

**CALENDAR ITEM
C80**

A 66

04/23/14

G05-07

S 28

R. Boggiano

CONSIDER AUTHORIZATION OF THE PROPOSED EXPENDITURE OF TIDELANDS FUNDS, IN AN AMOUNT NOT TO EXCEED \$600,000, BY THE CITY OF REDONDO BEACH FOR PRE-CONSTRUCTION ENGINEERING WORK FOR A PROPOSED BOAT RAMP FACILITY IN KING HARBOR LOCATED WITHIN LEGISLATIVELY-GRANTED SOVEREIGN LAND IN THE CITY OF REDONDO BEACH, LOS ANGELES COUNTY

APPLICANT:

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 by the Legislature pursuant to Chapter 57, Statutes of 1915 and as amended by Chapter 1555, Statutes of 1971.

BACKGROUND:

Pursuant to section 11 of Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971 (Chapter 1555), the City has submitted a description for the proposed expenditure of tideland funds, in the amount of approximately \$600,000 for review by the California State Lands Commission (Commission) for consistency with Chapter 1555.

The proposed expenditure of approximately \$600,000 of tideland revenue will be used to fund the pre-construction engineering work for a proposed boat ramp facility located on Redondo Beach tidelands, as shown on Exhibit A.

The City has contemplated building a boat ramp for many years and over the last 20 years has identified several potential locations; however, the project was never constructed because the City lacked site control and funding. In 2009, construction of a boat ramp was included as a condition of approval of the City's Local Coastal Program by the California Coastal Commission. As part of the City's broader waterfront revitalization efforts, a City-owned site at 230 Portofino Way has been identified for the proposed new facility. In December 2013, the City hired Moffat & Nichol to perform a

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preliminary feasibility study for the site, which found the launch facility to be feasible at this location.

Presently, there is a building located on the site that is leased to Joe's Crab Shack Restaurant. While there are 16 years remaining on the lease, the City is in negotiations with the Joe's Crab Shack for relocation to another site in the waterfront area. Additionally, the City has applied for a grant from the California Division of Boating and Waterways to fund the pre-construction engineering work for the project. If the City is successful in obtaining the funds and in relocating Joe's Crab Shack, the tidelands funds would be reimbursed through the Department of Boating and Waterways grant funds once they are dispersed.

The proposed boat ramp facility would greatly improve low cost coastal access to boaters and stimulate economic activity at the nearby marinas, hotels, restaurants, and retail establishments located within the granted tide and submerged lands. The pre-construction engineering work is the next step in the development of the public boat launch facility, which is slated for development next year.

STAFF ANALYSIS:

Chapter 1555 authorizes the expenditure of tideland revenues for any or all of the purposes set forth in Chapter 1555 on public trust lands within the City, provided they comply with the terms of the statutory grant and are matters of statewide benefit. The permitted uses include the establishment, improvement, and conduct of harbors, and the construction reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of commerce and navigation. Based on the information provided by the City, the pre-construction engineering work for a proposed boat ramp facility does not appear to be inconsistent with Chapter 1555.

OTHER PERTINENT INFORMATION:

1. Pursuant to Chapter 1555, the Commission has 90 days to notify the City that the capital improvement project is not authorized by the applicable subdivisions of Chapter 1555. Commission staff received notice from the City of the proposed expenditure for the capital improvement project on March 31, 2014.
2. The staff recommends that the Commission find that the subject consistency determination of proposed expenditures of tideland funds

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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.

EXHIBIT:

- A. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that consideration of the consistency of a proposed expenditure of Tideland Funds with Chapter 57, Statutes of 1915, as amended, 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:

Find that, based on the information provided by the City, the proposed expenditure of tideland funds, in the amount of approximately \$600,000, for pre-construction engineering work for a proposed boat ramp facility within the City of Redondo Beach, does not appear to be inconsistent with the uses set forth in Chapter 57, Statutes of 1915, as amended by Chapter 1555, Statutes of 1971.

NO SCALE

SITE



PROPOSED BOAT LAUNCH, CITY OF REDONDO BEACH

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A
 CITY OF REDONDO BEACH
 EXPENDITURE OF
 TRUST REVENUE
 G05-07
 LOS ANGELES COUNTY



MJJ 04/08/2014

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.