



Naples Island Seawall Repair – Phase One: Questions & Answers

I. CAP AND GUARDRAIL

Q: What will the guardrail look like?

A: The new guardrail will be made of stainless steel and will have horizontal steel cables. Stainless steel is much more durable and lower maintenance than aluminum. The images below show some examples of horizontal, steel cables.



Q: What color will the guardrail be?

A: A finish will be applied to the stainless steel. The steel will not be painted, as to maintain the high-quality and durability of the guardrail, thus limiting the need for repair or maintenance and elongating the life of the guardrail. Satin finish #4 is recommended as this requires less maintenance.

Q: What grade is the stainless steel?

A: 316.

Q: What is the elevation of the cap?

A: The new wall is approximately 9.5' above sea level. The Coastal Commission directed the new seawall to be 6 inches higher than the current seawall in anticipation of sea level rise. As these walls are a long-term investment and the impact of sea level rise is uncertain, the height increase could help protect against this natural phenomenon. In addition, if sea-level rise exceeds projections, the cap height can be increased as necessary.

Q: Where will the guardrail be located? Why?

A: The guardrail will be located on the landside of the cap (closer to the sidewalk, away from the water). This location discourages individuals from using the cap as a walkway.

Q: Can people access our docks by hopping over the guardrail?

A: The gate and the guardrail surrounding each gate will measure 42” in height, as required by code. This will discourage individuals from accessing the docks without permission.

Comparison: Existing vs. Proposed Wall & Cap		
	Existing Wall & Cap	Proposed Wall & Cap
Parkway Elevation	4 inches (varies)	4 inches
Cap Height	18 inches (varies)	24 inches
Guardrail Height	27 inches	24 inches
Combined Curb, Wall, & Guardrail Height	49 inches (varies)	52 inches
Ledge	Yes	No

Q: Why are the gates higher at the stairs?

A: The gates are 42 inches in order to comply with the California Building Code. The Code states that a 42-inch guardrail must be installed next to walking surfaces. When one is standing at the top of the stairs, the cap itself becomes the walking surface. The cap measures 3 feet across, which is just 2 feet shy of being an ADA complaint sidewalk. In order to comply with code, to prevent falls, injury, and to discourage individuals from walking along the cap, the guardrail must be higher at the stairs.

Q: What is the width of the cap? Why can't it be smaller?

A: The cap is 3 feet wide. The new cap encloses the old seawall and new, and serves as a critical structural element. Any changes to the cap's width or form would impact the wall's feasibility. The cap must be 3 feet wide.

Q: Can people sit and walk on the cap?

A: Sitting and walking along the cap is prohibited. It is unsafe. Signage will discourage individuals from engaging in this behavior.

Q: Are stairs required?

A: Yes, stairs are required. The City needs to provide safe access from the public walkway and over the public seawall. The installation of stairs also serves as an amenity to current and future property owners. For these reasons, stairs will be installed for each gate.

Q: Why is there a handrail? Is it optional?

A: Handrails are there for safety and ADA accessibility. Handrails are required.

II. WALKWAY & LANDSCAPE

Q: What is “the parkway”?

A: The parkway is a term used to describe the area of the public right-of-way between the sidewalk and the canal.

Q: Can I plant and maintain landscaping along the parkway?

A: Yes, residents and homeowners may install and maintain landscaping in the parkway. The City will develop Guidelines for Parkway Improvement for properties along the canals. Once approved by Coastal Commission, residents can apply for a permit to install plants in designated landscaping areas along the canal. Homeowners would implement and maintain their approved designs. The City will implement and maintain landscaping for residents who do not wish to be responsible for areas near their properties.

Q: Are any plants prohibited?

A: The Coastal Commission has prohibited “species listed as problematic and/or invasive by the California Plant Society (<http://www.cnps.org/>), the California Invasive Plant Council (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California” as well as “plant species listed as a ‘noxious weed’ by the State of California or the U.S. Federal Government.”

Q: Will private trees be allowed to be planted in the parkway?

A: The Guidelines will address this issue. No trees that may disturb or damage the wall will be allowed.

Q: Can I install a different type of sidewalk, such as brick?

A: No modifications may be made to the sidewalk.

Q: Can I install a wooden deck or other hardscape in the parkway?

A: No hardscape elements shall be allowed in the parkway.

Q: Can existing hardscape be re-used?

A: The sidewalk must be taken out in order to install the new drainage system. Existing sidewalks and hardscape will not be reinstalled.

Q: Can I save anything in the parkway?

A: You may save your any hardscape elements you have installed. Homeowners are responsible for salvaging, moving, or saving any materials or objects in the public right of way.

Q: Can I install a flagpole in the parkway?

A: You must apply for a permit to erect a flagpole.

Q: What will happen to the palm trees?

A: The City arborist has inspected each tree. A majority of the large palm trees will be relocated on site. Movement will severely damage several trees; these will be permanently removed.

Q: Who will maintain the trees?

A: The City of Long Beach will be responsible for maintaining trees in the public right of way.

Q: Will the parkway be irrigated?

A: Yes, the city will install irrigation in the parkway and provide water.

Q: Will the sidewalks be the same width? Will the parkway be the same width?

A: The existing sidewalk will be removed and replaced. The sidewalk will be 6 ft. wide as it is now. The parkway should be about the same width as it is now.

Q: Where will benches be located?

A: Seven benches are planned for the phase one area. They will be placed at the bridges and at the street ends along the north side of the canal (see image to right).

Q: Why are benches required?

A: The California Coastal Commission required the installation of benches.

Q: Will the benches put additional weight on the seawalls?

A: No.

Q: Will there be more benches in future phases of seawall construction?

A: The California Coastal Commission is requiring the installation of benches in phase one. Presently, it is not known what conditions the Coastal Commission will apply in future phases of seawall repair.



Q: What lights will be installed?

A: New light poles and fixtures will be installed. They will resemble the design of lights elsewhere on Naples Island.

Q: Will trash cans be installed?

A: No trash cans will be installed.

Q: Will outdoor furniture be allowed in the parkway?

A: No private furniture will be allowed in the parkway.

III. DRAINAGE

Q: How will storm water drain?

A: The City is installing a subsurface lateral drain under the sidewalk; this is basically a storm drain like those on other city streets and sidewalks. Currently, there is no storm drain. The drain will discharge to the LA County pump stations at Cordova on the North Side and at The Toledo on the South side. There are 53 drains along the sidewalk, approximately one drain per property.

Q: How will the parkway drain?

A: The parkway will have a 2% slope towards the sidewalk. This will allow water to drain from the parkway over the curb and into the catch basins.

Q: Are there any pumps in the drainage system?

A: The drainage system does not feature any pumps.

Q: How much water can the drainage system handle?

A: The system is designed to handle waters from a 25-year peak storm.

Q: Will there be a backup system? Can we use the existing pumps as a backup?

A: No backup system is necessary. Existing private sump pumps in the right of way will be removed. The filtration systems associated with these private sump pumps will be connected to the lateral storm drain, allowing rain waters to discharge with the rest of the water.

Q: Is water filtered?

A: Yes, there are filters at each inlet.

Q: Will there be cleanouts?

A: Yes.

Q: How will this drainage system not self-destruct through motion over time?

A: With better seawalls and grouting, weeping can be greatly reduced. Weeping is the term used to describe the soil escaping the walls through cracks. Soil will be brought in, compacted, and this should help limit the motion that currently affects the drainage systems. Finally, schedule 80 PVC drains and reinforced concrete pipes will be used; these will be encased in concrete bedding, which will further protect against future challenges to the drainage system.

Q: What about drains in the alley?

A: On the north side, the water gets collected at Cordova.

Q: What about Naples Lane?

A: This will be tied into the new drainage system, intercepted at the lateral.

IV. DOCKS, BOAT SLIPS, & LANDINGS

Q: With the height difference between the old and new wall, will current gangways reach the float platforms?

A: Though there is a 6 inch height increase in the wall, which translates to a 1 inch to 2 inch change in the landing location of the gangway on the docks. There should not be significant issues related to gangways.

Q: My ladder cannot accommodate the new cap width. Who will replace that?

A: The City will provide new ladders to those who have ladders now. The City will also extend the float access platforms by installing extension pieces.

Q: What will happen to my dock? Will my dock be next to other docks, which might cause them to grind against each other?

A: The contractor will be responsible for storing the docks. Photos will be taken before hand. The contractor will be responsible for any damage that occurs.

Q: My dock is old and beat up, can I re-install it after?

A: Only docks that are permitted and approved can be reinstalled.

Q: My gangway rests on top of the seawall; it is anchored to the cap. What will happen to it?

A: Gangways or float access platforms attached directly to the cap will not be reinstalled. These will be replaced with ladders.

Q: How will the float access platform be adjusted to new wall height?

A: The float access platform frame will be extended and raised to accommodate the change in pile cap height and width. The location of the float access platform will be the same as the present location.

Q: What will happen to my boat?

A: The Marine Bureau will provide boat storage to the extent possible.

Q. Who will pay for the reinstallation of the docks, landings, etc.? And who will pay for the restoration of the electrical and water system connections to be reinstalled?

A: Docks and Landings will be reinstalled by the City. Restoration of private utilities and improvements will be the responsibility of the homeowner. PVC conduits will be installed at the locations of the removed utilities to facilitate installation of private utilities.

Q: When the extensions are welded to the float access platforms, will the material be matched (stainless steel, aluminum, etc.)?

A: Yes.

V. CONSTRUCTION

Q. When will construction begin?

A: The City hopes to award the contract in early April. The City is estimating that it will take 3 – 4 months for the contractor to develop shop drawings and procure the steel sheet piles. Active construction may begin in the early to mid-summer and last for 4 months.

Q: Where will construction fencing be?

A: 500 feet of the canal will be fenced off at a time. So, about ¼ of the canal will be fenced off at a given time. When that section is done, the fencing will move to the next section. But we cannot set this in stone; we need to give the contractor the ability to decide the means and methods of construction. The contractor will develop its own plan and submit it to the city for approval.

Q: When will fencing be in front of our homes?

A: Construction will begin early to mid-summer. Active construction will continue for 3 – 4 months.

Q: Will steel walls be put in place from waterside on barges or will they be lowered from landside with use of heavy equipment?

A: Limited pile driving will be conducted from the waterside. Additional equipment will be used on the landside.

Q: What are the hours of construction?

A: Hours will be 7 a.m. to 7 p.m. weekdays as noted in the Coastal Commission permit. The contractor is also allowed to work Saturdays 9 am – 6 pm.

Q: How many workers will be present each day?

A: Approximately 30 workers will be present each day.

Q: Where will workers park?

A: The parking needs of residents come first. Workers will need to park in areas that do not adversely impact residents and the business community.

Q: Where will construction staging areas be located?

A: Likely at street ends.

Q: Will street sweeping be suspended during construction?

A: No.

Q: Will there be instructions to protect the improvements beyond the construction area?

A: Photos will be taken at each home site to protect existing improvements and avoid property damage.

Q: Will the canal be closed to water traffic?

A: Yes.

Q: Will construction damage the roots of trees on our property?

A: The project requires digging approximately 12 – 18 inches deep on the landside. Roots of trees may be disturbed, but it is not known at this time. Information can be provided on a case by case basis once construction begins.

VI. DESIGN & ENGINEERING

Q: Will the engineering for the bayfront areas differ from that of the canals?

A: Local conditions will be considered during each phase of the seawall. The engineering team will certainly take the different conditions of the bay into account.

Q: Will the existing tie rods be removed?

A: Some will and some won't. Tie-backs installed in the 1930s and 1960s will be removed. The soil anchors installed in 2000 will not be removed.

VII. MISCELLANEOUS

Q: Are there more permits that are needed beyond Coastal Commission approval?

A: Yes, in addition to the Coastal Commission permit, a Regional Water Quality Board permit and an Army Corps of Engineers permit are necessary. The Regional Water Quality Board permit is being amended to incorporate Coastal Commission changes to the project and the Army Corps permit has been submitted for approval.

Q: Mail delivery options?

A: Individual homes should contact the post office to discuss mail delivery on the alley side.

Q: Where is the public access to the canal waters?

A: Public access to the canal waters does not currently exist. The City will consider providing public access to the canal waters in future phases of seawall repair.

Q: What are the sources of the funds?

A: The project is funded by the Tidelands funds.

Q: When will future phases (phase 2 – 6) begin?

A: Future phases depend on the availability funds and the appropriation of funds by City Council.