

**CALENDAR ITEM  
C74**

A 53, 54

03/29/12

G 05-07.6

S 25, 28

M. Andersen

**CONSIDER APPROVAL OF A PROPOSED ADDITIONAL EXPENDITURE OF  
\$260,000 OF PUBLIC TIDELANDS TRUST FUNDS BY THE CITY OF REDONDO  
BEACH FOR THE HARBOR PATROL FACILITY AND DOCK PROJECT WITHIN  
LEGISLATIVELY GRANTED SOVEREIGN LAND IN THE CITY OF REDONDO  
BEACH, LOS ANGELES COUNTY**

**TRUSTEE:**

City of Redondo Beach  
415 Diamond Street  
Redondo Beach, CA 90277

The City of Redondo Beach (City) is trustee of sovereign tide and submerged lands granted to it by the Legislature pursuant to Chapter 57, Statutes of 1915 and as amended by Chapter 1555, Statutes of 1971 (statutory trust grant).

**THE PROJECT:**

On April 6, 2011, the Commission authorized the expenditure of \$1,460,000 of tidelands trust funds to the City to fund the construction of a new Harbor Patrol Facility Project (Project) that included a new two-story facility and remodeling of the existing interior of the permanent observation tower building. As proposed, the project would accommodate the operational needs of the Harbor Patrol and Los Angeles County lifeguards to safeguard the harbor and surrounding area.

The City has now requested an additional expenditure of \$260,000 of tidelands trust funds to fund unanticipated and contingency costs associated with the Project. The Project site is on land legislatively granted, in trust, to the City as shown on Exhibit A.

**BACKGROUND:**

The Harbor Patrol facility of the Fire Department currently consists of two temporary buildings and a permanent observation tower building that monitors the boating activities in King Harbor. One temporary building is a large aluminum structure that serves as a garage for the Harbor Patrol's emergency response vehicle. The second temporary building is a portable trailer that provides housing for Harbor Patrol personnel (the Harbor Patrol is a 24-hour operation).

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The proposed project involves demolishing the two existing temporary buildings and replacing them with a new two-story, permanent Harbor Patrol facility, which will also include space for the County Lifeguard Department.

The majority of the project cost, approximately \$1,720,000 (including the additional \$260,000), will be financed through the Harbor Tidelands Fund. The remainder, approximately \$700,000, will be funded by a grant from Los Angeles County, whose lifeguards will also be using the facility. The County has verbally committed to contributing to ongoing maintenance costs and the City anticipates receiving written confirmation of this commitment upon completion of the project. There is no deadline associated with the expenditure of the grant from Los Angeles County.

Pursuant to the City's statutory trust grant, the City is required to notify the Commission prior to the disbursement of trust funds for a capital improvement project over \$250,000. On April 6, 2011, the Commission authorized an expenditure of \$1,460,000 of tidelands trust funds. The City is now 50 percent through construction and new project cost estimates exceed the original projections. Estimated additional expenditures include construction costs, communication equipment, and computers and furnishings, resulting in an approximate \$177,000 shortfall. In addition, to ensure that the project is sufficiently funded, the City is also requesting contingency costs of approximately \$83,000. Any unspent funds remaining upon project completion will be returned to the tidelands trust fund.

Revenue and expenditures within the City's Harbor District are segregated and maintained in two funds: the Harbor Tidelands Fund and the Harbor Uplands Fund. This segregation is based on the boundary established in the City's statutory trust grant based on the mean high tide line of October 1935. Funds generated and expenses incurred remain with the appropriate fund based on this established boundary. Approximately \$15,136,263 is currently available in the City's Tidelands Fund.

**STAFF ANALYSIS:**

Commission staff has reviewed the information submitted by the City for the proposed expenditure pursuant to Chapter 57, Statutes of 1915, and as amended by Chapter 1555, Statutes of 1971.

Commission staff believes the proposed expenditure is for a use consistent with the Public Trust and statutory trust grant under which the lands are held. Staff recommends that the Commission approve the expenditure as described herein.

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**OTHER PERTINENT INFORMATION:**

1. Applicant is the Trustee of the legislatively granted sovereign lands, pursuant to Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971.
2. Find that the City of Redondo Beach has sufficient public trust funds for the proposed project.
3. **Remodeling Interior of Existing Observation Tower:**  
Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 14, section 15301.  
  
Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.
4. **Replacement of Deteriorating Wooden Docks:**  
Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; California Code of Regulations, Title 14, section 15302.  
  
Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.
5. **New Harbor Patrol Facility:**  
Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15061), the staff has determined that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 3, New Construction or Conversion of Small Structures; California Code of Regulations, Title 14, section 15303.  
  
Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.
6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon

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the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

California Coastal Commission and City of Redondo Beach Building Permit

**EXHIBIT:**

A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

**Remodeling Interior of Existing Observation Tower:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 14, section 15301.

**Replacement of Deteriorating Wooden Docks:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 2, Replacement or Reconstruction; California Code of Regulations, Title 14, section 15302.

**New Harbor Patrol Facility:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 3, New Construction or Conversion of Small Structures; California Code of Regulations, Title 14, section 15303.

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

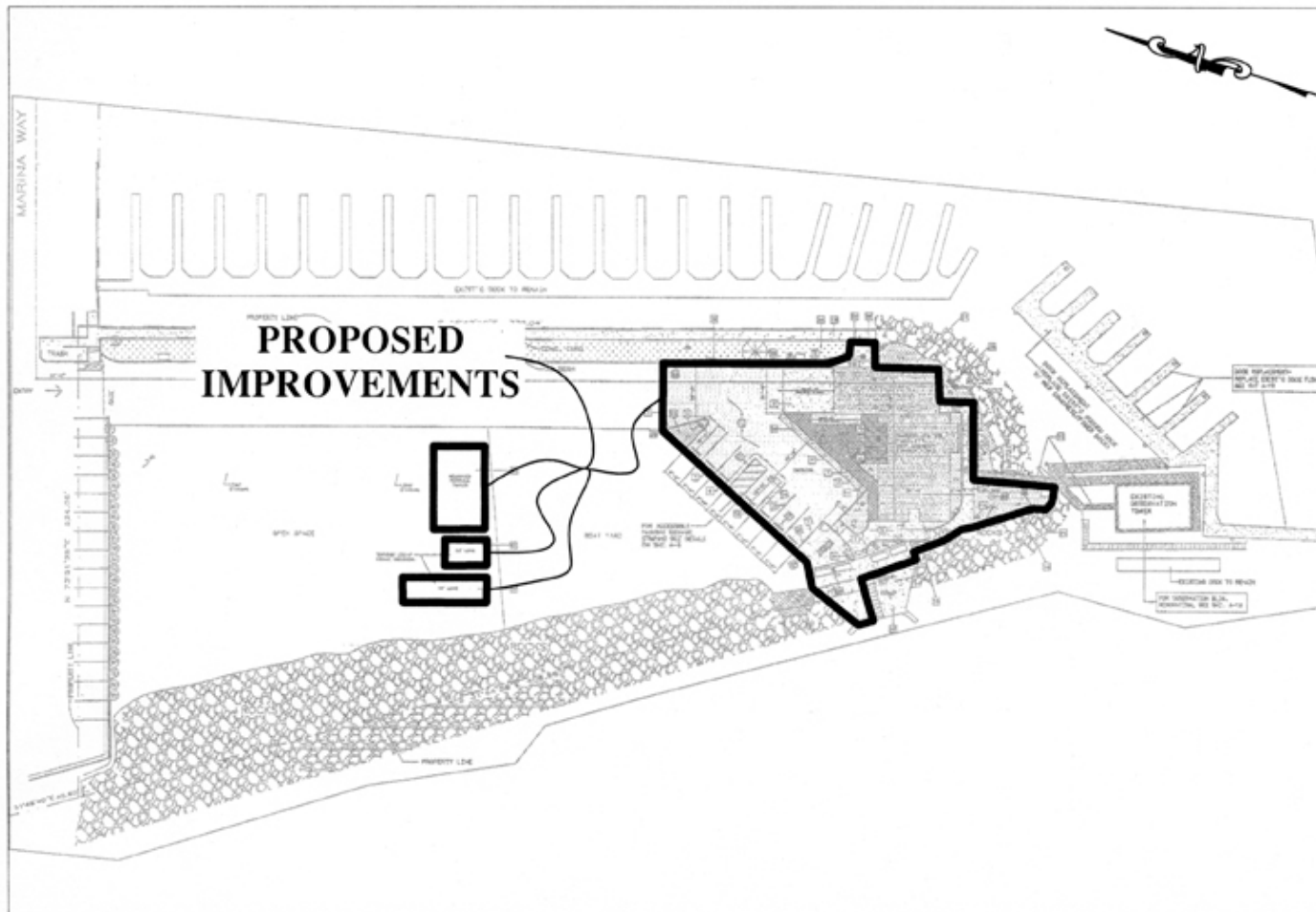
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**AUTHORIZATION:**

1. Find that the city of Redondo Beach Harbor Patrol Facility Project is consistent with the Public Trust and the City's statutory trust grant and is in the best interest of the people of the State of California.
2. Approve the proposed expenditure of \$260,000 of tidelands trust funds to fund the Harbor Patrol Facility Project, city of Redondo Beach, Los Angeles County.

NO SCALE

# SITE



Request for expenditure of trust funds on legislatively granted sovereign land  
Redondo Beach

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

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

G 05-07.6  
CITY OF  
REDONDO BEACH LEASE  
LOS ANGELES COUNTY



MIF 1/13/11