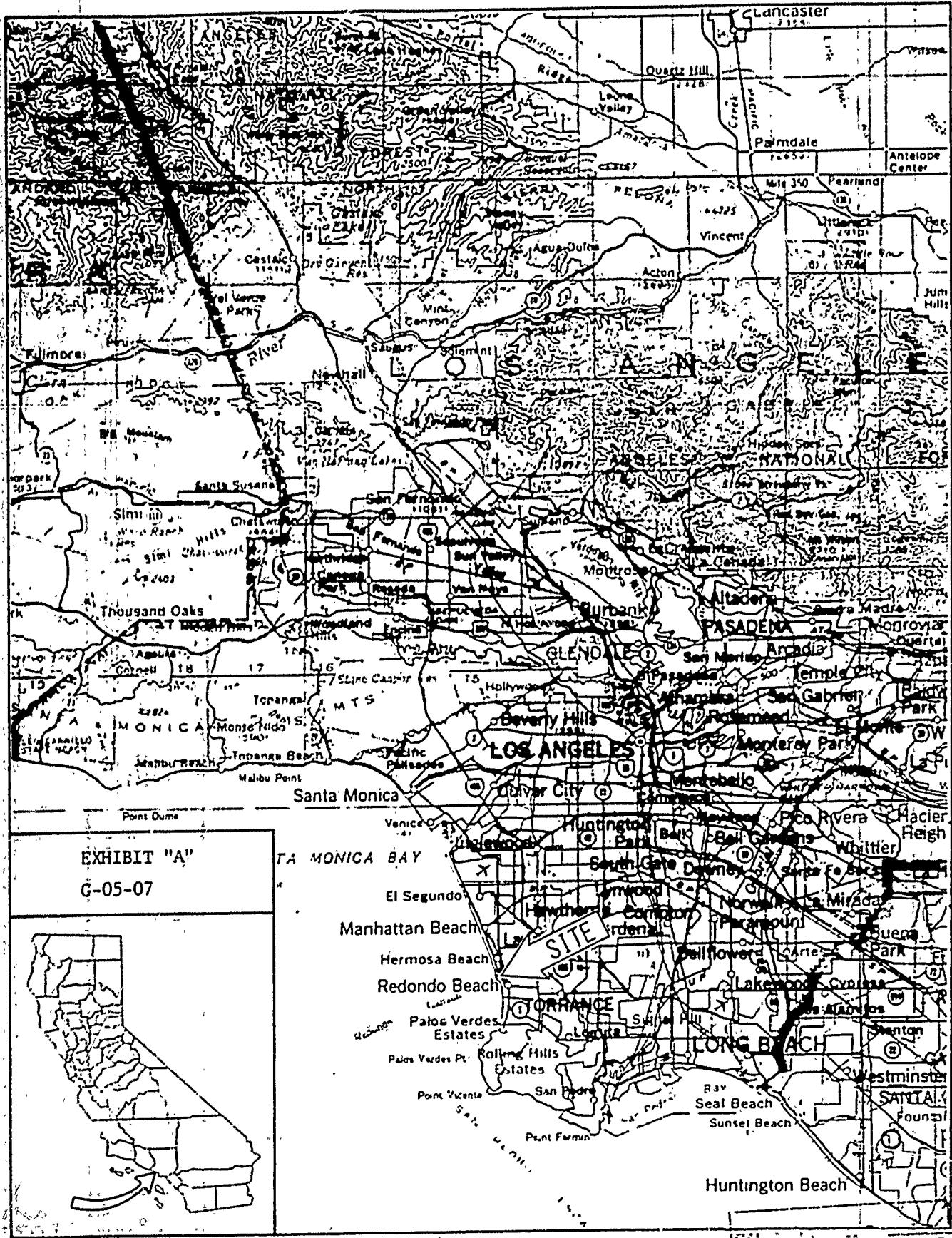
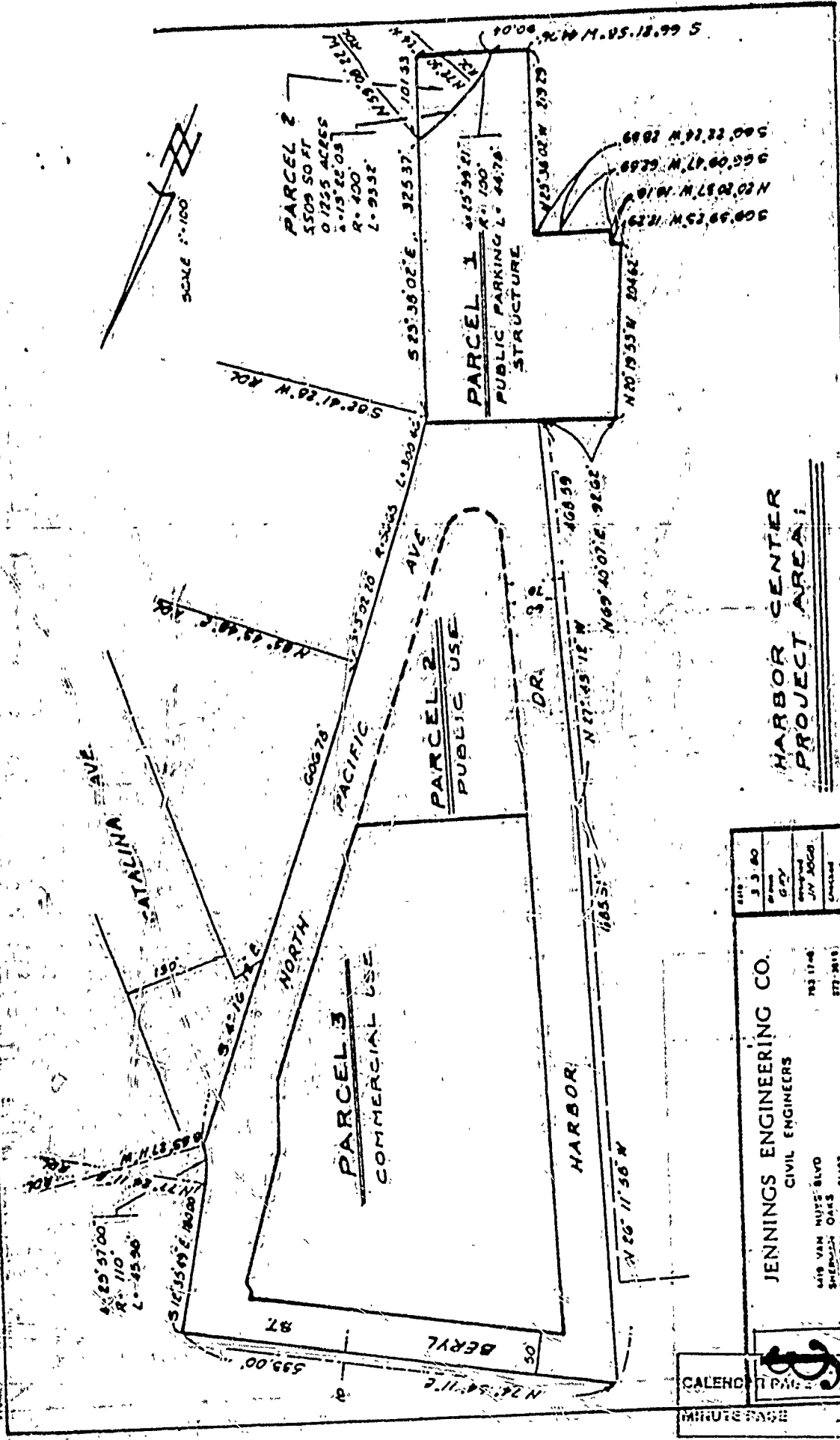
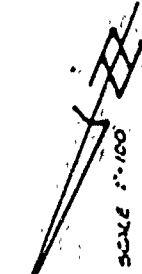


EXHIBIT "A"
G-05-07



SANTA MONICA BAY
 El Segundo
 Manhattan Beach
 Hermosa Beach
 Redondo Beach
 Palos Verdes Estates
 Palos Verdes Pt.
 Point Vicente
 Point Fermin
 Santa Monica
 Venice
 Hollywood
 Beverly Hills
 Los Angeles
 Burbank
 Glendale
 Pasadena
 San Gabriel
 Monterey Park
 Montebello
 Huntington Beach
 Seal Beach
 Sunset Beach
 Long Beach
 Westminster
 Santa Ana
 Orange
 Fullerton
 Anaheim
 San Juan Capistrano
 San Clemente
 Newport Beach
 Laguna Beach
 Tustin
 Santa Fe Springs
 Buena Park
 Brea
 Westminster
 Santa Ana
 Fountain Valley
 Huntington Beach



PARCEL 2
 5509 50 FT
 0.1255 ACRES
 2-15-22-03
 R-400
 L-9532

PARCEL 1
 PUBLIC PARKING
 STRUCTURE

PARCEL 2
 PUBLIC USE

PARCEL 3
 COMMERCIAL USE

HARBOR CENTER
 PROJECT AREA

DATE	3.3.60
DRAWN BY	W.C.V.
CHECKED BY	W.C.V.
DATE	JUN 20 1960
BY	W.C.V.

JENNINGS ENGINEERING CO.
 CIVIL ENGINEERS
 418 VAN NUYS BLVD
 BREWSTER OAKS 91493
 CALIFORNIA



G-05-07

EXHIBIT "B"

CALENDAR PAGE
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 765