

MINUTE ITEM

This Calendar Item No. 22 was approved as Minute Item No. 29 by the State Lands Commission by a vote of 3 to 0 at its 11-20-79 CALENDAR ITEM meeting.

29.

11/79
W 10344
Thompson

PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE FOR
SUBSIDENCE REMEDIAL WORK, CITY OF LONG BEACH

SUBSIDENCE REMEDIAL PROJECT:

Raising northeast corner of Windham Avenue and Van Camp Street.

SUBSIDENCE ELEMENTS:

- a. City's Analysis:
Raising is necessary to bring the low area to the height of the adjacent streets which have previously been raised due to subsidence.
- b. Staff Analysis:
Subsidence remedial work should be limited to the amount of fill necessary to raise the site to the presubsidence level (Elev. +17 ft. M.L.L.W.).

PROJECT COST:

- a. City's Estimate:
\$100,000 (2nd Phase Work).

Subsidence Cost:
\$100,000.
- b. Staff's Analysis:
Preliminary estimate of subsidence remedial fill cost, including related engineering, is \$58,000.

FISCAL IMPACT: Subsidence costs to be borne 100% by the State as an incremental cost because the City will have received maximum revenue pursuant to the provisions of Chapter 138, Statutes of 1964, First Extraordinary Session.

STATUTORY AUTHORITY:

- a. City's Reference:
Chapter 138, Statutes of 1964, First Extraordinary Session.
- b. Staff Determination:
Agreement.

A 57, 58
S 27, 31

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COMPLIANCE WITH CEQA 1970, AS AMENDED:

The Long Beach Board of Harbor Commissioners has determined that the project: Raising of the northeast corner of Van Camp Street and Windham Avenue is categorically exempt from the need to prepare an EIR, under Class 1(1), Demolition and Class 4, Land Alterations.

OTHER PERTINENT INFORMATION:

Details of raising northeast corner of Windham Avenue and Van Camp Street are described in letters from the City requesting Commission prior approval of subsidence remedial work, dated February 8, 1979 and October 4, 1979.

The site area was created as part of the extension of Pier "A", about 1945, after which it was used by the City for oil operations. On May 14, 1973 the Board of Harbor Commissioners accepted a transfer of the property from the Department of Oil Properties to the Harbor Department, together with the building and other improvements now proposed to be demolished, with a stipulation that the Harbor Department would not claim the demolition and replacement of the buildings and facilities as subsidence remedial work when the site was eventually filled and raised. Therefore, only those costs incurred to place and fill material to elevation +17 feet M.L.L.W. (the presubsidence level) should be considered allowable subsidence costs.

EXHIBITS:

- A. Cost Estimate.
- B. Vicinity Map.
- C. Site Plan.
- D. Notice of Categorical Exemption.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BECAUSE THE LONG BEACH BOARD OF HARBOR COMMISSIONERS DETERMINED THAT THE PROPOSED WORK IS CATEGORICALLY EXEMPT UNDER CLASS 1(1), DEMOLITION AND CLASS 4, LAND ALTERATIONS.

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2. CERTIFY THAT THE COMMISSION REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NOTICE OF CATEGORICAL EXEMPTION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. DETERMINE THAT THE PORTION OF THE PROPOSED EARTHFILL TO RAISE THE SITE AT THE NORTHEAST CORNER OF WINDHAM AVENUE AND VAN CAMP STREET TO ELEVATION PLUS 17 MEAN LOWER LOW WATER DATUM (THE PRESUBSIDENCE LEVEL) IS SUBSIDENCE REMEDIAL WORK.
5. APPROVE SECOND PHASE SUBSIDENCE COSTS PROPOSED TO BE EXPENDED BY THE CITY OF LONG BEACH FOR THE SUBSIDENCE REMEDIAL FILL, SUBJECT TO THE CONDITION THAT SUCH COSTS, DEDUCTIBLE UNDER CHAPTER 138, STATUTES OF 1964, FIRST EXTRAORDINARY SESSION, SECTION 4(d), SHALL BE DETERMINED BY THE COMMISSION UPON AN ENGINEERING REVIEW AND FINAL AUDIT AFTER THE WORK HAS BEEN COMPLETED, AND THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED TO THE COMMISSION.
6. AUTHORIZE THE EXECUTION OF APPROPRIATE WRITTEN INSTRUMENTS REFLECTING THE COMMISSION'S APPROVAL.

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W10344

EXHIBIT "A"

COST ESTIMATE

LONG BEACH WORK ORDER NUMBER W10344
PROJECT AND ESTIMATES SUBMITTED BY CITY OF LONG BEACH
RAISING NORTHEAST CORNER OF WINDHAM AVE. AND VAN CAMP ST.

20,000 Cu. Yds. Fill Material @ \$4.25 per cu. yd.	\$85,000
Engineering	5,000
Contingencies	<u>10,000</u>
Total	\$100,000

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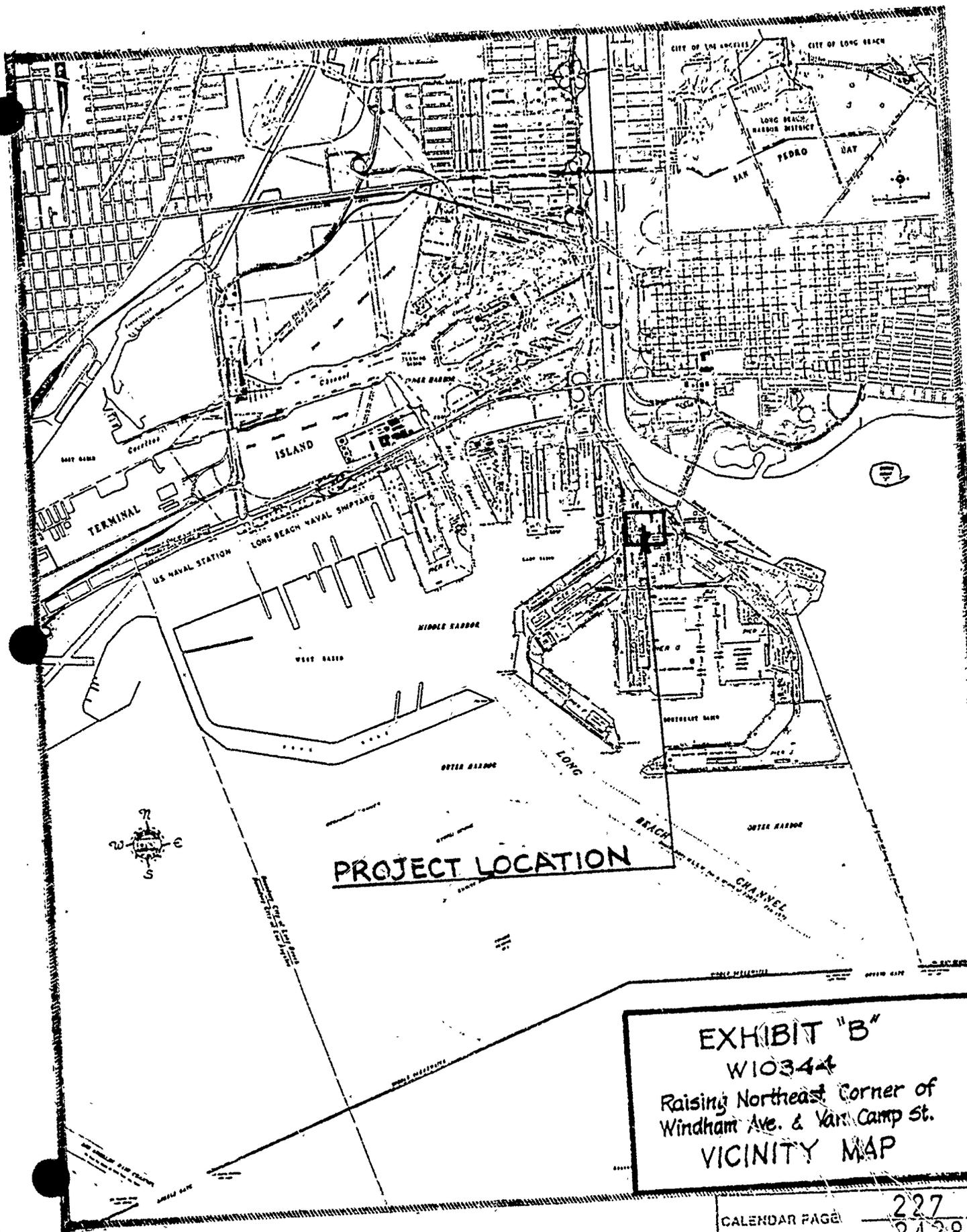
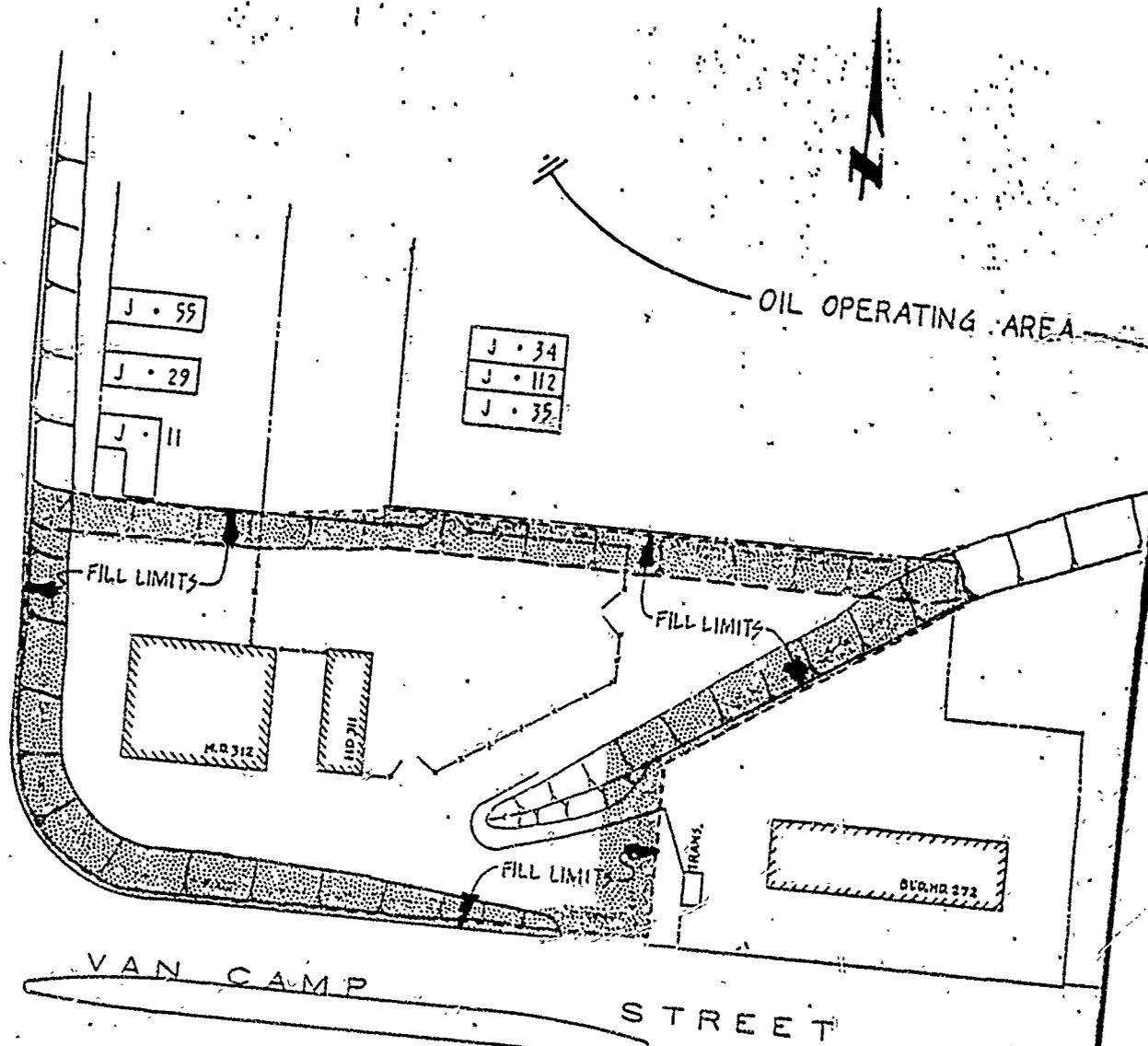


EXHIBIT "B"
 W10344
 Raising Northeast Corner of
 Windham Ave. & Van Camp St.
VICINITY MAP

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WINDHAM AVENUE



OIL OPERATING AREA

VAN CAMP STREET

EXHIBIT "C"
 W10344
 Raising Northeast Corner of
 Windham Ave. & Van Camp St.
SITE PLAN
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The Port of Long Beach

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January 31, 1979

TO: County Clerk
Los Angeles County
111 North Hill Street
Los Angeles, CA 90012

NOTICE OF EXEMPTION

Project Title: Raise N. E. Corner of Van Camp/Windham
Project Location - Specific: Northeast corner of Van Camp Street
and Windham Avenue
Project Location - City: Long Beach County: Los Angeles
Description of Project: Clear approximately one acre of low-lying,
under-developed area, remove two buildings of 3,900 sq. ft., and
place and compact fill material to raise area twelve feet to adjacent
roadway elevation for potential redevelopment.

This is to advise that the Long Beach Board of Harbor Commissioners
has made the following determination regarding this project as
proposed by Long Beach Harbor Division of Engineering:

- Ministerial
- Declared Emergency
- Emergency Project
- Categorical Exemption: State type and section number:
Class 1 (1): Demolition and Class 4: Land Alterations

Reasons project is exempt: Demolition of small accessory structures
and minor alteration of land elevation to correspond with surrounding
elevations.

Leland R. Hill
Contact Person (213) 437-0041
Telephone

Leland Ray Hill
Authorized Signature
Director of Commerce
Title

EXHIBIT 'D'
W10344, Raising Northeast
Corner of Windham Avenue
and Van Camp Street

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