



*"To enrich lives through effective and caring service"*



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

April 19, 2011

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**APPROVAL OF DOCK REDEVELOPMENT PLANS FOR  
PARCELS 44 (PORTION), 47, 48, 49R, 77 AND EE (WATER AREAS  
SURROUNDING CHACE PARK PENINSULA) – AND ENDORSEMENT OF AGGREGATING  
COUNTY AND LESSEE DOCK RECONSTRUCTION PLANS INTO ONE MASTER WATERSIDE  
COASTAL DEVELOPMENT PERMIT APPLICATION (LEASEHOLD PARCELS 10, 21, 42/43, 44,  
53 AND 125)  
MARINA DEL REY  
(FOURTH DISTRICT)-(3 VOTES)**

**SUBJECT**

This is a request for approval of plans to redevelop County-owned and operated docks adjacent and proximate to Burton Chace Park (Parcels 44 (portion), 47, 48, 49R, 77 and EE) in Marina del Rey, and the endorsement to aggregate various Marina del Rey public and private leasehold dock reconstruction proposals into one Master Waterside Coastal Development Permit application to the California Coastal Commission for approval.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the proposed reconstruction of the County-owned docks adjacent and proximate to Burton Chace Park is categorically exempt under the California Environmental Quality Act Guidelines sections 15302 and 15303(b), and classes 2(a) and 3(b) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, as the project involves replacement of the existing facilities, where new facilities will be on the same site as the facilities replaced and will be of substantially the same size, purpose and capacity, with the addition of minor appurtenant structures in certain areas.
2. Approve the proposed plans for reconstructing the County-owned docks adjacent and proximate

to Burton Chace Park affecting Parcels 44 (portion), 47, 48, 49R, 77 and EE.

3. Instruct the Chief Executive Office and the Department of Beaches and Harbors to identify funds to reconstruct the County-owned docks.

4. Endorse the aggregating of various public and private leasehold dock reconstruction plans, including the County-owned docks, into a single application to the California Coastal Commission for a Master Waterside Coastal Development Permit.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will approve plans to redevelop County-owned and operated docks adjacent and proximate to Burton Chace Park on Parcels 47, 48, 49R, 77 and EE in Marina del Rey (Chace Park Docks), and endorse the aggregating of various Marina del Rey public and private leasehold dock reconstruction proposals into one Master Waterside Coastal Development Permit application to the California Coastal Commission for approval.

The six leaseholds and the Chace Park Docks involve reconstruction of approximately 1,300 for-rent boat slips, public and transient docks, and dry storage for personal watercraft. All docks will meet the current Americans with Disabilities Act (ADA) requirements and Department of Boating and Waterways (DBAW) guidelines and will eliminate any features that have become obsolete. Marina-wide, the reconstruction will result in a 433-slip reduction, all in sizes 35 feet and below. However, this reduction in slips is not expected to cause any major displacement of boats from the Marina, as the calendar year 2010 Marina-wide average monthly vacancy of 585 wet slips (increased to an average of 622 slips during 4th quarter of 2010) was predominantly in sizes 35 feet and below. Additionally, small boat owners have the option to store their vessels in land-based, mast-up storage or power boat storage facilities.

#### Burton Chace Park Water Areas

The County currently owns and operates all Chace Park Docks, but for the portion of the docks on Parcel 44 that, once acquired by the County, will be combined with the immediately adjacent Parcel 47 anchorage. All of the Chace Park Docks have exceeded their useful lives or can be reconfigured to provide improved operation and utility and are recommended for redevelopment. The plans for the proposed redevelopment of the Chace Park Docks are detailed in Attachment A.

#### Parcel 47

Parcel 47 is the County for-rent anchorage containing 173 slips. The area of this anchorage will be expanded by 159 slips after the County completes the acquisition of the adjacent Parcel 44 (portion). The combined anchorage will contain 332 existing slips and is referred to as "Anchorage 47". The proposed dock reconstruction project at Anchorage 47 will contain 253 slips, representing a net reduction of 79 slips. The plan also features a tiered-dock that is suitable for personal craft launching.

#### Parcel 48

Parcel 48 is improved with transient guest slips and provides berthing for the Sea Scouts (part of the Boy Scouts) and the County's Water Awareness, Training, Education and Recreation (W.A.T.E.R.) program. When redeveloped, the number of slips will increase from 10 slips, 18 feet in size, to 12 slips that are 32 feet in size.

#### Parcel 49R

Parcel 49R is the public boat launch ramp that includes three docks. A fourth dock is proposed for visiting dingy tie-ups and will include boater staging.

#### Parcel 77

The existing dock provides temporary docking for the Parcel 77 dry boat storage tenants and the FantaSea charter vessel. A replacement of the existing 485-foot floating dock will accommodate 20 storage racks capable of holding 162 small boats and personal watercraft having a maximum length of 18 feet (kayaks, dinghies, rowing shells, etc.). The design of the dock will allow for easy launching and retrieval of small watercraft.

#### Parcel EE

Parcel EE contains 23 transient slips, which will be reconfigured and expanded to 32 slips. There currently exists 360 feet of side-tie docking space that will be extended by 190 feet, for a total of 550 feet of side-tie docking space. This will allow greater flexibility in accommodating larger transient boats.

The proposed dock reconstruction will be implemented in phases over several years to minimize displacement of slip tenants and disruption of access to the public dock facilities. Once the funding for each phase of the reconstruction has been identified, we will return to your Board to approve estimated capital project costs, funding sources, schedule and an appropriate project delivery method for each phase of the project.

#### Master Waterside Coastal Development Permit Application

In addition to the contemplated replacement of the Chace Park Docks, there are six leasehold anchorages within the Marina that currently have plans to replace their aging docks within the next several years, namely Parcels 10, 21, 42/43, 44, 53 and 125. Dock replacement projects will require a Coastal Development Permit (CDP) from the California Coastal Commission (CCC). CCC staff suggested that the County and leasehold marina operators present these individual dock reconstruction projects in a single CDP application as co-applicants, hereinafter referred to as the "Master Waterside CDP", which is more efficient than multiple applications and enables a comprehensive review and evaluation of the projects. It is requested that your Board approve the combining of the County's and lessees' CDP applications into a single Master Waterside CDP application.

The Master Waterside CDP application proposes certain permit conditions in order to gain the CCC's approval. For example, lessees will be required to cooperate in a transition plan managed by the County, including the phasing of construction to minimize boater displacement, particularly the boaters with the smaller boats under 38 feet. The proposed CDP conditions also include the implementation of best management practices for environmental protection. Reconstruction of these marinas will bring about other structural improvements, including additional new vessel pump-out stations, new WaterBus boarding stops and safer, ADA-accessible gangways and boat slips.

The proposed reconstruction projects included in the Master Waterside CDP will retain boat slips in all of the existing size ranges. The distribution of these boat slip sizes will conform to the

recommendations of the 2009 Slip Sizing Study for right-sizing a distribution of slip sizes to more closely meet today's boating demand for berths that accommodate modern power and sail boat features. A chief objective of the proposed dock reconstruction projects is to curtail the persistent high vacancy rate recorded amongst the small boat slips for many years.

### **Implementation of Strategic Plan Goals**

The recommended actions ensure the County's strategic plan goals of Operational Effectiveness (Goal 1), Children, Family, and Adult Well-Being (Goal 2) and Community and Municipal Services (Goal 3) by investing in public infrastructure that will enhance recreational opportunities for County residents.

### **FISCAL IMPACT/FINANCING**

CCC staff has stated there is no filing fee for the Chase Park Docks component of the Master Waterside CDP application. The filing fee for the leasehold anchorages will be paid by the leaseholders.

#### Operating Budget Impact

The recommended actions will have no impact on the operating budget; however, the reconstruction of the Chace Park Docks will eliminate the significant costs associated with the constant repairs necessary to keep the existing docks in operation.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The County assumed control of the Parcel 47 leasehold on March 25, 2008, when the lessee chose to terminate its holdover lease with the County, whereupon the County took over the management and maintenance responsibilities for the Parcel 47 docks.

On December 13, 2005, your Board approved the exercise of the option agreement to buy back the lease for the waterside area of Parcel 44 (portion). The Department will be returning to your Board at a later date to close this transaction. Thereafter, the County will be responsible for the operation, repair, maintenance and replacement of these docks.

At its meeting of February 9, 2011, the Small Craft Harbor Commission, by a vote of four to zero, endorsed the Director's recommendations that your Board approve the proposed plan for the Chace Park Docks and endorse aggregating various public and private leasehold dock reconstruction plans into a Master Waterside CDP application to the CCC.

### **ENVIRONMENTAL DOCUMENTATION**

Find that the proposed reconstruction of the docks adjacent and proximate to Burton Chace Park is categorically exempt under the California Environmental Quality Act Guidelines sections 15302 and 15303(b), and classes 2(a) and 3(b) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, as the project involves replacement of the existing facilities, where the new facilities will be on the same site as the facilities replaced and will be of substantially the same size, purpose and capacity, with the addition of minor appurtenant structures in certain areas.

As authorized by Public Resources Code section 21080.5, the CCC will perform its own environmental review of the various public and private leasehold dock reconstruction plans as a part of its process for issuance of the Master Waterside CDP.

### **CONTRACTING PROCESS**

The Chief Executive Office and the Department of Beaches and Harbors will identify the appropriate capital project delivery method for the reconstruction of each of the Chace Park Docks as part of the future Board letters required for each phase.

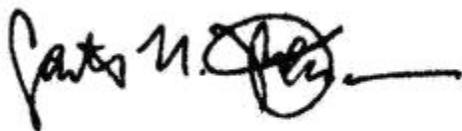
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The actions contemplated by this Board letter will provide the public with new and safer docks by replacing the existing deteriorated public and private docks that are in constant need of repair and are, in fact, at times, taken out of service until repairs can be made. In addition, the new Chace Park Docks will provide greater flexibility for visiting vessels of a wide range of types and sizes over the current dock systems.

### **CONCLUSION**

Instruct the Executive Officer of the Board of Supervisor to send a copy of the adopted Board letter to the Department of Beaches and Harbors.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Santos H. Kreimann", followed by a horizontal line extending to the right.

SANTOS H. KREIMANN  
Director

SHK:GJ:mk

Enclosures

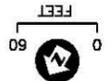
c: Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

REDEVELOPMENT PLANS FOR BURTON CHACE PARK  
**VERSION 2 PROPOSED MARINA PLAN**  
 COUNTY OF LOS ANGELES, DEPT. OF BEACHES & HARBORS  
 SHEET 1 OF 4  
 JOB NO. 928-38  
 SCALE 1" = 60'  
 DATE 04 NOV. 08

NO.	DATE	REVISION

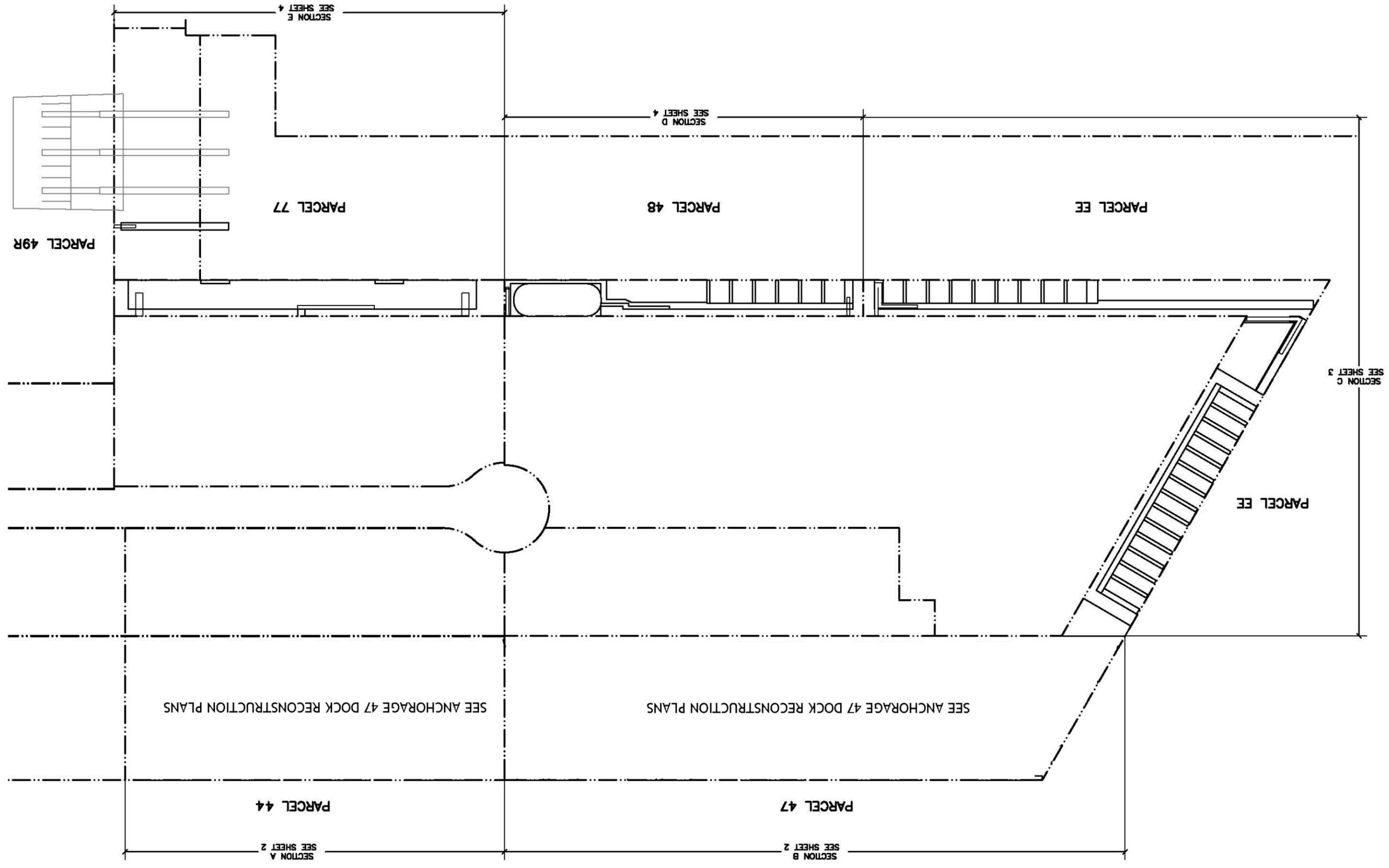
DESIGNED BY: [ ]  
 DRAWN BY: JLB  
 CHECKED BY: [ ]  
 APPROVED BY: [ ]

2801 DUMONT DRIVE, SUITE 800  
 BIRMG, CA 92718  
 949-752-1550  
 949-752-8381 (FAX)  
**NOBLE CONSULTANTS, INC.**



PROPOSED MARINA PLAN  
 SCALE: 1" = 60'

PRELIMINARY PLAN FOR REVIEW AND COMMENTS



SLIP MIX - PARCEL 47

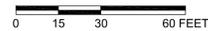
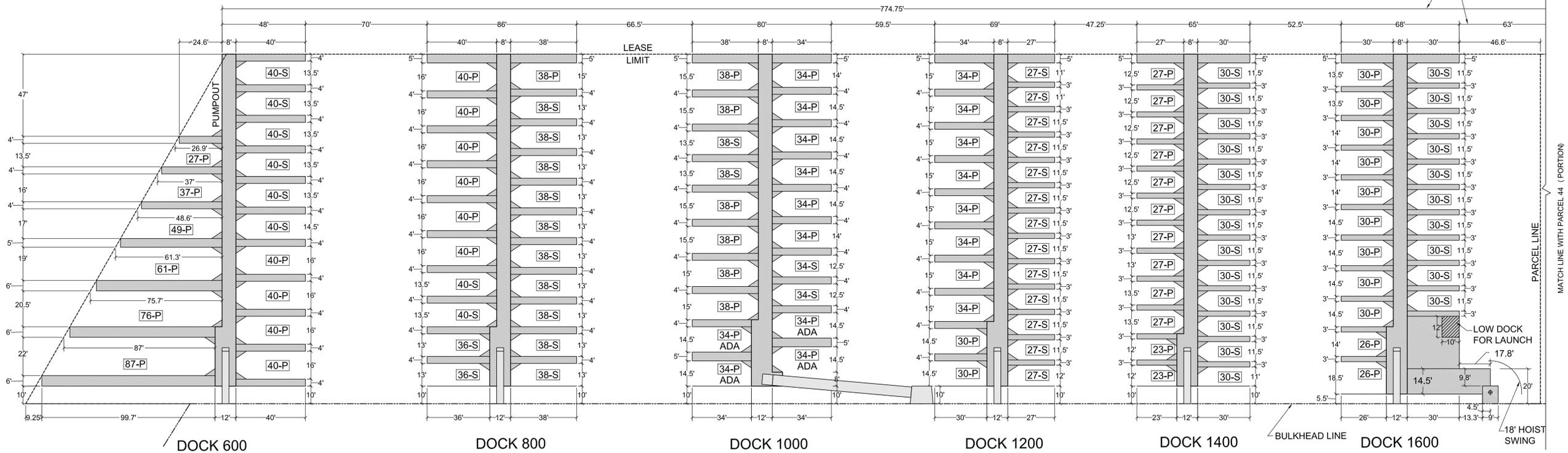
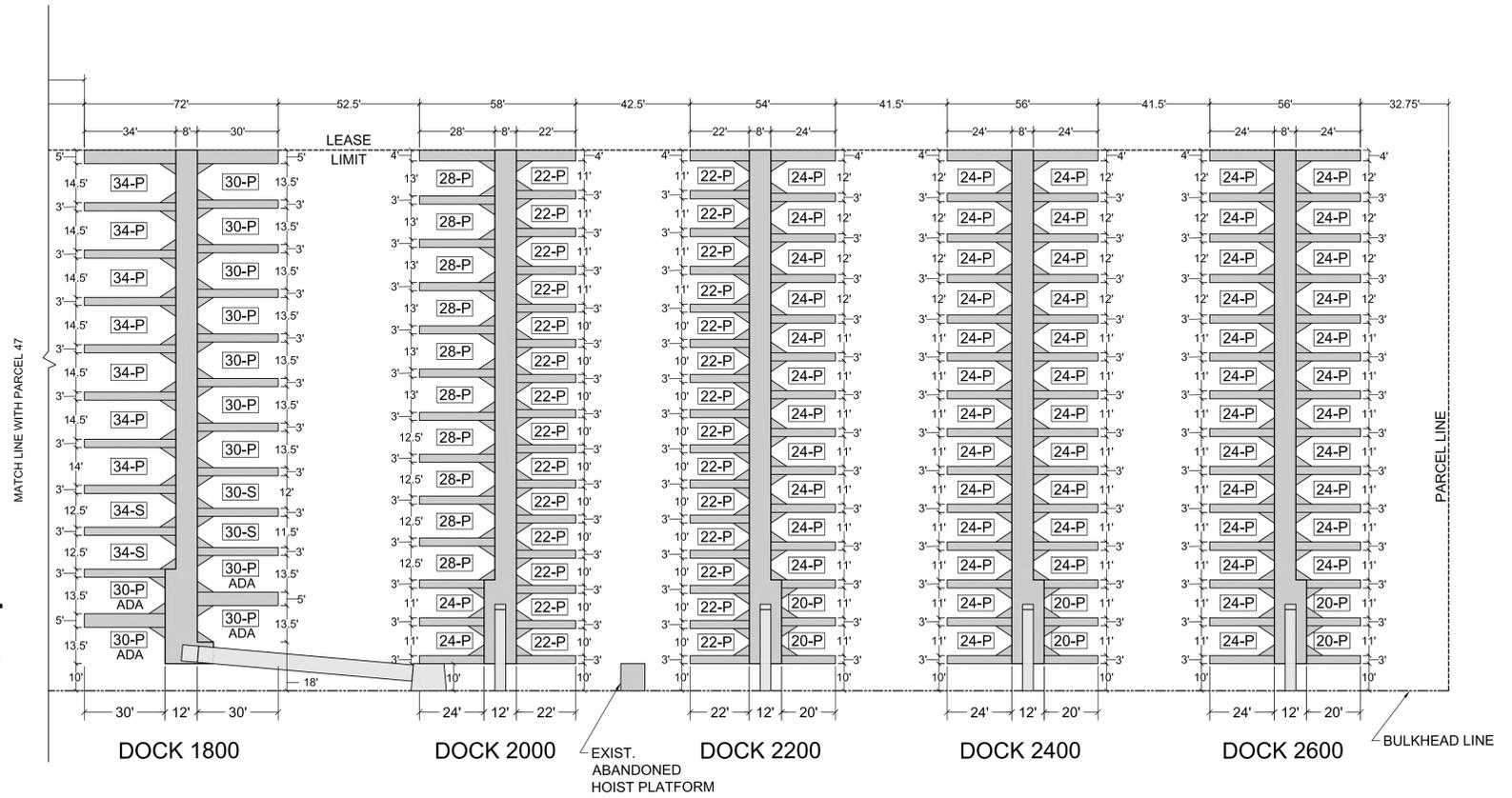
SLIP SIZE	TOTAL
23'	2
26'	2
27'	24
30'	34
34'	20
36'	2
37'	1
38'	19
40'	18
49'	1
61'	1
76'	1
87'	1
<b>TOTAL</b>	<b>126</b>

PARCEL 47

SLIP MIX - PARCEL 44

SLIP SIZE	TOTAL
20'	6
22'	28
24'	61
28'	10
30'	13
34'	9
<b>TOTAL</b>	<b>127</b>

PARCEL 44  
(PORTION)



**NOBLE**  
CONSULTANTS, INC.

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NO.	DATE	REVISION
1	3/16/11	LENGTHENED FAIRWAY FROM 60.5' TO 63.0' BETWEEN DOCKS 1600 & 1800
2	3/29/11	CORRECTED HOIST DIMENSIONS AT DOCK 1600

DESIGNED BY: **RMN**  
DRAWN BY: **KAS**  
CHECKED BY: **RMN**  
APPROV. BY:

COUNTY OF LOS ANGELES, DEPT. OF BEACHES & HARBORS  
**ANCHORAGE 47**  
**MARINA DOCK LAYOUT**  
**PLAN 3**  
REDEVELOPMENT PLANS FOR BURTON CHACE PARK

SHEET **3** OF **3**  
JOB NO. **928-50**  
SCALE **1" = 30'**  
DATE **29 MAR. 11**