



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6711 FAX (562) 570-7650

November 18, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute a Memorandum of Understanding (MOU) with Long Beach Transit in association with the Alamitos Bay Berth 3 Dock & Gangway Replacement Project to provide up to \$687,000 in funding support. (District 3)

DISCUSSION

On June 4, 2013, the City Council authorized the City Manager to execute a right-of-entry permit with Long Beach Transit (LBT) in association with the upgrade of the City's Alamitos Bay Berth 3 Dock, which is used for the AquaLink service between downtown and Alamitos Bay. The existing long dock is in need of improvements to provide adequate service for the public AquaLink service. LBT has received competitive bids for the Project, secured the required regulatory permits, and is now in the process of obtaining the required Building and Safety permits. Construction is anticipated to be completed by Summer 2015.

As depicted in Exhibit A, the project is located in Alamitos Bay and involves the replacement of the dock with a new timber dock and ADA-accessible gangway. The California Coastal Commission approved a Coastal Development Permit for the Project on June 13, 2013 (Exhibit B).

This matter was reviewed by Deputy City Attorney Linda Vu on October 29, 2014 and by Budget Management Officer Victoria Bell on November 4, 2014.

SUSTAINABILITY

The existing piles for the dock will remain in place and be reused, which helps minimize construction and environmental impacts. Construction best management practices will also be implemented to minimize environmental impacts. Silt curtains will be utilized to control turbidity as needed and divers will help recover non-buoyant debris discharged into coastal waters as soon as possible after loss.

TIMING CONSIDERATIONS

City Council action is requested on November 18, 2014 to allow LBT to proceed with this critical capital improvement project.

FISCAL IMPACT

The estimated cost for the Project is \$1,057,000. Of this amount, LBT will contribute \$370,000 for the Project, and the City's share of \$687,000 will be paid to LBT from the Tidelands Operations Fund. The City's share for the Project was appropriated by the City Council on February 11, 2014, in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM).

Due to recent declines in oil prices, there is significant risk that there will not be enough cash from oil revenues to support the FY 15 Tidelands Budget and Capital Plan. As a result, the City Manager will be developing an alternative FY 15 Tidelands Budget and Capital Plan for City Council consideration that defers or reduces the budgets for some projects, and will take into account any updated revenue information and cash flow needs.

On April 23, 2014, the State Lands Commission approved the City's estimated Project expenditure of \$687,000. The award of this contract will provide continued support to our local economy.

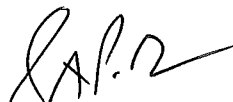
SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
CITY MANAGER



GEORGE CHAPJIAN *Ar*
DIRECTOR OF PARKS, RECREATION,
AND MARINE



JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

ALAMITOS BAY BERTH 3 DOCK AND GANGWAY REPLACEMENT

5-13-024

LONG BEACH, CA

VICINITY MAP



LOCATION MAP



PROJECT DIRECTORY

OWNER:
LONG BEACH TRANSIT
140 NEWPORT STREET
LONG BEACH, CA 90801
(562) 808-8802 - VOICE
(562) 808-8803 - FAX
ATTN: STEPHEN H. WATT, P.E.

ENGINEER:
TOM BAILEY, P.E.
BLUEWATER DESIGN GROUP
2590 VIA CARULLO MARINA, SUITE 200
LONG BEACH, CA 90801
(310) 548-3100 - VOICE
(310) 548-3834 - FAX
CONTRACTOR:
TBD

SCOPE OF PROJECT

CONCEPTUAL PLANS FOR THE REMOVAL OF EXISTING DOCK STRUCTURE AND INSTALLATION OF NEW GANGWAY SYSTEM FOR THE PROPOSED ALAMITOS BAY BERTH 3 AQUA LINK WATER TANK FACILITIES.

PROJECT ADDRESS

APPROX. SITE ADDRESS: 148 Beach Marina Drive
Long Beach, CA 90801

SHEET LIST

- T-1 TITLE SHEET
- L-1 EXISTING SITE LAYOUT AND DEMOLITION PLAN
- L-2 EXISTING SITE PHOTOS
- L-3 PROPOSED BERTH 3 CONCEPTUAL LAYOUT
- L-4 PROPOSED BERTH 3 CONCEPTUAL SECTIONS I
- L-5 PROPOSED BERTH 3 CONCEPTUAL SECTIONS II

RECEIVED
South Coast Region
JAN 29 2013
CALIFORNIA
COASTAL COMMISSION

CITY OF LONG BEACH
Approved & Certified
Address: 1000 E. Broadway
Long Beach, CA 90802
Phone: (562) 592-2000
Fax: (562) 592-2001
www.longbeachca.gov

TRANSMITTED TO THE CITY OF LONG BEACH
APPROVAL ID: 040132

California Coastal Commission
South Coast District Office
APPROVED **5-13-024**
Permit No. _____
By: _____
EFFECTIVE
DATE: _____

GENERAL NOTES

1. THIS DOCK STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF WATERFRONT STRUCTURES IN THE LONG BEACH MARINA AREA (NO. R-4658/REVISED 10/94).

PROJECT
ALAMITOS BAY
BERTH 3
DOCK REPLACEMENT

**LONG BEACH
TRANSIT**

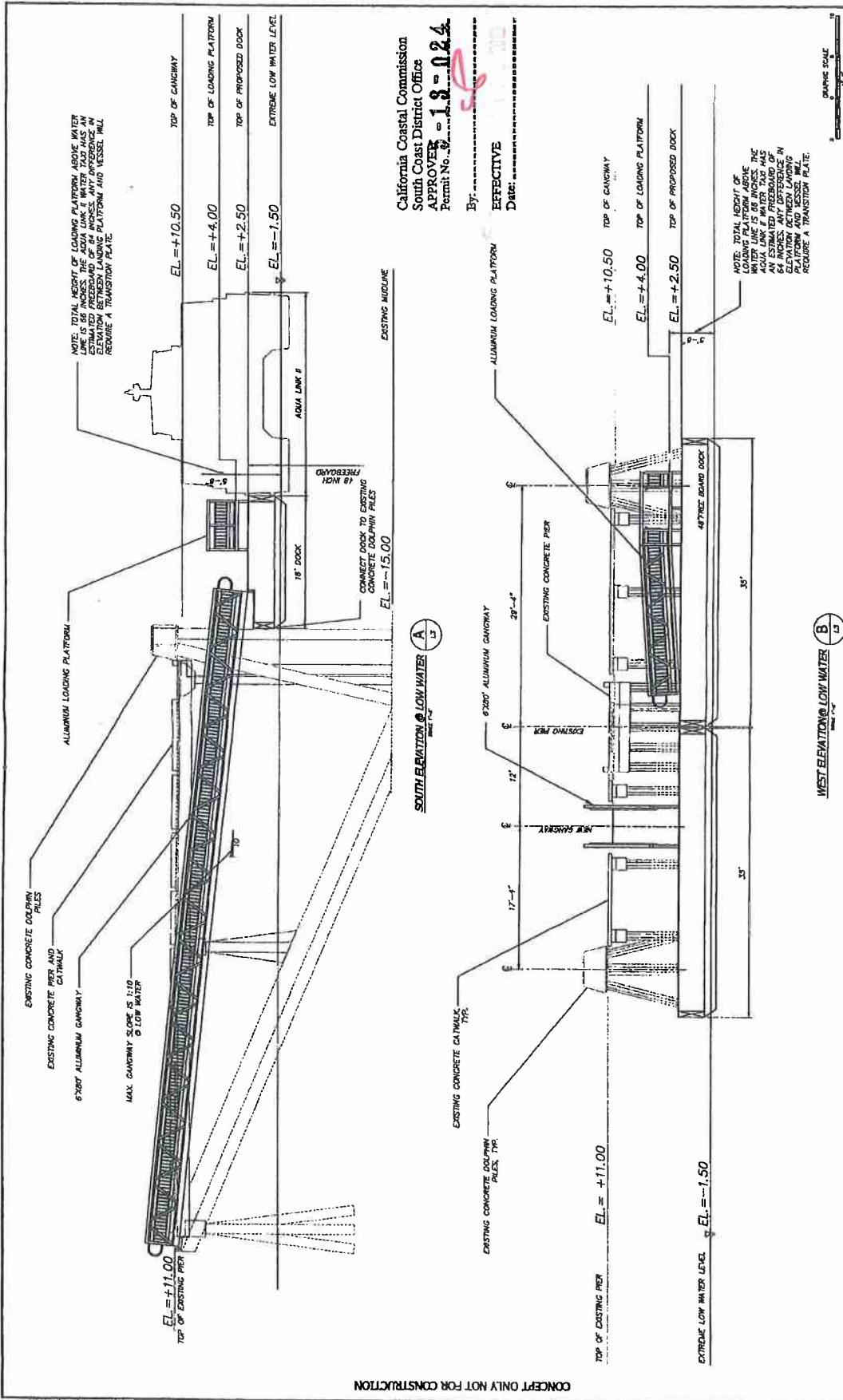


2008 Via Carullo Marina, Suite 200
Long Beach, CA 90801
Tel: 310 548 3100
Fax: 310 548 3834

TITLE SHEET

DATE	12-10-12
AS NOTED	2329
NO.	1 of 6

CONCEPT ONLY NOT FOR CONSTRUCTION



CONCEPT ONLY NOT FOR CONSTRUCTION

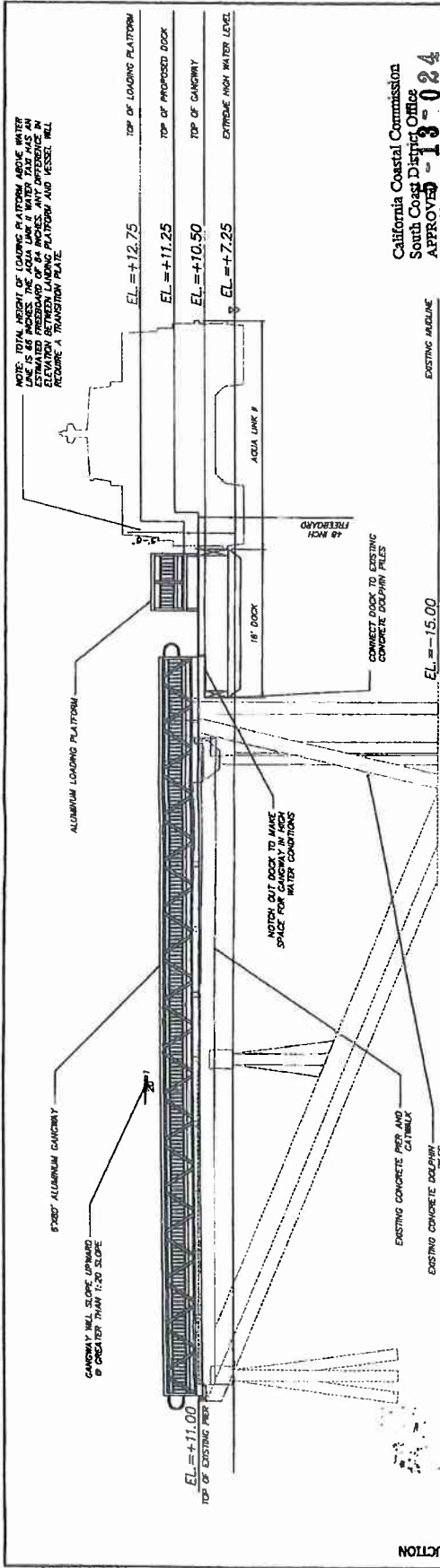
PROJECT	ALAMITOS BAY BERTH 3 DOCK REPLACEMENT	DATE	13-05-12
STATUS		AS NOTED	229
		SCALE	L-1
		NO.	5 OF 6

2000 Van Cuyler Building, Suite 200
 San Diego, CA 92101
 Phone: 619 594 1234
 Fax: 619 594 1234



DATE	13-05-12
BY	MM
CHECKED	MM
DESIGNED	MM
IN CHARGE	MM

LONG BEACH TRANSIT

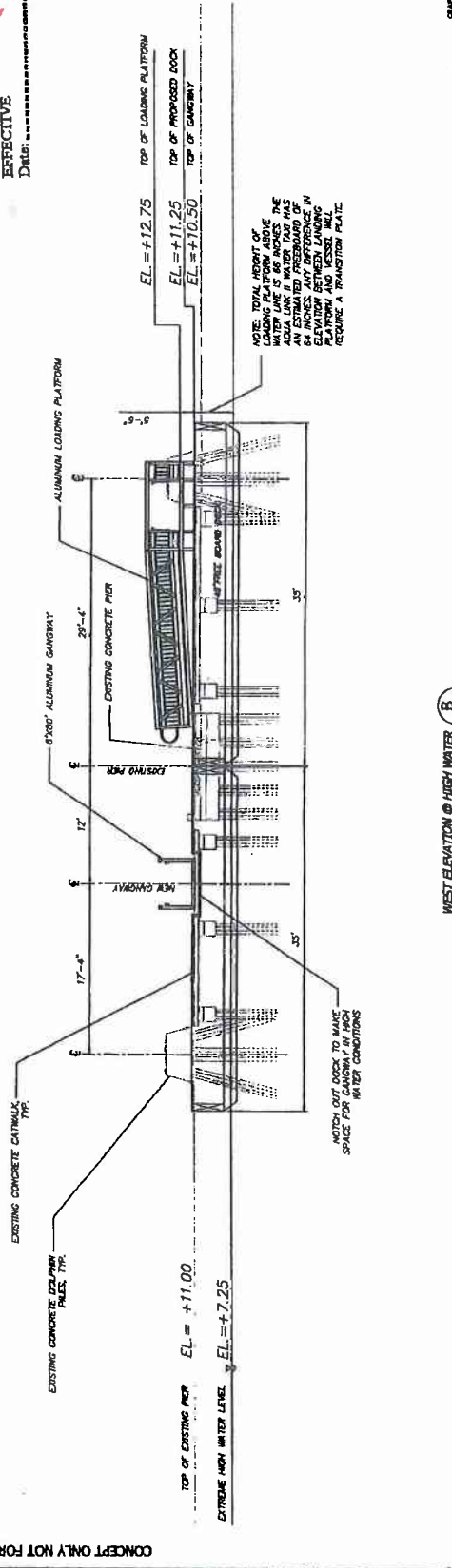


California Coastal Commission
 South Coast District Office
 APPROVED **13-024**
 Permit No. _____

BY: _____
 EFFECTIVE DATE: _____



SOUTH ELEVATION @ HIGH WATER



WEST ELEVATION @ HIGH WATER

CONCEPT ONLY NOT FOR CONSTRUCTION

GRAPHIC SCALE

AS NOTED	12:00:12
DATE	2/29
SCALE	1:5
NO.	6 of 6

**PROPOSED BERTH 3
 CONCEPTUAL SECTIONS II**

2000 W. Central Expressway, Suite 200
 San Pedro, CA 90732
 TEL 310 548 3833
 FAX 310 548 3833
 www.ace-engineers.com
 2004
 2007



**LONG BEACH
 TRANSIT**

PROJECT
**ALAMITOS BAY
 BERTH 3
 DOCK REPLACEMENT**

STATUS

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Page 1 of 6
June 28, 2013
Permit No. 5-13-024



COASTAL DEVELOPMENT PERMIT 5-13-024

On June 13, 2013, the California Coastal Commission granted to City of Long Beach & Long Beach Transit Coastal Development Permit 5-13-024, subject to the attached standard and special conditions, for development consisting of:

Installation of a 70'x 16' dock float using existing piles for use as an AquaLink dock (public water taxi). The existing 120'x 10' dock float will be removed, and a new ADA-compliant 80'x 6' aluminum gangway will be installed between the waiting area on the shore and the new dock. Landside improvements for the waiting area include 1,270 square feet of new paving, bench seating, a seven-foot tall informational sign, and security lighting. More specifically described in the application file in the Commission offices.

The development is within the coastal zone in at: 205 Marina Drive (Berth 3 – Alamitos Bay Marina), City of Long Beach, Los Angeles County.

Issued on behalf of the California Coastal Commission on June 28, 2013

CHARLES LESTER
Executive Director

By: Charles R. Posner
Title: Coastal Program Analyst

ACKNOWLEDGMENT

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof. The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance . . . of any permit . . ." applies to the issuance of this permit.

07/24/2013
Date

Signature of Permittee

Please sign and return one copy of this form to the Commission office at the above address.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 CAL. ADMIN. CODE SECTION 13158(a).

COASTAL DEVELOPMENT PERMIT

5-13-024

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STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Permit Compliance.** The permitted use of the approved dock development is for public transportation and commercial recreational boating related uses. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.
2. **Public Access To and Along the Waterway.** The permittees and the development shall not interfere with public access along the shoreline in the project area (except for the temporary disruptions that may occur during the completion of the permitted development).
3. **Eelgrass Survey and Mitigation Plan.** **A. Pre Construction Eelgrass Survey.** Prior to commencement of any disturbance of the intertidal or subtidal areas authorized under this coastal development permit, a valid pre-construction eelgrass (*Zostera marina*) survey shall be completed during the period of active growth of eelgrass (typically March through October). The pre-construction survey shall be completed prior to the beginning of construction and shall be valid until the next period of active growth. The survey shall be prepared in full compliance with the "Southern California Eelgrass Mitigation Policy" Revision 8 (except as modified by this special condition)

COASTAL DEVELOPMENT PERMIT

5-13-024

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adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Wildlife. The permittee shall submit the eelgrass survey for the review and approval of the Executive Director within five (5) business days of completion of each eelgrass survey and in any event no later than fifteen (15) business days prior to commencement of any disturbance of the lagoon intertidal or subtidal areas.

B. Post Construction Eelgrass Survey. If any eelgrass is identified in the project area by the survey required in Section A of this condition above, within one month after the conclusion of construction, the permittees shall survey the project site to determine if any eelgrass was adversely impacted. The survey shall be prepared in full compliance with the "Southern California Eelgrass Mitigation Policy" Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Wildlife. The permittees shall submit the post-construction eelgrass survey for the review and approval of the Executive Director within thirty (30) days after completion of the survey. If any eelgrass has been impacted, the permittees shall replace the impacted eelgrass at a minimum 1.2:1 ratio on-site, or at an approved location in Alamitos Bay, in accordance with the Southern California Eelgrass Mitigation Policy. All impacts to eelgrass habitat shall be mitigated at a minimum ratio of 1.2:1 (mitigation:impact). The exceptions to the required 1.2:1 mitigation ratio found within Southern California Eelgrass Mitigation Policy shall not apply. Implementation of mitigation shall require an amendment to this permit or a new coastal development permit unless the Executive Director determines that no amendment or new permit is required.

4. **Caulerpa Taxifolia (Toxic Algae) Pre-Construction Survey.** The permittees shall undertake a survey of the project area to determine the presence of the invasive alga *Caulerpa taxifolia*, as follows:
- A. Not earlier than ninety days nor later than thirty days prior to commencement or re-commencement of any disturbance of the intertidal or subtidal areas authorized under this coastal development permit, the permittees shall undertake a survey of the project area and a buffer area at least ten meters beyond the project area to determine the presence of the invasive alga *Caulerpa taxifolia*. The survey shall include a visual examination of the substrate.
 - B. The survey protocol shall be prepared in consultation with the Regional Water Quality Control Board, the California Department of Fish and Wildlife, and the National Marine Fisheries Service.
 - C. Within five business days of completion of the survey, the permittees shall submit the survey for the review and approval of the Executive Director; and to the Surveillance Subcommittee of the Southern California Caulerpa Action Team (SCCAT). The SCCAT Surveillance Subcommittee may be contacted through William Paznokas, California Department of Fish & Wildlife (858/467-4218) or Robert Hoffman, National Marine Fisheries Service (562/980-4043).
 - D. If *Caulerpa taxifolia* is found within the project or buffer areas, the permittees shall not proceed with the project until 1) the permittees provide evidence to the

COASTAL DEVELOPMENT PERMIT

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Executive Director that all *C. taxifolia* discovered within the project and/or buffer area has been eliminated in a manner that complies with all applicable governmental approval requirements, including but not limited to those of the California Coastal Act, or 2) the permittees have revised the project to avoid any contact with *C. taxifolia*. No revisions to the project shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. **Construction Responsibilities and Debris Removal.** By acceptance of this coastal development permit, the permittees agree to implement the proposed construction best management practices (BMPs) listed below:
 - A. Any wood treatment used shall conform with the specifications of the American Wood Preservation Association for saltwater use. Wood treated with Creosote, CCA (Chromated Copper Arsenate), ACA (Ammoniacal Copper Arsenate) or ACZA (Ammoniacal Copper Zinc Arsenate) is prohibited. Treated timber shall be free of chromium and arsenic and completely sealed in epoxy resin. No exposed wood shall be used where it could come into contact with the water.
 - B. No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
 - C. Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
 - D. Silt curtains shall be utilized to control turbidity during placement of all piles.
 - E. Eelgrass shall not be disturbed. Anchors shall not be placed in eelgrass areas.
 - F. Floating booms shall be used to contain debris discharged into coastal waters and any debris discharged shall be removed as soon as possible but no later than the end of each day.
 - G. Divers shall recover non-buoyant debris discharged into coastal waters as soon as possible after loss.
 - H. Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the bay and a pre-construction meeting to review procedural and BMP guidelines.
 - I. Any and all construction material and debris shall be removed from the site within ten days of completion of construction and disposed of at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

COASTAL DEVELOPMENT PERMIT

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J. At the end of the construction period, the permittees shall inspect the project area and ensure that no debris, trash or construction material has been left on the shore or in the water, and that the project has not created any hazard to navigation.

6. **Best Management Practices (BMP) Program.** By acceptance of this coastal development permit, the permittees agree that the long-term water-borne berthing of boat(s) in the approved dock and/or boat slip will be managed in a manner that protects water quality pursuant to the implementation of the following BMPs.

A. Boat Cleaning and Maintenance Measures:

1. In-water top-side and bottom-side boat cleaning shall minimize the discharge of soaps, paints and debris and shall comply with all relevant water quality regulations.
2. In-the-water hull scraping or any process that occurs under water that results in the removal of paint from boat hulls is prohibited. Only detergents and cleaning components that are designated by the manufacturer as phosphate-free and biodegradable shall be used, and only minimal amounts shall be used.
3. The permittees shall minimize the use of detergents and boat cleaning and maintenance products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye.

B. Solid and Liquid Waste Management Measures:

All trash, recyclables, and hazardous wastes or potential water contaminants, including old gasoline or gasoline with water, absorbent materials, oily rags, lead acid batteries, anti-freeze, waste diesel, kerosene and mineral spirits shall be disposed of in a proper manner consistent with state and federal law and shall not at any time be disposed of in the water or gutter.

C. Petroleum Control Management Measures:

Oil absorbent materials should be examined at least once a year and replaced as necessary. The permittees shall recycle the materials, if possible, or dispose of them in accordance with hazardous waste disposal regulations. The boaters shall regularly inspect and maintain mechanical boat components that could discharge oil, fuel and/or any other mechanical fluid, including but not limited to engines, seals, gaskets, lines and hoses in order to prevent oil, fuel, and any other mechanical fluid spills. Boaters are also encouraged to use preventive engine maintenance, oil absorbents, bilge pump-out services, or steam cleaning services as much as possible to clean oily bilge areas. Bilges shall be cleaned and maintained. The use of detergents or soaps that can be discharged by bilge pumps is prohibited.

COASTAL DEVELOPMENT PERMIT

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7. **Resource Agencies.** The permittees shall comply with all requirements, requests and mitigation measures from the California Department of Fish and Wildlife, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service and any other regulatory agency not named which has regulatory authority over any component of the proposed development with respect to preservation and protection of water quality and marine environment. Any change in the approved project that may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

G:PERMITS2013CP:nr