

MINUTE ITEM

This Calendar Item No. 30.  
was approved as Minute Item  
No. 30. by the State Land  
Commission by a vote of 3  
to 0 at its 11-20-79 30.  
meeting.

11/79  
W 10308  
Thompson

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

SUBSIDENCE REMEDIAL PROJECT:

- Town Lot Area, Replacement of Utilities
- Storm Drain System
- Water Distribution System
- Sewer System

SUBSIDENCE ELEMENTS:

- a. City's Analysis:  
The proposed water distribution, storm drain and sewer systems are subsidence replacement of Town Lot utilities as specified in the 1968 State/City agreement on subsidence costs. As such, actual replacement costs incurred are subsidence costs subject to a depreciation credit to the State in the amount of 12 percent of such actual costs.
- b. Staff's Analysis:  
The proposed water distribution system and that portion of the storm drain system westerly of Ontario Avenue are subsidence replacement of Town Lot utilities as specified in the 1968 State/City agreement on subsidence costs. As such, actual replacement costs incurred for these elements of a project are subsidence costs subject to a depreciation credit to the State in the amount of 12 percent of such costs.

PROJECT COSTS:

- a. City's Estimate:  
\$752,000 (2nd phase) for Town Lot Area,  
Replacement of Utilities.

A 57, 58  
S 27, 31

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Subsidence Cost:  
\$620,840.

- b. Staff's Analysis:  
Preliminary estimate of subsidence cost  
for the project is \$583,880.

FISCAL IMPACT:

100% of subsidence costs are borne by the  
State as a 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 Extra-  
ordinary Session.
- b. Staff Determination:  
Staff agrees with City's reference.

COMPLIANCE WITH CEQA 1970, AS AMENDED:

The City Planning Commission issued a Negative  
Declaration for the 75 Acre Town Lot Development  
project on July 27, 1976.

OTHER PERTINENT INFORMATION:

Details of the Town Lot area utility work  
are described in letters from the City  
dated October 22, 1979 and November 2,  
1979 which requested prior approval of  
subsidence expenditures and which were  
accompanied with a set of detailed construction  
plans and itemized cost estimates.

On September 30, 1976, the Commission approved  
subsidence costs, in the estimated amount  
of \$27,200, for the first phase work to  
replace roadways and utilities in the Town  
Lot area.

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On July 27, 1977, the Commission approved subsidence costs, in the estimated amount of \$154,000, for the second phase work to replace a storm drain system in the Town Lot area between the Back Channel and Ontario Avenue. That approval will be superseded by this action to approve subsidence costs for a modified proposal for the storm drain system.

The proposed sanitary sewer work provides service connections to facilities located at 2 separate sites in the Town Lot Container yard south of Ocean Boulevard. Staff is of the opinion that such service connections were not part of the subsidence replacement of Town Lot utilities as specified in the 1968 State/City agreement on subsidence costs.

EXHIBITS:

- A. Project Cost Estimate.
- B. Vicinity Map.
- C. Proposal Sketch;
- D. Copy of Environmental Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE CITY OF LONG BEACH ON JULY 26, 1976.
2. CERTIFY THAT THE NEGATIVE DECLARATION HAS BEEN COMPLETED IN COMPLIANCE WITH CEQA OF 1970, AS AMENDED, AND THE STATE EIR GUIDELINES AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION ATTACHED AS EXHIBIT "D" AND BY REFERENCE MADE A PART HEREOF.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. DETERMINE THAT THE PORTION OF THE STORM DRAIN SYSTEM WESTERLY OF ONTARIO AVENUE AND THE WATER DISTRIBUTION SYSTEM FOR THIS PROJECT ARE SUBSIDENCE REPLACEMENT OF THE TOWN LOT UTILITIES AS SPECIFIED IN THE 1968

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STATE/CITY AGREEMENT ON SUBSIDENCE COSTS. AS SUCH, ACTUAL REPLACEMENT COSTS INCURRED ARE SUBSIDENCE COSTS SUBJECT TO A DEPRECIATION CREDIT TO THE STATE IN THE AMOUNT OF 12 PERCENT OF SUCH ACTUAL COSTS; AND

5. APPROVE SUBSIDENCE COSTS PROPOSED TO BE EXPENDED BY THE CITY OF LONG BEACH FOR SECOND PHASE WORK FOR THE STORM DRAIN SYSTEM WESTERLY OF ONTARIO AVENUE AND WATER DISTRIBUTION SYSTEM AS MADE A PART HEREOF, FOR THE PERIOD NOVEMBER 20, 1979, TO TERMINATION OF WORK SUBJECT TO THE CONDITIONS THAT THE AMOUNTS, DEDUCTIBLE UNDER SECTION 4 (d) OF CHAPTER 138/1964, 1ST E.S., WILL BE DETERMINED BY THE COMMISSION UPON AN ENGINEERING REVIEW AND FINAL AUDIT SUBSEQUENT TO THE TIME WHEN THE WORK UNDER ANY OF THESE ITEMS IS COMPLETED, AND THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL HERETOFORE SUBMITTED TO THE COMMISSION; AND
6. RESCIND THE COMMISSION'S ACTION OF JULY 26, 1977 MINUTE ITEM 26.
7. AUTHORIZE THE EXECUTION OF APPROPRIATE WRITTEN INSTRUMENTS REFLECTING THE COMMISSION'S APPROVAL.

EXHIBIT "A"

COST ESTIMATE

W10308

LONG BEACH WORK ORDER NUMBER W10308  
PROJECTS AND ESTIMATES SUBMITTED BY THE CITY OF LONG BEACH  
TOWN LOT AREA, REPLACEMENT OF UTILITIES

	<u>Quantity</u>	<u>Rate</u>	<u>Cost</u>
Storm Drain System:			
15" R.C.P.	100 L.F.	\$30/L.F.	\$3,000
18" R.C.P.	100 L.F.	30/L.F.	3,000
21" R.C.P.	550 L.F.	36/L.F.	19,800
24" R.C.P.	400 L.F.	36/L.F.	14,400
27" R.C.P.	260 L.F.	40/L.F.	10,400
30" R.C.P.	200 L.F.	44/L.F.	8,800
33" R.C.P.	300 L.F.	48/L.F.	14,400
36" R.C.P.	650 L.F.	54/L.F.	35,100
Precast Manholes	2 M.H.	2,000/EA.	4,000
"V" Type Gutter	2520 L.F.	8/L.F.	20,450
Catch Basins	25	1,300/EA.	32,500
Pipe to be installed by Maintenance Division and by Letter of Contract			19,000
		Construction Cost	<u>\$184,850</u>

Water Distribution System:

12" AC Water Line	4,450 L.F.	\$55/L.F.	244,750
8" AC Water Line	2,220 L.F.	45/L.F.	99,900
6" AC Water Line	200 L.F.	30/L.F.	6,000
		Construction Cost	<u>\$350,650</u>

Sewer System:

4" V.C.P. Sewer	150 L.F.	\$33/L.F.	5,000
6" V.C.P. Sewer	290 L.F.	50/L.F.	14,500
2" P.V.C. Sewer	200 L.F.	25/L.F.	5,000
1 Pump Station	1	7,500 EA.	7,500
		Construction Cost	<u>\$32,000</u>

Total Construction Costs \$567,500

Engineering 130,750

Contingency 53,750

Total Project Cost \$752,000

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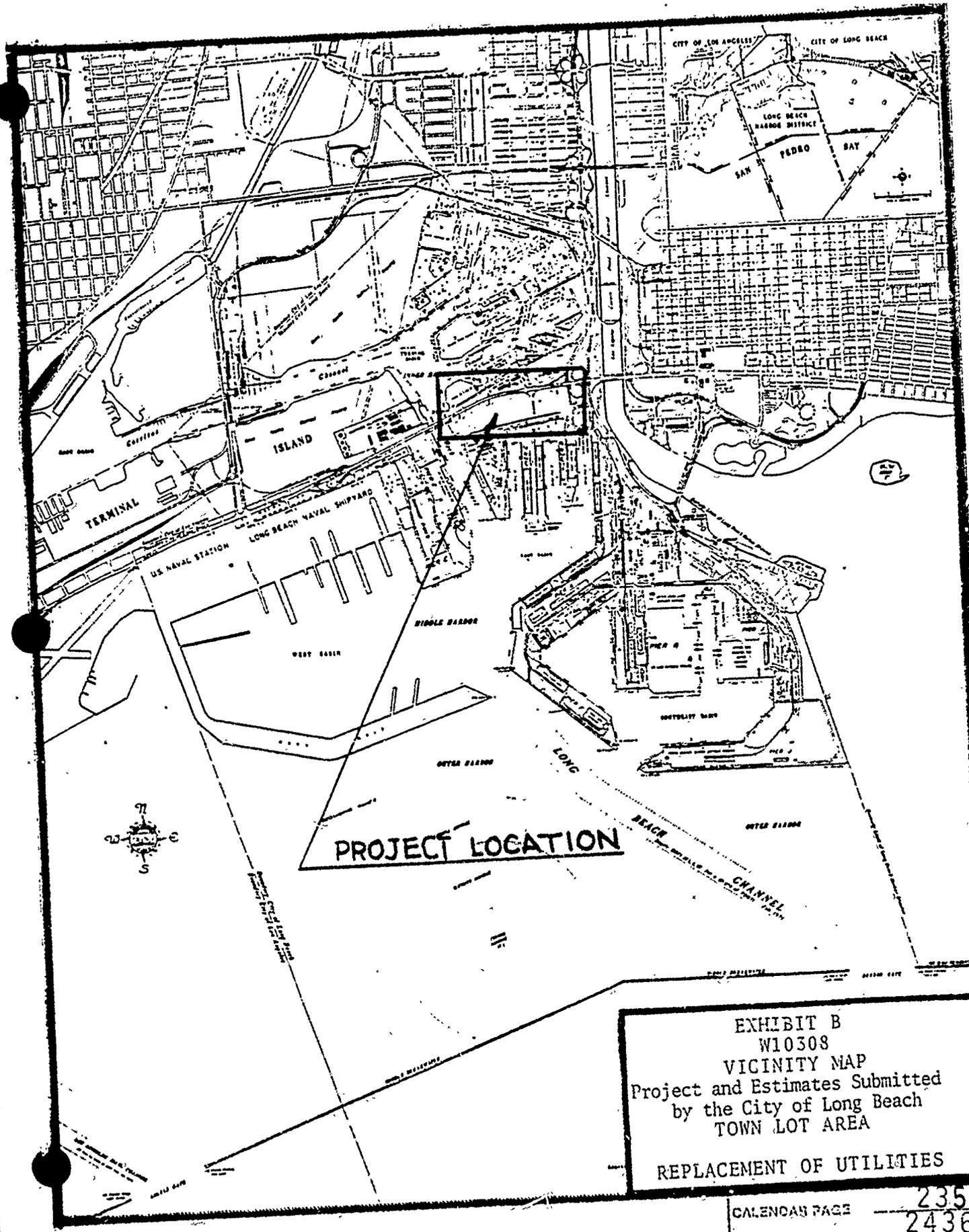


EXHIBIT B  
 W10308  
 VICINITY MAP  
 Project and Estimates Submitted  
 by the City of Long Beach  
 TOWN LOT AREA  
 REPLACEMENT OF UTILITIES  
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LEGEND:

Storm Drain  
Water  
Sewer

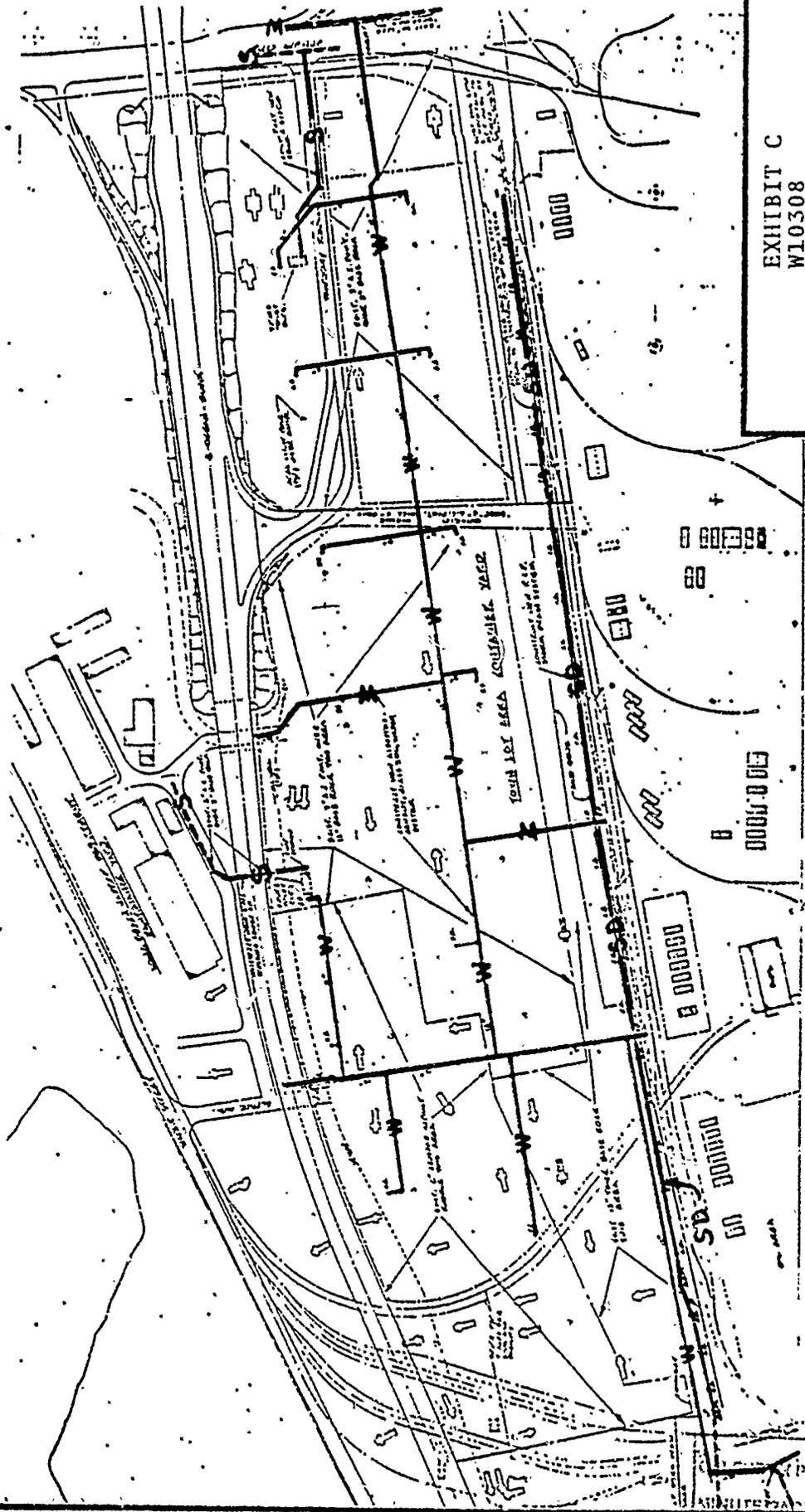
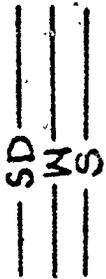


EXHIBIT C  
W10308

PROPOSAL SKETCH  
Project and Estimates Submitted by  
the City of Long Beach  
Town Lot Area

REPLACEMENT OF UTILITIES

# CITY OF LONG BEACH



EXHIBIT 'D'  
W10308, TOWN LOT AREA,  
REPLACEMENT OF UTILITIES

THE CITY PLANNING COMMISSION

Long Beach, California 90802  
Room 401 • City Hall

## ENVIRONMENTAL NEGATIVE DECLARATION

Date Issued 26 July 1976 Effective Date 5 August 1976

Applicant: Port of Long Beach  
(Owner)

Address: 925 Harbor Plaza, Long Beach, Calif.

Proposal: 75-acre development project to include grading, reconstruction of streets, paving, installation of a storm drain system, fencing, lighting and landscaping for open storage of potential cargo.

Location of Property: Port of Long Beach, between the Los Angeles River and the Long Beach Back Channel, Seaside Boulevard and Water Street

Description of Project Property: The site is vacant except for scattered oil well activity, primarily in the western section. Surrounding land uses are industrial and Port related.

Review of the proposal and the existing site indicates that the following documents will be required:

N/A Special Permit (Number                     )

N/A Map of Subdivision (Tract Map or Parcel Map)

Staff Finding: The project represents improvement to the existing situation. The project site will serve as a back-up area for the crowded storage areas on Piers B, C, D, 1, and 2 and the potential use of Berths 20 to 37. Operations will be carried on in a manner compatible with oil well operation by maintaining well operating areas and access lanes as is done throughout the Harbor. The open areas to be provided by the project will be complimentary to the proposed redevelopment of Piers B, C, and D as indicated in the Port General Plan. No significant adverse impacts will result from implementation of this project.

CHAIRMAN  
City Planning Commission

City Planning Director

cc: Applicant  
Building & Safety Dept.  
City Planning Commission

County Clerk  
Environmental  
Special Permit/Tract Files

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CITY OF LONG BEACH HARBOR DEPT.  
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