

**CALENDAR ITEM
C75**

A 53, 54

03/29/12

G 05-07.8

S 25, 28

M. Andersen

**CONSIDER APPROVAL OF A PROPOSED ADDITIONAL EXPENDITURE OF \$82,000
OF PUBLIC TIDELANDS TRUST FUNDS BY THE CITY OF REDONDO BEACH FOR
THE REHABILITATION OF THE MUNICIPAL PIER 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 January 26, 2012, the Commission authorized an expenditure of \$441,600 of tidelands trust funds to the City to fund the Municipal Pier Project (Project). The proposed Project consisted of resurfacing the existing pier and adjacent bike path, providing new light fixtures and landscaping, and replacing and upgrading electrical and drainage systems

The City has now requested an additional expenditure of \$82,000 of tidelands trust funds to fund unanticipated costs 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 City is proposing to revitalize the municipal pier common area including: public walkways, furnishings, lighting, hardscape, and landscape. The subject area consists of a 25,000 square foot area at the base of the pier, at Torrance Boulevard, that will comprise both uplands and tidelands. The pier and bike path resurfacing component of the project will include installing new neutral tone paver stone and concrete. New lighting, benches, and trash cans will be installed in the area and will allow for a safe, comfortable and clean environment for the public. The electrical panel, which has degraded due to salt water exposure, will be replaced and upgraded to improve reliability, safety, and to accommodate the

CALENDAR ITEM NO. **C75** (CONT'D)

plans for lighting. In addition, damaged drain covers will be replaced and new drains and waterproof sealing will be installed.

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 January 26, 2012, the Commission authorized an expenditure of \$441,600 of tidelands trust funds. After bids were received and analyzed, the City determined that the lowest bid was \$804,703, resulting in a shortfall of \$23,277. In addition, to ensure that the project is sufficiently funded, the City is requesting a 15 percent contingency allowance on the \$804,703 of (\$120,600). To accommodate the \$23,277 shortfall and provide for the 15 percent contingency cost, an additional \$143,877 is required for the project. Based on the boundary between uplands and tidelands, the project is split at 56 percent tidelands and 44 percent uplands. Based on the split, the City is now requesting an additional \$82,000 from the tidelands trust account or (approximately 56% of the additionally requested funds). Approximately \$15,136,263 is currently available in the City's Tidelands Fund. The remainder of the project costs, tied to the upland portion of the project, will be funded by the City. The City has now awarded the construction contract and anticipates construction to be completed by June 2012.

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 the Commission approve the expenditure as described herein.

OTHER PERTINENT INFORMATION:

1. Applicant is the trustee of the legislatively granted sovereign lands, in the City of Redondo Beach, pursuant to Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971.
2. In taking action on this staff recommendation, the Commission is exercising its authority pursuant to Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971.
3. Find that the City of Redondo Beach has sufficient public trust funds for the proposed project.

CALENDAR ITEM NO. **C75** (CONT'D)

4. The staff recommends that the Commission find that the subject approval of expenditure of funds does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

APPROVALS OBTAINED:

City Building Permit

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

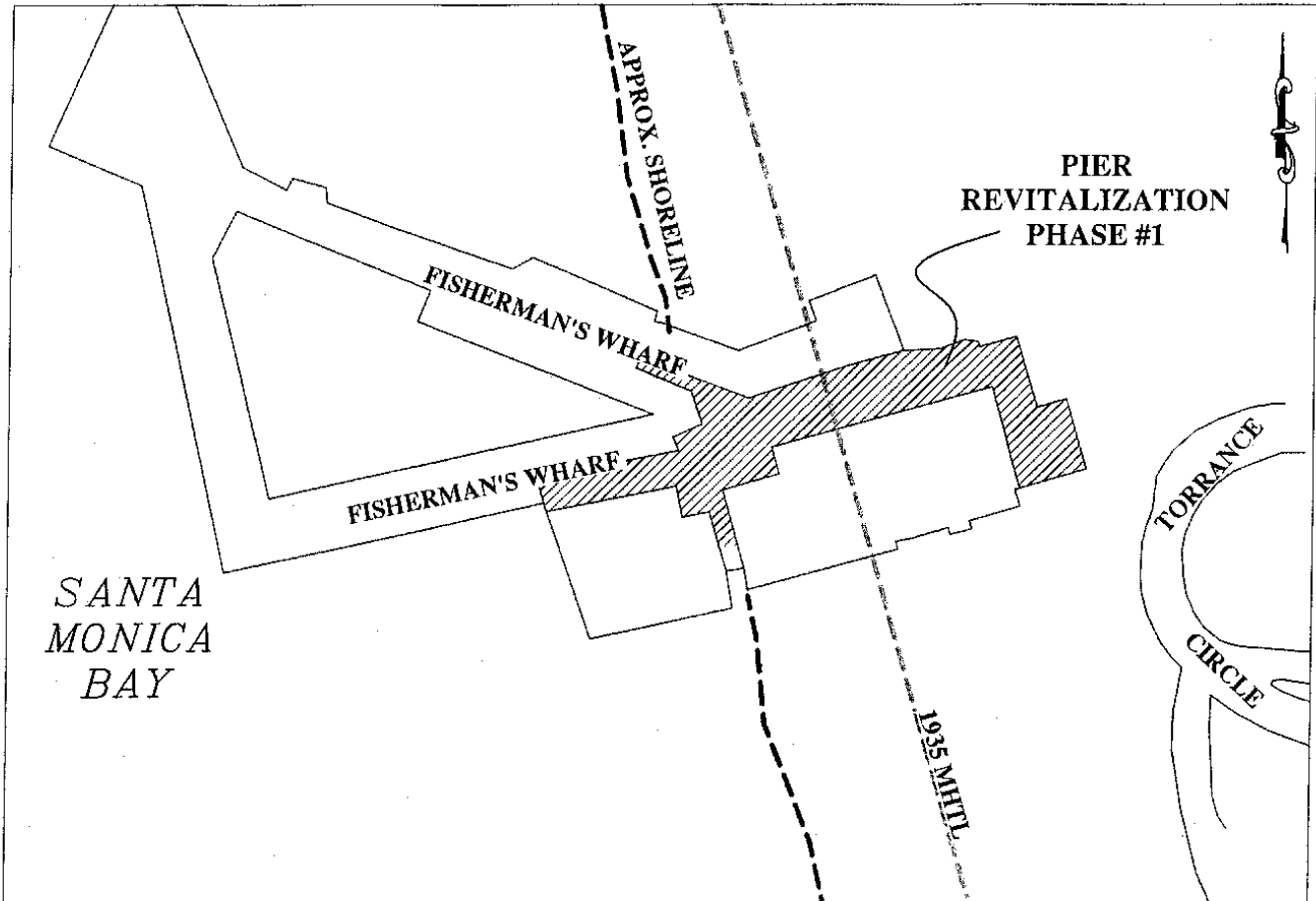
Find that the subject approval of expenditure of funds is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

1. Find that the Municipal Pier Rehabilitation 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 approximately \$82,000 of tidelands trust funds to fund the Municipal Pier Project, City of Redondo Beach, Los Angeles County.

NO SCALE

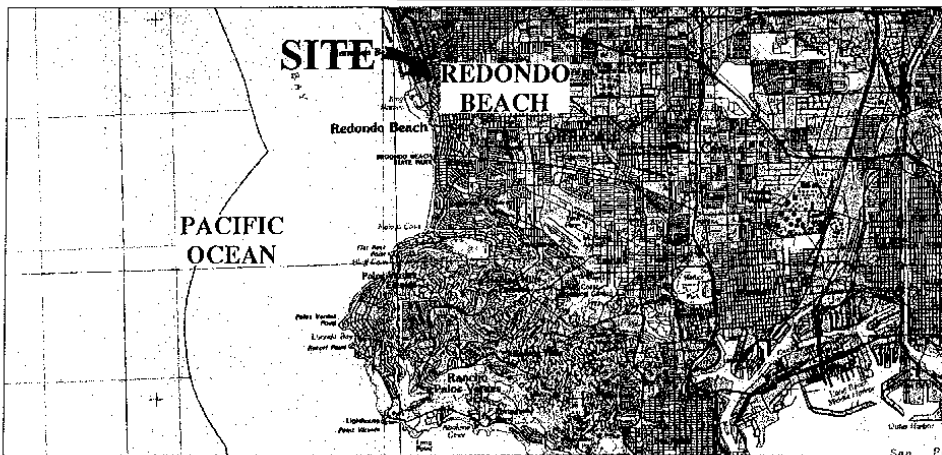
SITE



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

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A

G 05-07.8
CITY OF
REDONDO BEACH
EXPENDITURE OF
TRUST FUNDS
LOS ANGELES COUNTY



MJP 1/4/12

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.