

MINUTE ITEM

This Calendar Item No. 26
was approved as Minute Item
No. 26 by the State Lands
Commission by a vote of 3
to 0 at its 4/24/86
meeting.

CALENDAR ITEM

A 51
S 29

26

04/24/86
G 05-07
Horn

CONSIDERATION OF EXPENDITURE OF TIDELANDS
REVENUES FOR KING HARBOR BEAUTIFICATION PLAN
LOS ANGELES COUNTY

BACKGROUND:

In 1983 the City of Redondo Beach hired a contractor to prepare a master plan for the upgrading of the Harbor/Pier area. Certain elements of the plan are now slated for immediate implementation. These elements include landscaping of public areas, signing (access and facility) and street furniture.

The beautification improvements and signing will be on lands in or immediately adjacent to King Harbor although not all of the improvements will be on the granted tidelands. The City has submitted justification for the expenditure of trust revenues for 50 percent of the cost of the project on the basis of its proximity and direct beneficial effect on the tidelands. According to the City, the beautification program is designed to give the King Harbor area a "face-lift" in order to create a positive first impression to visitors. The signing project, while not on tidelands, is intended to direct motorists to the area to enjoy the commercial and recreational opportunities provided at the harbor. Currently, the tidelands are somewhat hidden from visitors. The street furniture element is designed to encourage visitors to walk throughout the area, not just along Harbor Drive or the piers.

The City's Beautification Plan is intended to assure the continued success of King Harbor. An estimated 8,000,000 visitors use the area annually. The beautification plan will alert many of these visitors to the existence of other facilities in the more remote areas of the harbor, especially, the tidelands.

(ADDED 04/23/86)

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CALENDAR ITEM NO. 26 (CONT'D)

CURRENT SITUATION:

Because the appearance of the uplands and the directions given on signs located on the uplands is extremely important to the continued success of the tidelands facilities, the City, with staff's concurrence, believes the requested 50/50 cost sharing is consistent with the City's tidelands trust grant. The total estimated cost for the current beautification program is \$750,000, of which one-half will be paid from tidelands revenues.

All improvements constructed with tidelands revenues will become assets of the trust. The City does not presently plan to acquire any real property outside the grant with monies set aside for the beautification program.

On the advice of the Attorney General, the Commission has approved similar expenditures of tidelands revenues for activities on or adjacent to granted tidelands. Item #29 at the Commission's January 27, 1983 was for approval of a bicycle path and parking on and adjacent to the City at Long Beach Tidelands. Item #20 at the Commission's February 24, 1983 meeting was for the construction of a maintenance yard partly on tidelands in the City of Long Beach.

Because of the proximity to the City's tidelands and the positive beneficial effect the beautification program is expected to have on the granted tidelands, staff believes the expenditure is consistent with the City's trust grant.

The City may elect to finance the program out of cash flow. However, it is more likely that the City will finance the program with California Waterfront Area Restoration Financing Authority bonds. The bonds would be secured with City General Funds and Harbor Enterprise Funds. In any event, up to 50 percent of the project costs will be paid with tideland revenues. If bonds are used, tidelands revenues will also be used to pay interest.

CEQA:

The City of Redondo Beach has determined that the elements of the beautification plan currently proposed and before the Commission for consideration are maintenance activities (i.e. replacement of existing facilities and the construction of minor new improvements). Accordingly, the activities are categorically exempt from the requirements of CEQA.

CALENDAR ITEM NO. 26 (CONT'D)

AB 884: N/A.

EXHIBITS: A. Site Plans.
B. Location 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 AS A CATEGORICAL EXEMPT PROJECT, CLASS 2 AND 3, REPLACEMENT OF RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES AND NEW CONSTRUCTION OF SMALL STRUCTURES, 14 CAL. ADM. CODE 15302 AND 15303.
2. FIND THAT EXPENDITURE OF UP TO 50 PERCENT OF THE COST OF THOSE ELEMENTS OF THE CITY OF REDONDO BEACH'S HARBOR BEAUTIFICATION PLANS CURRENTLY BEFORE THE COMMISSION IS CONSISTENT WITH THE PROVISIONS OF THE CITY'S LEGISLATIVE GRANT, CHAPTER 57, STATUTES OF 1915; AND CHAPTER 1555, STATUTES OF 1971.
3. APPROVE THE EXPENDITURE OF TRUST REVENUES BY THE CITY OF REDONDO BEACH FOR UP TO 50 PERCENT OF THE COSTS (NOT TO EXCEED \$375,000) OF THE CITY'S BEAUTIFICATION PLAN FOR THOSE ELEMENTS REFERENCED ABOVE, WHICH IMPROVEMENTS SHALL BECOME TRUST ASSETS.
4. AUTHORIZE STAFF TO TAKE ALL STEPS NECESSARY TO GIVE EFFECT TO THESE FINDINGS AND APPROVALS.

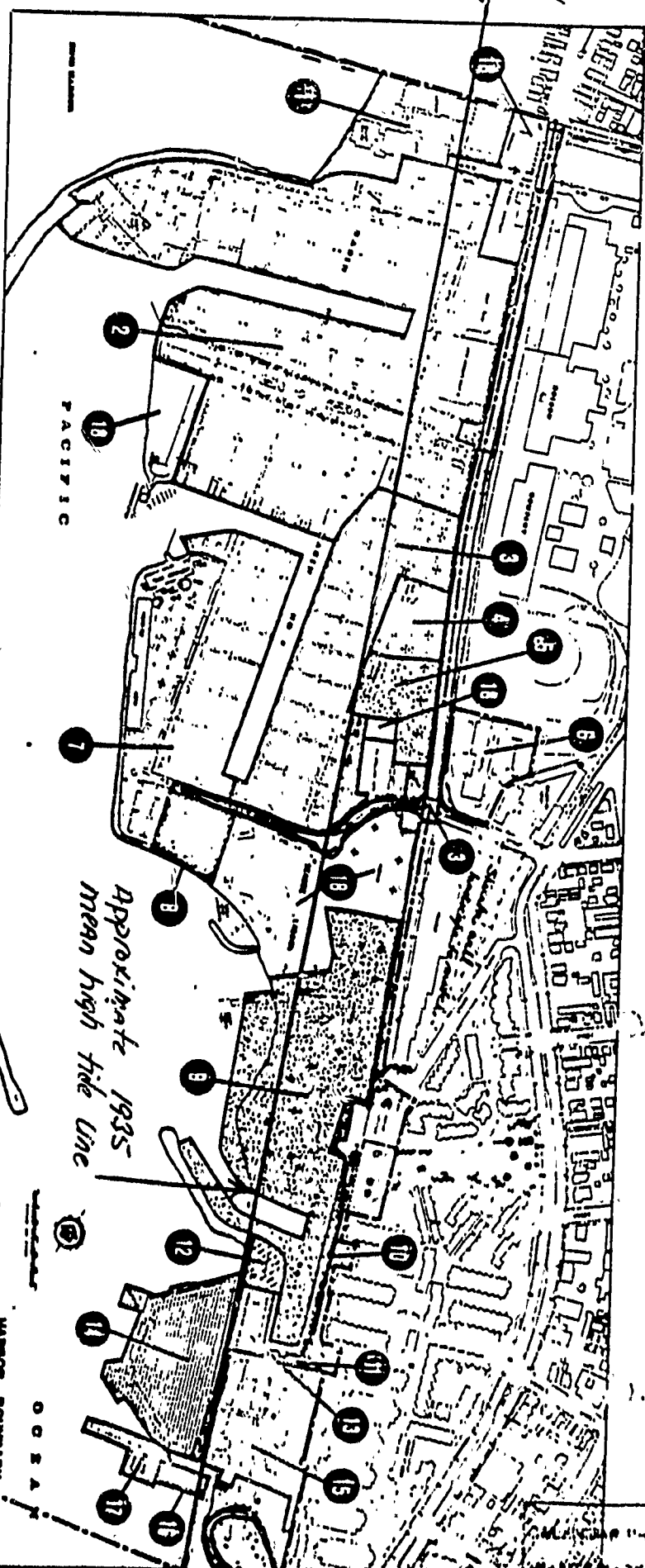
(ADDED 04/23/86)

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MASTER LEASEHOLDS

- Landscaping program
- Landscaping
- street furniture
- sewering
- numerous landscaping



Approximate 1935
Mean High Tide Line

HARBOR BOUNDARY

OCEAN

PACIFIC

- | | | |
|-----------------------|-----------------------------|------------------------------------|
| 1 HARBOR COVE LTD. | 7 PONTORNO CORP. | 13 FISHERMAN'S COVE GRASS LEVELS |
| 2 MAUNA COVE LTD. | 8 FAR WEST SERVICES INC. | 14 PER PROPERTIES LTD. |
| 3 PORT ROYAL MAUNA | 9 CHARLES & JENNIFER INC. | 15 SEAPORT VILLAGE (TOP LEVEL) |
| 4 RED OAK | 10 BAY AREA DEVELOPMENT CO. | 16 REDONDO BEACH PER CO. |
| 5 JACKSON INC. | 11 SHADON | 17 REDONDO BEACH FISHERMAN'S WHARF |
| 6 SUNRISE HARBOR LTD. | 12 SEE NYLUM KIM | 18 CITY PROPERTY |

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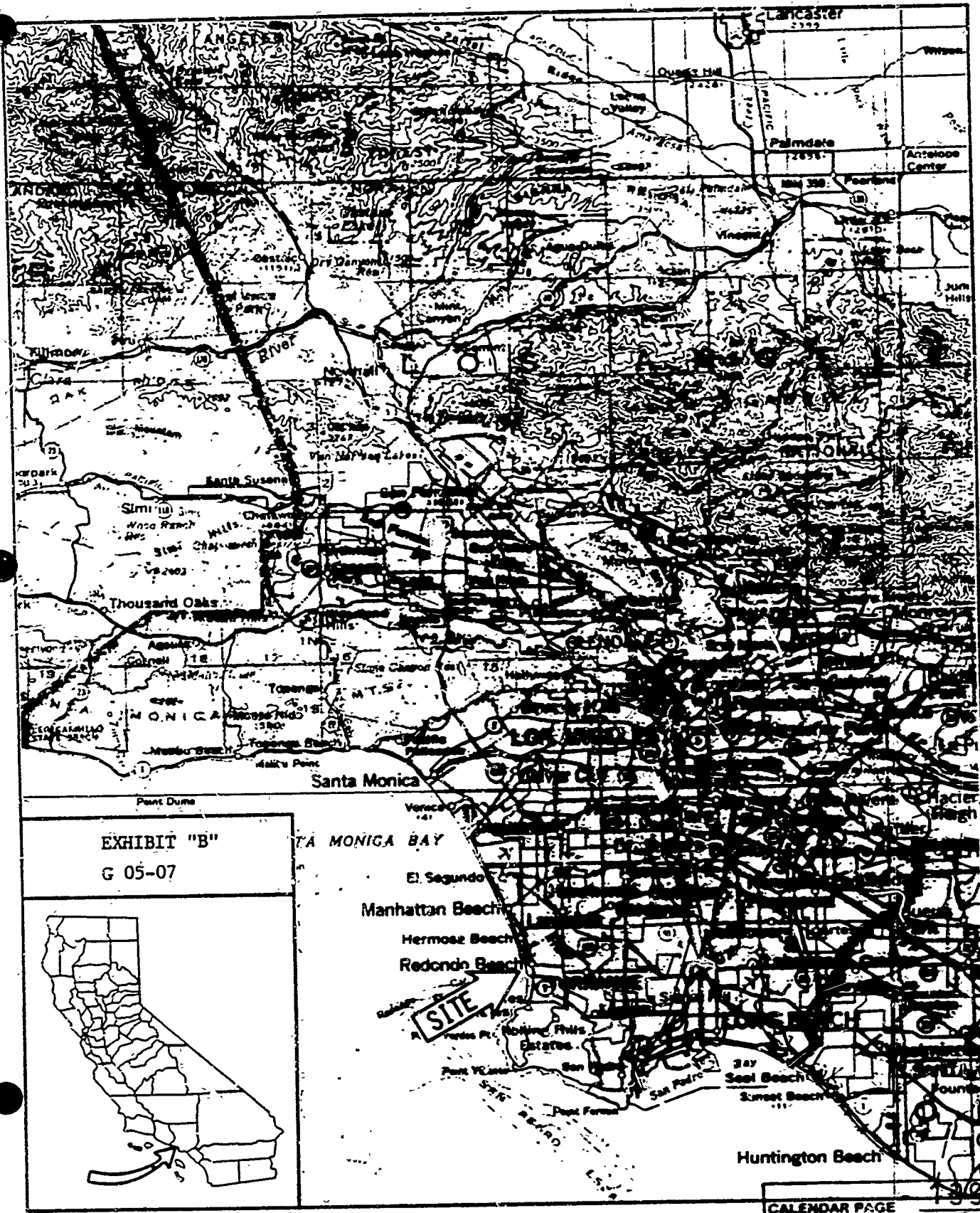


EXHIBIT "B"
G 05-07



SANTA MONICA BAY

- El Segundo
- Manhattan Beach
- Hermosa Beach
- Redondo Beach

SITE

Huntington Beach