

# Seaside Lagoon Rehabilitation Project

# PROJECT SITE: SEASIDE LAGOON



- Unique regional recreational amenity providing public coastal access.
- Saltwater swimming lagoon, sandy beach area, picnic facilities, restrooms and showers.
- Daily visitors plus camps and special events.
- Primarily a Memorial Day to Labor Day facility.

# PROJECT SITE: SEASIDE LAGOON



## 2026 Stats

|                  |                                                  |
|------------------|--------------------------------------------------|
| 104              | Days of Seasonal Operation                       |
| 4,151            | Luau reservation attendees (in-season)           |
| 5,244            | Group admission                                  |
| 29,801           | Adults front gate entry                          |
| <u>28,531</u>    | <u>Children front gate entry</u>                 |
| 67,727           | Total Admissions                                 |
|                  |                                                  |
| \$516,064        | Gate Admission Fees                              |
| \$38,753         | Group Admission Fees                             |
| <u>\$224,933</u> | <u>Rental Fees (off-season events inclusive)</u> |
| \$779,750        | Revenue Collected (to-date)                      |

# CURRENT SITE CONDITIONS

## *Water Quality Maintenance*

- Lagoon discharges are regulated under a Regional Water Quality Control Board issued NPDES permit.
- Existing flow-through seawater system requires treatment before entering the Lagoon and again before discharge into King Harbor.
- Aging and obsolete infrastructure makes it difficult and costly to maintain water quality standards.
- City has incurred fines as a result of current infrastructure limitations.
- Antiquated infrastructure impacts operational feasibility.



| Operational Season | Fines     | SEP Costs | Resolution Method     | Year Paid / Resolved |
|--------------------|-----------|-----------|-----------------------|----------------------|
| 2001               | \$51,000  |           | Admin Civil Liability | 2002                 |
| 2002               |           |           |                       |                      |
| 2003               | \$18,000  | \$33,000  | Admin Civil Liability | 2010                 |
| 2004               |           |           |                       |                      |
| 2005               |           |           |                       |                      |
| 2006               |           |           |                       |                      |
| 2007               |           |           |                       |                      |
| 2008               |           |           |                       |                      |
| 2009               | \$9,000   |           | Settlement            | 2014                 |
| 2010               |           |           |                       |                      |
| 2011               |           |           | No Records Found      |                      |
| 2012               |           |           |                       |                      |
| 2013               |           |           |                       |                      |
| 2014               | \$21,000  |           | Settlement            | 2016                 |
| 2015               |           |           |                       |                      |
| 2016               | \$66,000  |           | Settlement            | 2018                 |
| 2017               |           |           |                       |                      |
| 2018               | \$90,000  | \$195,000 | Settlement            | 2022                 |
| 2019               |           |           |                       |                      |
| 2020               |           |           |                       |                      |
| 2021               |           |           |                       |                      |
| 2022               | \$228,000 |           | Settlement            | 2024                 |
| 2023               |           |           |                       |                      |
| 2024               | \$79,500  | \$94,500  | Settlement Pending    | 2026                 |
| 2025               |           |           |                       |                      |
| 2026               | \$50,000  |           | Estimated             | 2027                 |

# CURRENT SITE CONDITIONS

## Water Quality Maintenance

SEP Costs: Supplemental Environmental Project whereby City implements a Water Board-approved project to improve water quality

Fines: \$612,500  
 SEP Costs: \$322,500  
**Total: \$935,000**

# PROJECT HISTORY

## *2021–2022: Waterfront Amenities Plan*



- Waterfront-wide planning process with community meetings, pop-up events, online engagement, and stakeholder participation
- Community input helped establish a shared vision for a renovated Lagoon with:
  - Improved year-round access
  - A renewed water feature and beach experience
  - Recreational amenities for multiple generations
  - Flexible open space and community uses

# PROJECT HISTORY

## *2022–2023: Transition to Project Design*

Broad waterfront planning process → Lagoon-focused design

- RFP for Lagoon design approved in May 2022
- **NUVIS** selected as design firm
- Project-specific community engagement and design development began in 2023



# PROJECT HISTORY

## 2023–2024: Seaside Lagoon–Specific Outreach

### COMMUNITY MEETINGS, POP-UPS, AND STAKEHOLDER STUDY SESSIONS

OCT 12  
2023

Veterans Park Farmers  
Market  
Popup Outreach

DEC 6  
2023

Redondo Beach Library  
Public Workshop



Trunk or Treat  
Popup Outreach

OCT 28  
2023

Seaside Lagoon  
Pop-Up

AUG 31  
2024

#### EXPERIENCE

Year-round access • Lap swimming  
Shade

#### SITE + CIRCULATION

Sand vs. green space • Promenade  
Fencing

#### CHARACTER + AMENITIES

Architectural character • Food trucks  
Building location



REDONDO  
BEACH

# PROJECT HISTORY

## *2024–2025: Harbor Commission and Council Review*

### **September 9, 2024 – Harbor Commission**

- Reviewed multiple design options.
- Voted 7–0 to recommend a complete, phased renovation.
- Recommended Building Placement Option 2 + Promenade Design Option 2.
- Full build-out estimate : ~\$31.1M  
Phase 1 Cost Estimate: ~\$7.0M

### **October 15, 2024 – City Council**

- In line with HC advisement, directed staff to continue development of Design Option 2.
- Concept included a combined recreational lagoon + lap swimming facility, recreational amenities and a two-story operations/lifeguard building.
- Construction to occur in phases as funding became available.

Concept Approval ➡ Engineering and Design Development

# PROJECT HISTORY

## *2025–2026: Preparing for Coastal Commission Application*

### 2025/2026

Project is taken from design concept to engineering and regulatory review.  
Regulatory and site constraints considered during design and engineering refinement.  
Updated construction cost estimates.

### April 2026

City Council discussed project design, and directed the inclusion of certain elements such as a second set of restrooms and perimeter fence replacement.

### August 2026

Harbor Commission confirmed the project as designed is consistent with applicable CEQA exemption, but recommended that Council pursue the design considered in 2024.

### September 2026

Decision on the preparation and submittal of a Coastal Development Permit

# PROJECT DETAILS



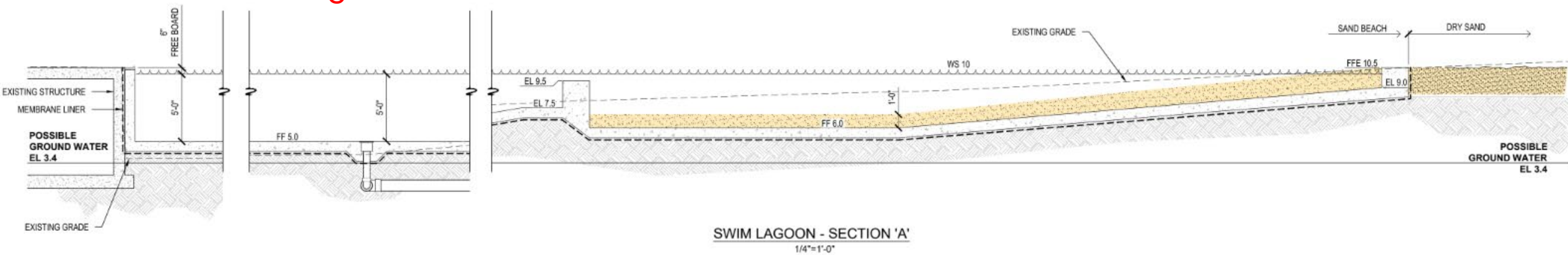
- Concrete-bottom lagoon with a beach-like entry and shallow sand area
- Water slide
- Fountain and splash features
- Lap-swimming buoys
- New equipment and pump station building
- New landscaping
- A luau shelter
- Seasonal fencing to allow greater year-round use of the surrounding space
- Necessary utility, drainage, electrical, lighting, mechanical and treatment-system improvements
- ADA Accessibility Improvements

# PROJECT DETAILS

## *Lagoon Construction*

5 ft Swimming Area

Shallow Sand Bottom Rec. Area



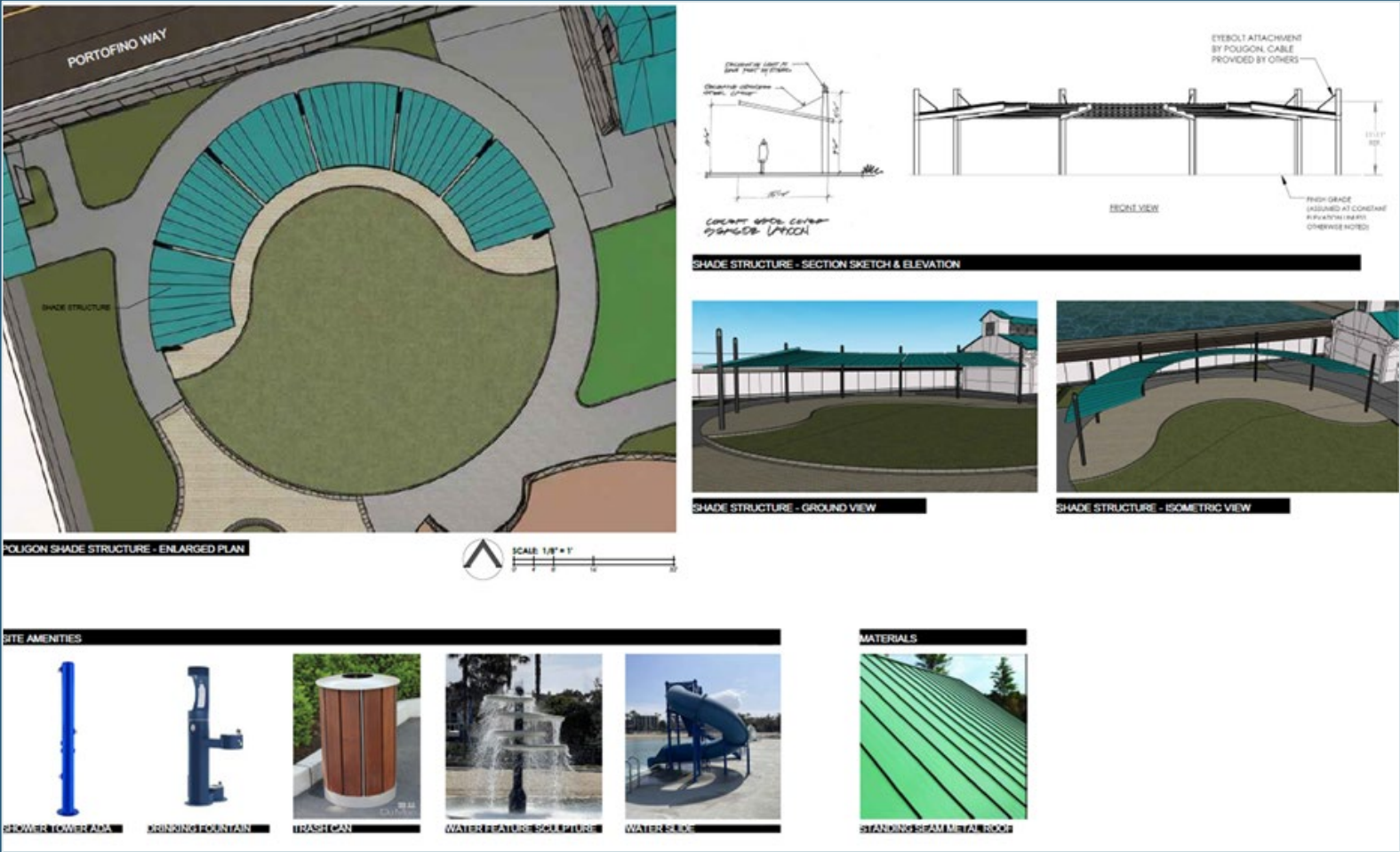
# PROJECT DETAILS

## *Perimeter Fencing and Seasonal Fencing*



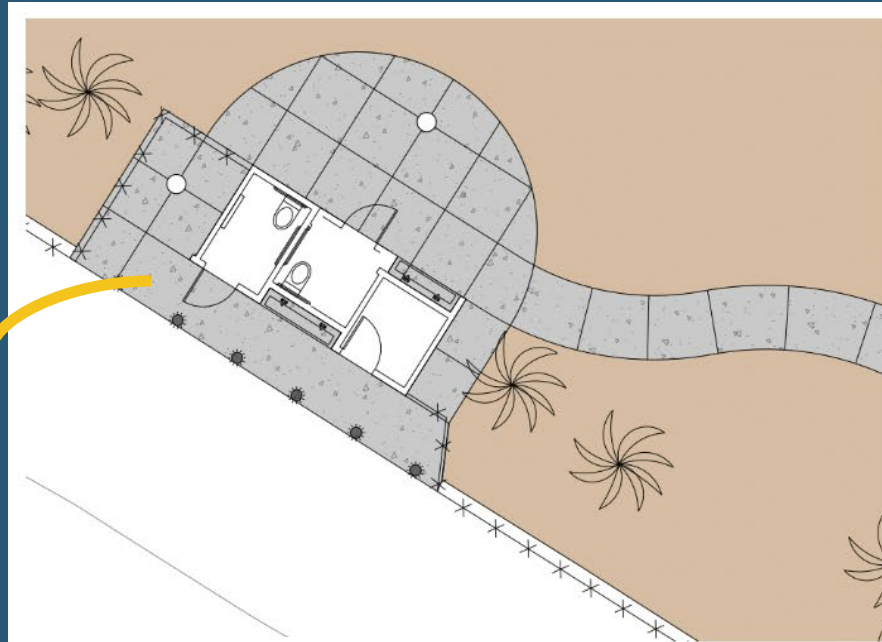
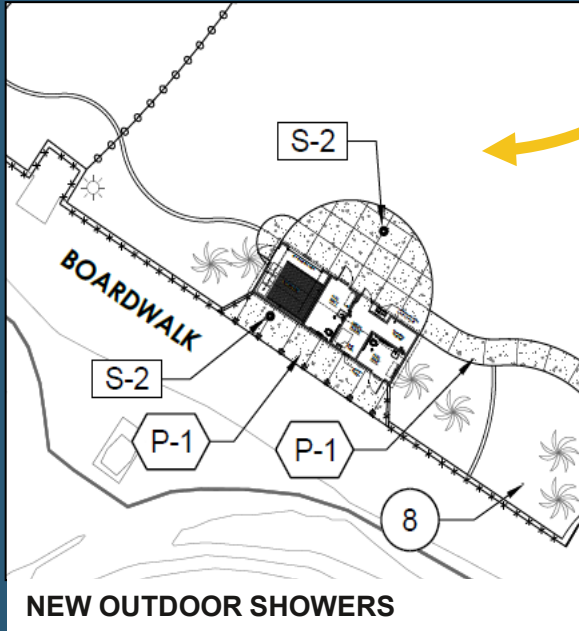
# PROJECT DETAILS

## Luau Shelter



# PROJECT DETAILS

## *Additional Restroom Facility*



CONCEPT IMAGE



MATERIALS:



1. STANDING SEAM METAL



2: WHITE PAINTED BRICK

# NEXT STEPS

- If approved by the City Council, submit the project application to the California Coastal Commission for the required Coastal Development Permit
  - Staff will work with Coastal Commission to address any considerations/modifications that arise during entitlement review
- Develop construction plans and specifications for bidding in parallel
- Award construction bid
- Begin construction
- Complete construction and open facility prior to 2028 Los Angeles Olympics

# STAFF RECOMMENDATION

Discuss the Seaside Lagoon Rehabilitation Project Design

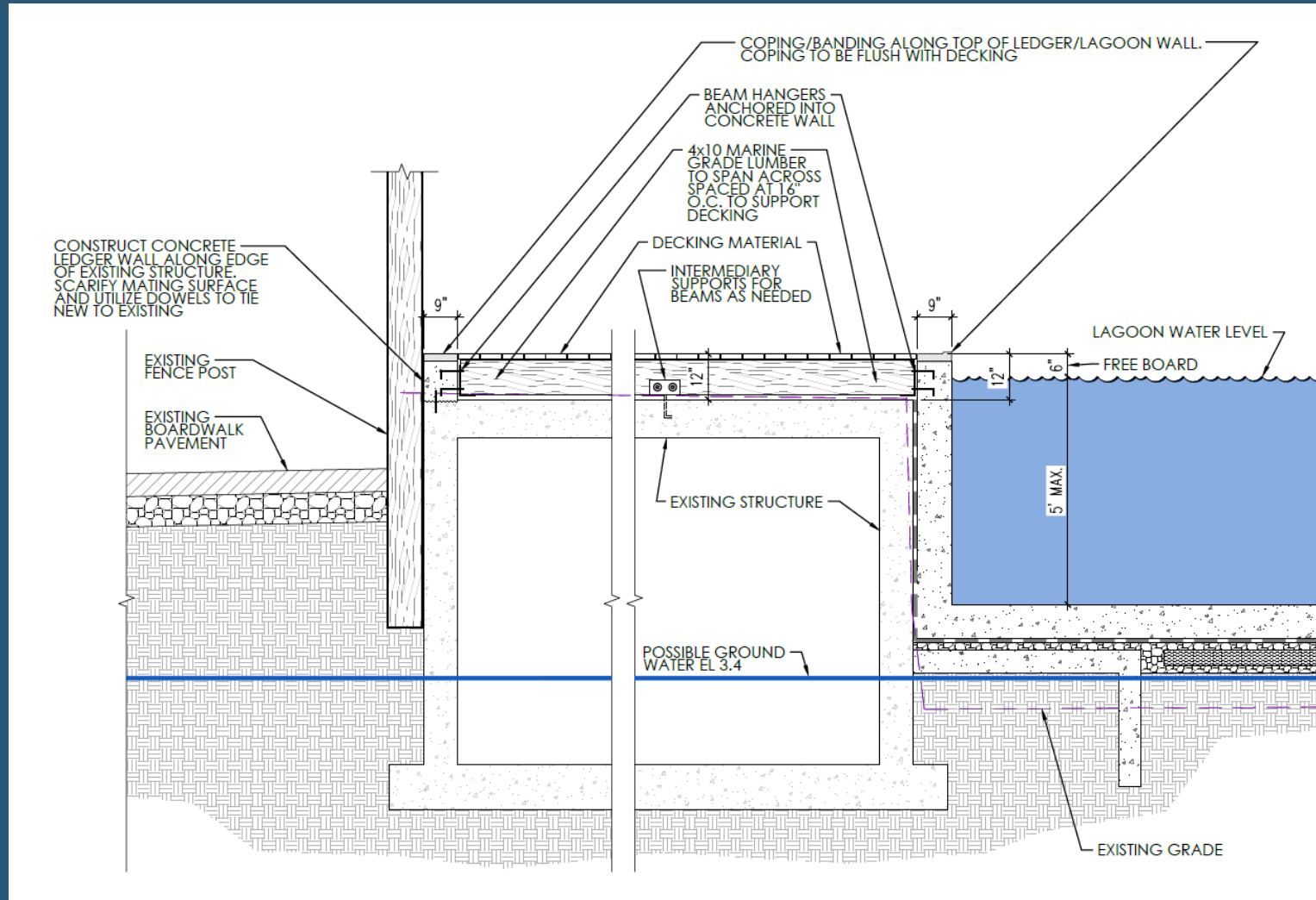
Approve the final preparation and submittal of a Coastal Development Permit Application to the CA Coastal Commission

Approve the Environment Exemption Declaration for the project

# Seaside Lagoon Rehabilitation Project

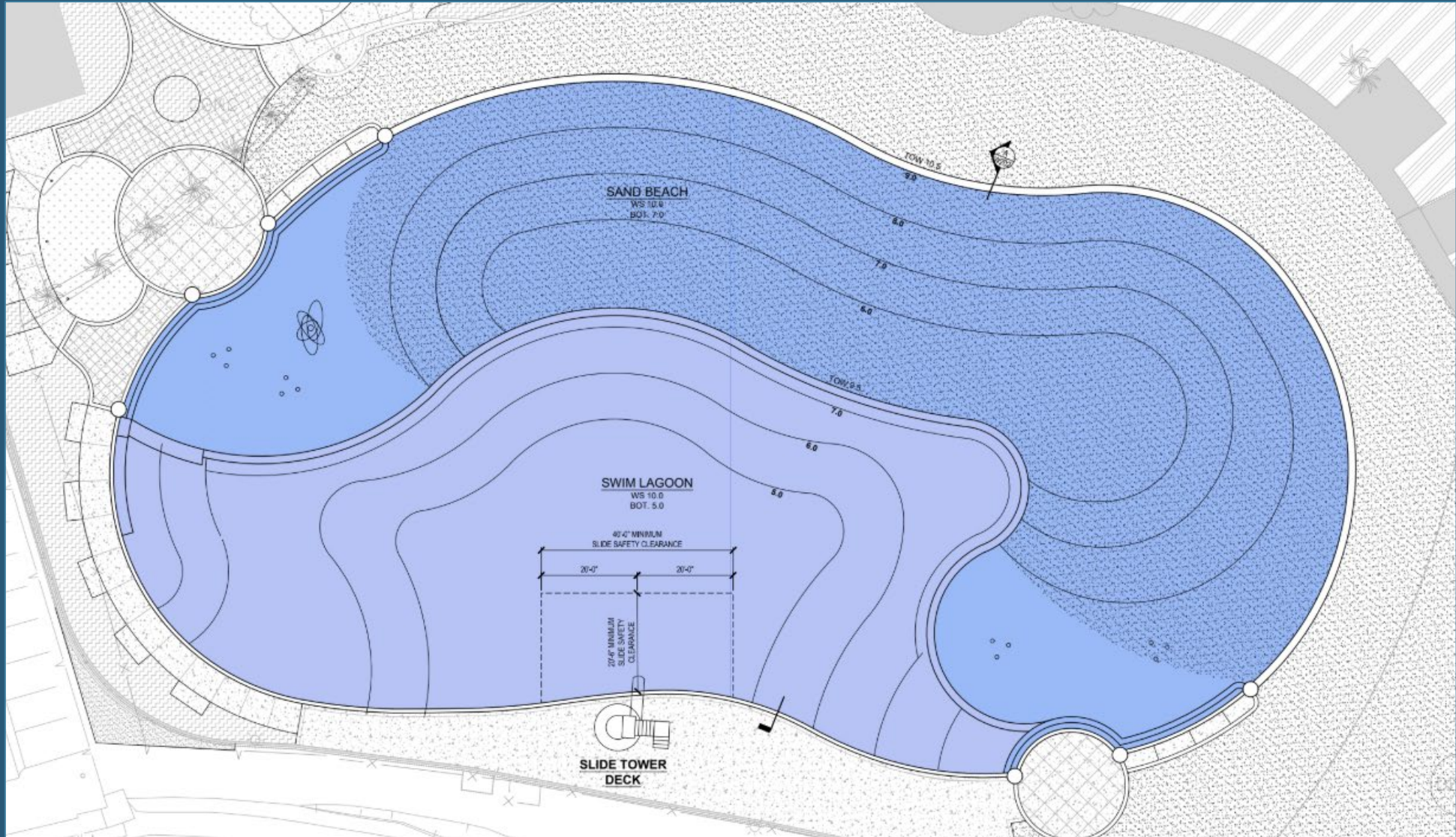
# PROJECT DETAILS

## *Decking for Depth*



# PROJECT DETAILS

## *Lagoon Depth*



# MEASURE C COMPLIANCE

- Provides the required replacement recreational swimming facility
- Maintains required water surface area
- Preserves sandy beach and recreational amenities
- Maintains picnic/barbecue and restroom facilities
- Preserves human-powered watercraft access
- Maintains public open space
- Meets current public health, safety and water quality requirements

# CURRENT VS. PROJECTED COSTS

## Current Costs

|              |                     |
|--------------|---------------------|
| Electricity: | \$25,000-\$30,000   |
| Chemicals:   | \$135,620           |
| Staffing:    | \$475,000           |
| Maintenance: | <u>\$236,000</u>    |
| Total:       | \$871,260-\$876,260 |

## Projected Costs

|              |                 |
|--------------|-----------------|
| Electricity  | \$99,100        |
| Chemicals:   | \$33,300        |
| Staffing:    | \$475,000       |
| Maintenance: | <u>\$31,600</u> |
| Total:       | \$639,000       |

Water Replacement due to evaporation,  
bather load or filter backwash: \$17,700