

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

30 MAR 1985
STATE LANDS COMMISSION

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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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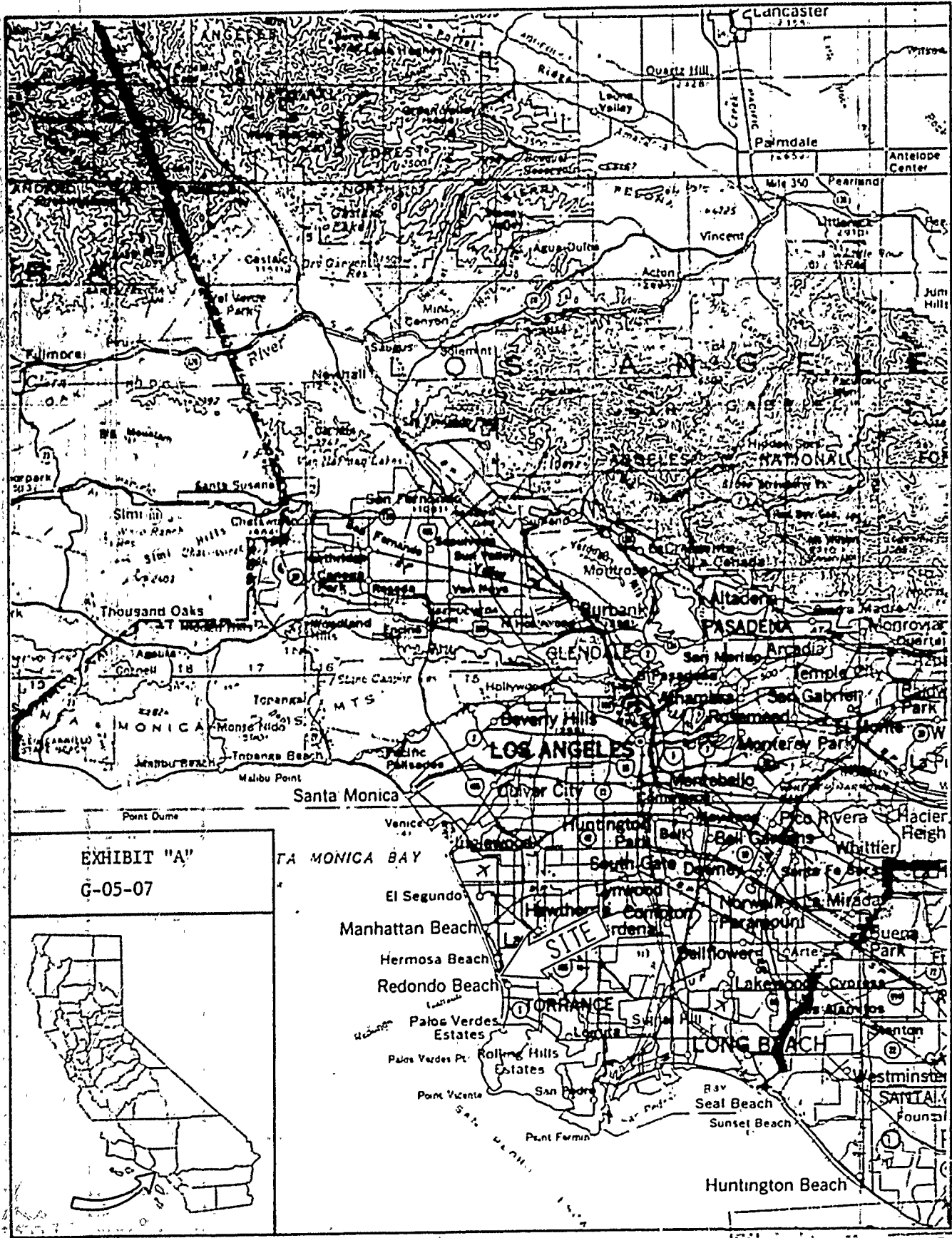


EXHIBIT "A"
G-05-07



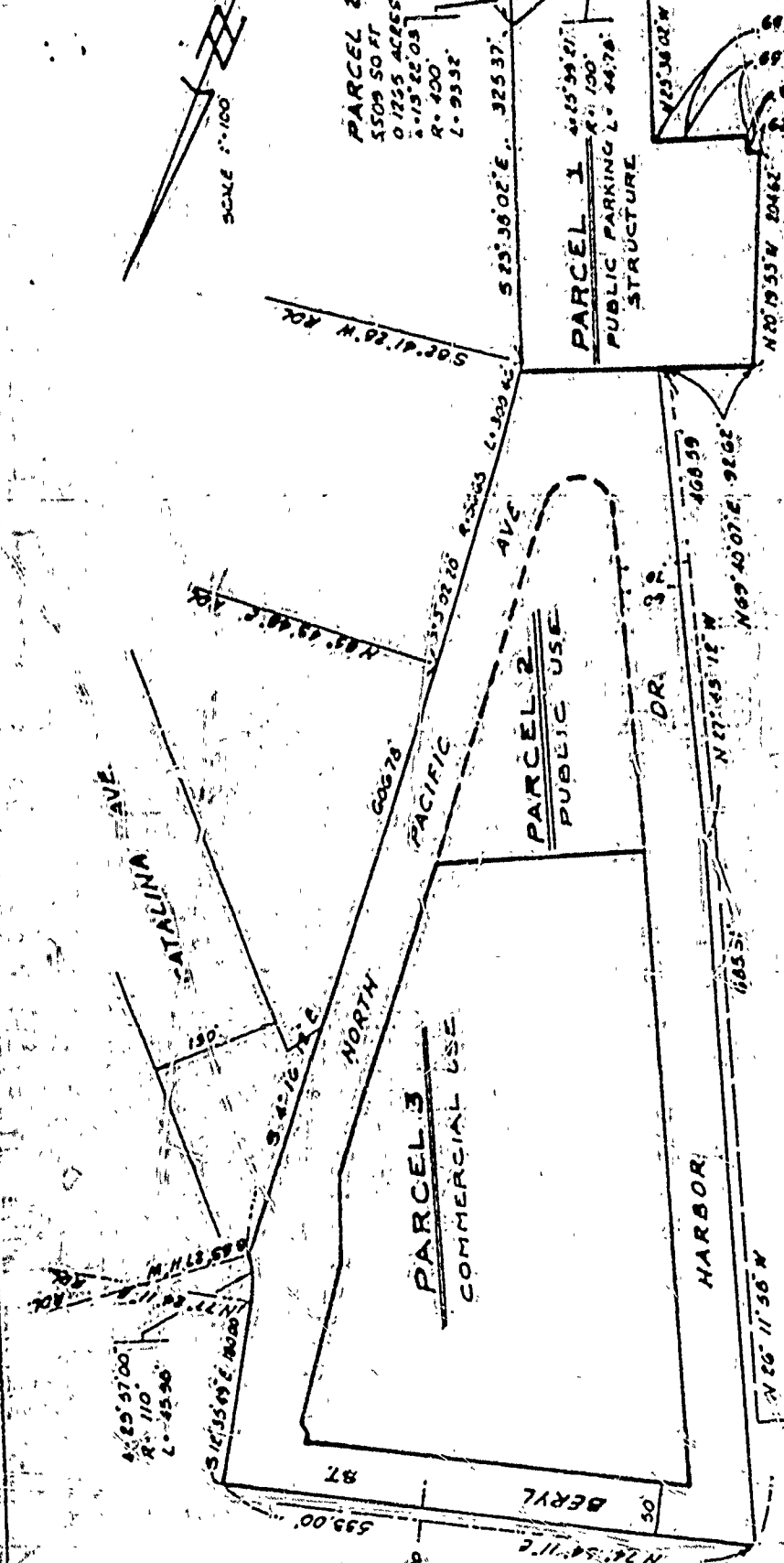
TA MONICA BAY

El Segundo
Manhattan Beach
Hermosa Beach
Redondo Beach
Palos Verdes Estates
Palos Verdes Pt.
Point Vicente
Point Fermin

Huntington Beach
Seal Beach
Sunset Beach

LONG BEACH

Orange
Santa Ana
Pasadena
Glendale
Burbank
Beverly Hills
Santa Monica
Santa Barbara
Santa Cruz



PARCEL 2
 5509 50 FT
 0.1255 ACRES
 2-15-22 03
 R-400
 L-9552

PARCEL 1
 4415 39 FT
 R-100
 L-4478
 PUBLIC PARKING
 STRUCTURE

PARCEL 2
 PUBLIC USE

PARCEL 3
 COMMERCIAL USE

**HARBOR CENTER
 PROJECT AREA**

G-05-07

EXHIBIT "B"

JENNINGS ENGINEERING CO.	
CIVIL ENGINEERS	183 17-4
415 VAN NUYS BLVD	277-1815
SHERMAN OAKS	
CALIFORNIA	91493
DATE: 3.3.60	SCALE: 1"=100'
DRAWN BY: J.V. JOGG	CHECKED BY: W.L.V.

CALENDAR PAGE [Signature]

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 765