MINUTE ITEM

This Calendar Item No. 30. was approved as Minute Item No. 30 by the State Lands Commission by a vote of 2 to 0 at its 12-20-79 meeting.

CALENDAR ITEM

30.

12/79
W 10327
W 10347
Thompson

PROPOSED EXPENDITURES OF TIDELAND OIL REVENUE FOR A CAPITAL IMPROVEMENT BY THE CITY OF LONG BEACH, DOWNTOWN SHORELINE MARINA

CAPITAL IMPROVEMENT PROJECT:
Downtown Shoreline Marina

PURPOSE OF THE PROJECT:
To provide small craft berthing facility and related facilities.

COST OF THE PROJECT:

A. City Estimate: $29,085,099

B. Staff Review: Reasonable

FISCAL IMPACT:

The following sources of funds will be applied to finance the engineering and construction of the Downtown Shoreline Marinas:

Engineering -

Tideland Oil Revenue (feasibility study, $310,000; design engineering, $812,600)	$1,122,600
DBW Loan (special study)	$60,000

Construction -

Loan from the Department of Boating and Waterways	$1,300,000
Revenue Bonds	$30,000,000
Total	$32,482,600

STATUTORY AUTHORIZATION:

A. City Reference: Ch. 138/64, 1st E.S., Sec. 6(d) and 6(f).

A 52, 57, 58

S 27, 31

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B. Staff Review: Agreement with the City's reference.

OTHER PERTINENT INFORMATION:
Letter of intent dated August 27, 1979 supplemented November 9, 1979 describing the expenditure of tideland oil revenue for the Downtown Shoreline Marina. A copy of an application for a small craft harbor development loan for the Downtown Shoreline Marina. A copy of an agreement dated August 6, 1979, to provide engineering services for the design of the Shoreline Harbor Marina and the Downtown Shoreline Marina. Environmental impact report E-6-78 prepared by the City of Long Beach for the Downtown Shoreline Development. These are on file in the office of the State Lands Commission.

This item comes before the Commission for determination as to whether the capital improvement project, as described in the letters of intent to expend tideland oil revenues, is authorized by any of Subdivisions (a) through (f) of Section 6, Chapter 138/64, 1st E.S. There are three actions the Commission may take: (1) no action, (2) determination that the project is authorized by any of Subdivisions (a) through (f), or (3) determination that the project is not authorized by any of Subdivisions (a) through (f). The staff recommends that action (3) not be taken by the Commission, because the construction of a small boat harbor and the rendition of services reasonably necessary for that purpose are authorized by Sections 6(d) and 6(f). Either action (1) or (2) will allow the City of Long Beach to disburse money from its share of remaining oil revenue on the project.

On February 24, 1977, the Commission determined that the construction of the Shoreline Harbor Marina (formerly identified as the Shoreline Aquatic Park Marina), a small boat harbor, was authorized by Chapter 138/64, 1st E.S. That determination will be superseded by this action which combines a revised version of the Shoreline Harbor Marina with the Downtown Shoreline Marina to be designed and developed jointly.

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The City advises that an application has been filed with the Department of Boating and Waterways for an $8,000,000 loan to finance a portion of the cost to construct the Downtown Shoreline Marina. If this loan is granted, a corresponding reduction will be made in the amount of revenue bonds to be issued to defray the construction cost.

The City also advises that the $812,000 expenditure for design engineering will be reimbursed to the Tideland Oil Revenue Fund from the revenue bond sales.

COMPLIANCE WITH CEQA 1970, AS AMENDED

This is a capital improvement project as defined in Ch. 138/64, 1st E.S., Sect. 6(d). The City of Long Beach has prepared an environmental impact report, EIR No. E-6-78, Downtown Shoreline Development. The Shoreline Harbor Marina and the Downtown Shoreline Marina are included in the shoreline development plan.

EXHIBITS:

A. Cost Estimate.

B. Vicinity Map

C. Proposal Sketches.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT THE EXPENDITURE PROPOSED BY THE CITY OF LONG BEACH OF $1,122,600 FROM ITS SHARE OF TIDELAND OIL REVENUES FOR A FEASIBILITY STUDY AND DESIGN ENGINEERING CONNECTED WITH THE CONSTRUCTION OF THE DOWNTOWN SHORELINE MARINAS, SMALL BOAT HARBORS, IS IN ACCORD WITH SECTIONS 6(d) AND 6(f) OF CH. 138/64, 1ST E.S.; SAID DETERMINATION TO BE SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO THE PLANS AND BACKGROUND MATERIAL SUBMITTED WITH CITY NOTIFICATION OF AUGUST 27, 1979 SUPPLEMENTED NOVEMBER 9, 1979, AND THE CONDITION THAT THE CITY SHALL FILE WITH THE COMMISSION A STATEMENT OF EXPENDITURES WITHIN 180 DAYS AFTER THE COMPLETION OF THE PROJECT.

2. RESCIND THE COMMISSION DETERMINATION OF FEBRUARY 24, 1977, MINUTE ITEM 30.

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EXHIBIT "A"
W10347

DOWNTOWN SHORELINE MARINAS
Cost Estimate
By
City of Long Beach

Shoreline Harbor Marina (131 boat slips)

Dock System	
Piles	$ 400,000
Gangways	100,000
Dock Utilities	40,000
Landside Utilities	100,000
Septic Tank Pump-Out Stations	140,000
	30,000
	$ 810,000
Contingencies (15%)	121,500
Construction Cost	$ 931,500

Downtown Shoreline Marina (1694 boat slips)

Mole, Jetty, Breakwater	$12,087,000
Landside Improvements	2,173,900
Dock System	7,478,300
Buildings and Landscaping	1,739,100
	$23,478,300
Contingencies (15%)	3,521,700
Construction Cost	$27,000,000
Total Construction Cost	$27,931,500
Feasibility Study	310,000
Special Study (650 slip marina)	30,999
Design Engineering	812,600
Grand Total	$29,085,099

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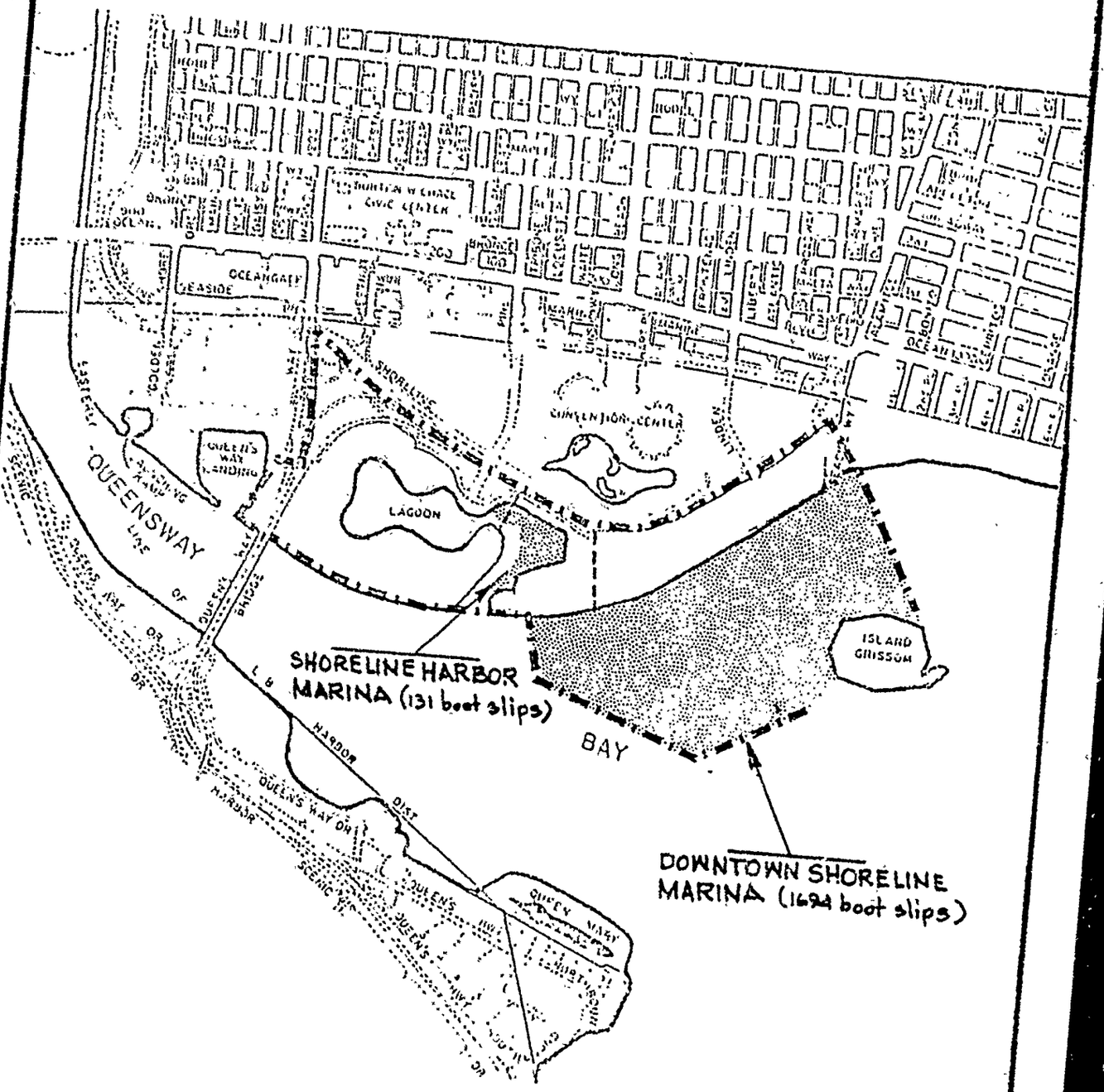

EXHIBIT "B"
W10347
VICINITY MAP
Project and Estimates Submitted
by the City of Long Beach

DOWNTOWN SHORELINE MARINA

PROPOSED
SHORELINE HARBOR MARINA
131 Boat Slips

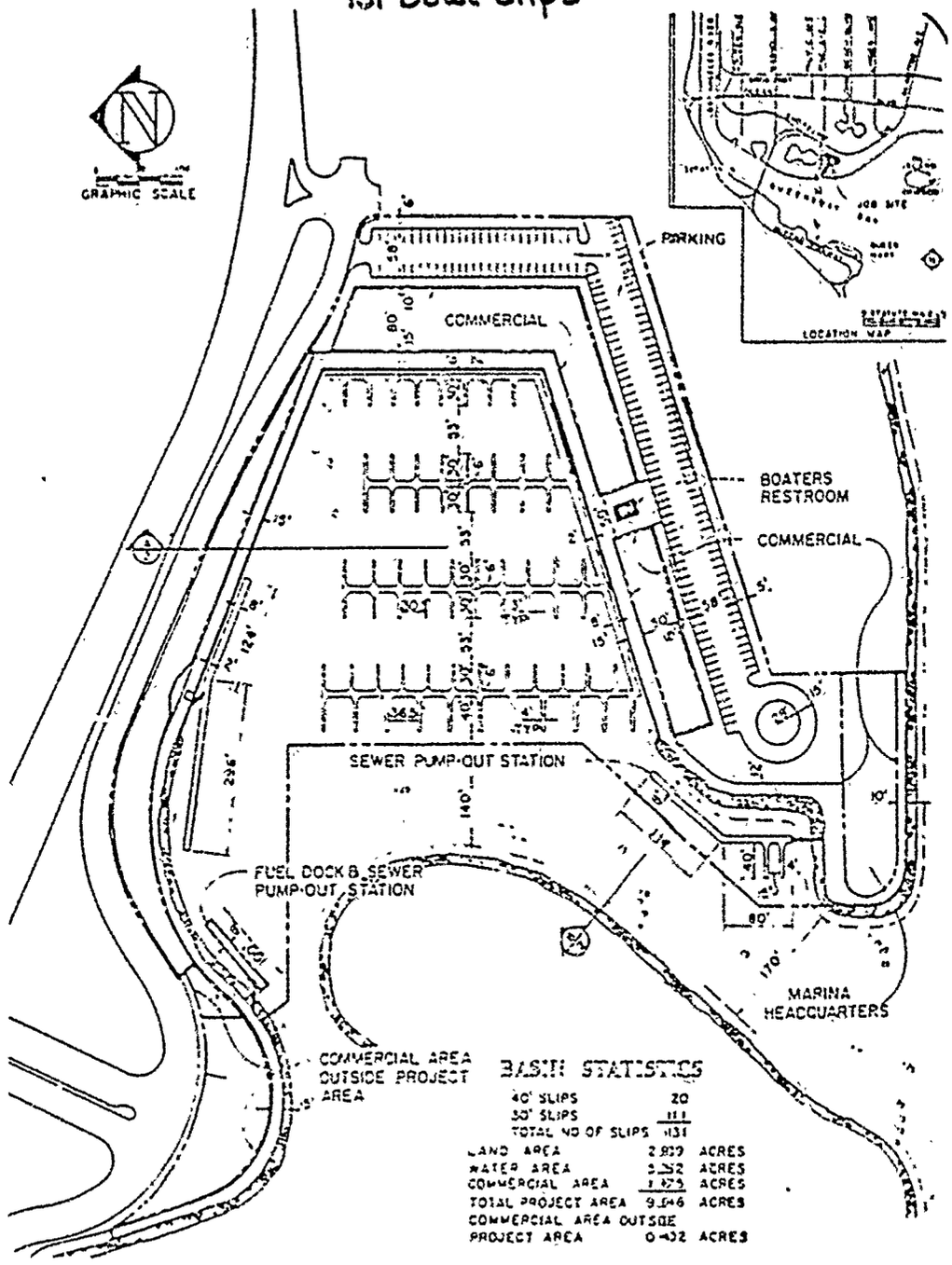

EXHIBIT "C"
W10347
PROPOSAL SKETCH
Project and Estimates Submitted
by the City of Long Beach
DOWNTOWN SHORELINE MARINAS

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PROPOSED
DOWNTOWN SHORELINE MARINA
1694 Boat Slips

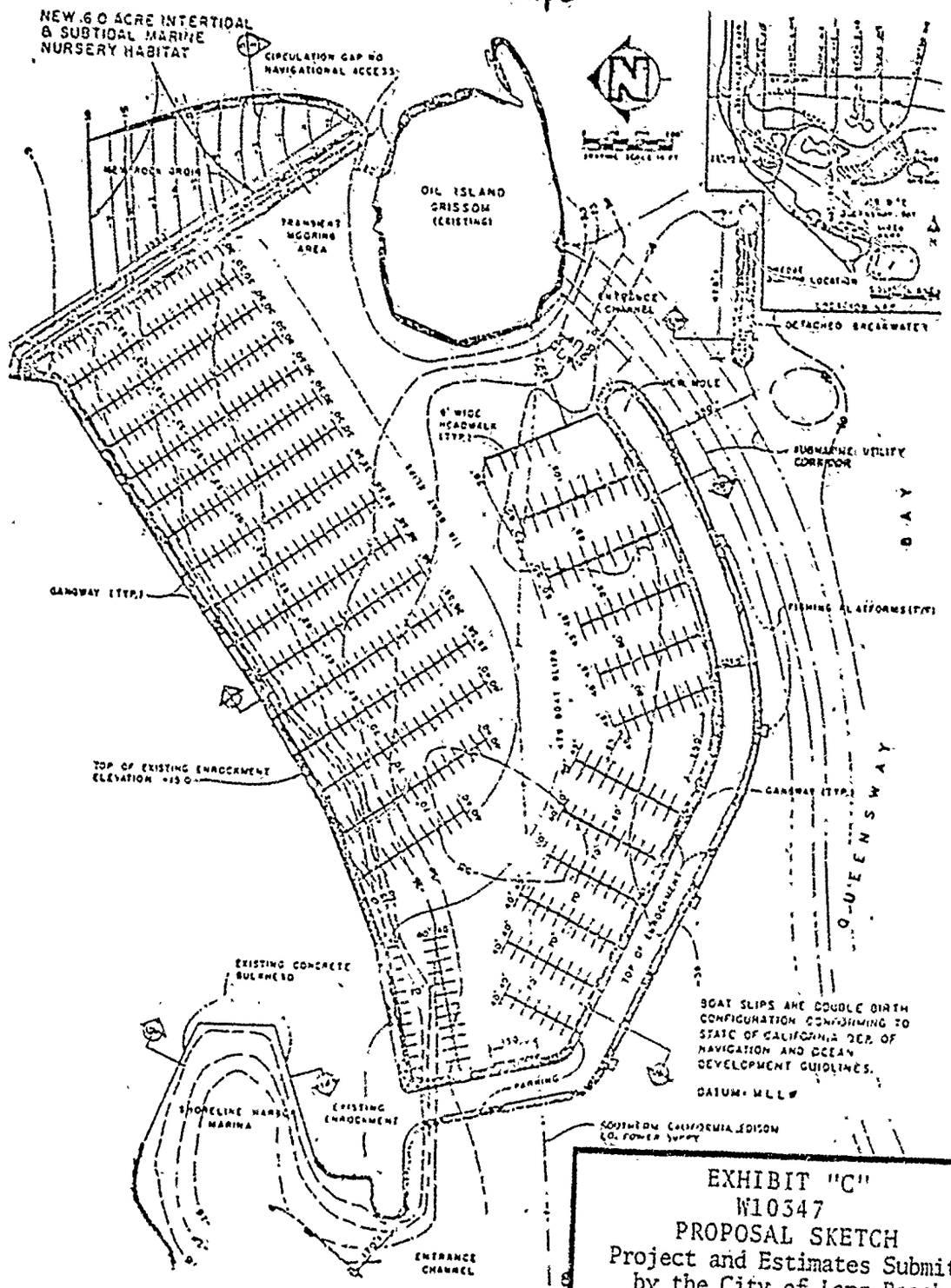

EXHIBIT "C"
W10347
PROPOSAL SKETCH
Project and Estimates Submitted
by the City of Long Beach
DOWNTOWN SHORELINE MARINAS

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