

**CALENDAR ITEM
C69**

A	54	10/16/15
		G 05-07
S	28	R. Boggiano

CONSIDER AUTHORIZING THE EXPENDITURE OF TIDELANDS FUNDS IN THE AMOUNT OF \$667,696 BY THE CITY OF REDONDO BEACH FOR THE EMERGENCY REPAIR OF THE REDONDO BEACH PIER DECK 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

LOCATION:

Granted sovereign tide and submerged lands located in the City of Redondo Beach, Los Angeles County.

BACKGROUND:

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 (Chapter 1555).

In accordance with Chapter 1555, the City has submitted a description for an expenditure of tideland funds in the amount of \$667,696 for review by the California State Lands Commission for consistency with Chapter 1555. The tideland revenue expenditure financed the emergency repair of the pier deck located on the City's tidelands, as shown on Exhibit A.

On June 5, 2015, pier maintenance staff identified lateral movement in the timber section of the pier. Pier experts evaluated the situation and determined that immediate emergency repairs were required to protect the pier and the safety of visitors and businesses located on the pier. On June 16, 2015, the City Council adopted a resolution finding that an emergency existed at the pier and contracted with the John S. Meek Company for up to \$479,105 to make the repairs. While in the process of completing the initial emergency repairs, the John S. Meek Company determined that additional critical repairs were required, identifying twenty-eight additional damaged timber piles. The City thus amended its

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contract with the John S. Meek Company for an additional \$188,591 for the structural repairs, bringing the total expenditure for the emergency repair to \$667,696.

STAFF ANALYSIS:

Chapter 1555 authorizes the expenditure of tideland revenues provided the City complies with the terms of the statutory trust grant. The permitted uses include the establishment, improvement and operation of harbors, as well as the construction reconstruction, repair, maintenance and operation of wharves, docks, piers, slips, quays, and all other facilities incidental, necessary, or convenient to promote and accommodate commerce and navigation. Based on the Administrative Report provided by the City on August 17, 2015, the emergency pier repair work appears to be consistent 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 Chapter 1555; however, because of the emergency nature of the repair work, the City was unable to notify the Commission 90 days in advance. The City notified staff of the expenditure on August 17, 2015.

2. Built in the 1920's, the timber portion of the pier consists of timber substructure, including timber piles with a timber deck. Most of original piles installed in the 1920s still exist. Due to the age of the pier and the constant wave and tidal surge action, the pier requires frequent inspections and repairs.

In January 2015, the John S. Meek Company conducted an inspection of the timber section of the pier, including the above water and underwater portions of the pier timber piles. The Company recommended major repairs to the piles, caps, braces and handrails after discovering the piles were in very poor condition. Several piles were missing sections to the pile wrap, exposing the pile to marine borers and microorganisms, and most of the pile wraps were missing nails along the seams.

3. The staff recommends that the Commission find that the subject consistency determination of the expenditure of tideland 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

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

EXHIBIT:

- A. Location and Site Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that consideration of the consistency of the 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 expenditure of tideland funds in the amount of \$667,696 for repair of the Redondo Beach Pier deck within the City of Redondo Beach appears to be consistent with the uses set forth in Chapter 57, Statutes of 1915, as amended by Chapter 1555.

NO SCALE

SITE



REDONDO BEACH, CA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

Exhibit A
 REDONDO BEACH
 G 05-07
 EXPENDITURE OF
 TRUST REVENUE
 LOS ANGELES COUNTY



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.