

MINUTE ITEM

This Calendar Item No. 25
was approved as Minute Item
No. 25 by the State Lands
Commission by a vote of 2
to 0 at its 2-28-80
meeting.

MINUTE ITEM

2/28/80
Thompson

25. PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE FOR A CAPITAL IMPROVEMENT PROJECT BY THE CITY OF LONG BEACH SHORELINE AQUATIC PARK AND ADJACENT FACILITIES - W 10352.

During consideration of Calendar Item 25 attached, Mr. William F. Northrop, Executive Officer, referenced into the record a letter from Mr. Lester Denevan to Kenneth Cory on this subject dated February 11, 1980, and the staff's response to him dated February 21, 1980.

Upon motion duly made and carried, the resolution as presented in Calendar Item 25 was adopted by a vote of 2-0.

NOTE: Refer to Information Minute Item 40 concerning a discussion between the City of Long Beach and the Commission with regard to an emergency situation at the mouth of the Los Angeles River in the City of Long Beach.

Attachment:
Calendar Item 25

A 57, 58
S 27, 31

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CALENDAR ITEM

25.

2/80
W 10352
Thompson

PROPOSED EXPENDITURE OF TIDELAND OIL REVENUE
FOR A CAPITAL IMPROVEMENT PROJECT BY THE CITY OF LONG BEACH
SHORELINE AQUATIC PARK AND ADJACENT FACILITIES

CAPITAL IMPROVEMENT PROJECT:
Shoreline Aquatic Park and Adjacent Facilities.

PURPOSE OF PROJECT:
To develop a marine oriented public park
consisting of approximately 31 acres and
facilities related to the adjacent Downtown
Marina.

PROPOSED EXPENDITURE:
The City proposes to fund estimated costs
from the following sources:

Urban Coastal Park Bond Act of 1976	\$ 105,843
City's Share of Tideland Oil Revenues	<u>430,657</u>
Total	\$ 536,657

The Staff considers the estimated cost
reasonable.

PURPOSE OF EXPENDITURE:
For consultant engineering services to
conduct site investigations and prepare
plans, specifications and construction
cost estimate for a park and related facilities
as part of the City's Downtown Shoreline
Development.

STATUTORY AUTHORIZATION:
a. City's Reference: Chapter 138/'64
1st E.S., Sec 6(f).
b. Staff Review: Agreement.

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S 27, 31

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OTHER PERTINENT INFORMATION:

The proposed Shoreline Aquatic Park and Adjacent Facilities are part of the City's Downtown Shoreline Development being implemented in compliance with the California Coastal Act. Another major element of the Downtown Shoreline Development is the Downtown Shoreline Marina, funding for which was considered by the Commission on December 20, 1979, (Minute Item 30).

The Shoreline Aquatic Park and Adjacent Facilities will consist of approximately 31 acres of recreational area and facilities, including a 14 acre lagoon, the elemental components of which are listed on Exhibit "A" attached. A preliminary estimate of the anticipated construction cost is \$7,503,980 of which \$5,167,065 is proposed to be funded from the City's share of tideland oil revenues under the provisions of Section 6 of Chapter 138/'64 1st. E.S.

The proposed consultant engineering services will redo detailed plans which were prepared for an earlier development concept for the Shoreline Aquatic Park. The bulk of the earlier engineering expense was charged to the City of Long Beach's tideland operating fund, the disbursement of which does not require prior notification to the State Land Commission.

The duplication of engineering services is not an issue. The issue now before the Commission is to determine whether the expenditure of \$430,657 from the City's share of tideland oil revenues for the consultant engineering services now proposed on the Shoreline Aquatic Park and Adjacent Facilities, a capital improvement project described in the City's letter of intent dated January 18, 1980, is authorized by Chapter 138/'64, 1st E.S., Sections 6(a) through 6(f). The Commission may either (1) take no action, (2) determine that the proposed project is authorized by one

or more of the sub-sections 6(a) through (f) or (3) determine that the project is not authorized by any of the sub-sections 6(a) through (f). The staff would recommend action (2) because the construction of the park and facilities and the rendition of services reasonably necessary for that purpose are authorized by Section 6(c), 6(d) and 6(f). Either action (1) or (2) would allow the City to disburse funds from its share of tideland oil revenues on the project.

The City previously notified the Commission that it intends to issue Marina Revenue Bonds in the amount of approximately \$30,000,000 to defray the cost of planning, engineering, construction and financing the Downtown Shoreline Marina. The Adjacent Facilities in Exhibit "A" attached are related to that marina. The City advises that the portion of the cost of the consultant engineering services for the Adjacent Facilities and the construction costs attributable to the Adjacent Facilities, which are to be financed from tideland oil revenues, will be reimbursed to the oil revenue fund from the bond sale proceeds.

COMPLIANCE WITH CEQA 1970, AS AMENDED:

The City of Long Beach has prepared an environmental impact report, E-6-78 Downtown Shoreline Development. The Shoreline Aquatic Park and Adjacent Facilities are included in the shoreline development plan and are addressed in the environmental impact report.

EXHIBITS:

- A. Shoreline Aquatic Park and Related Facilities.
- B. Cost Estimate for Consultant Engineering Services.
- C. Vicinity Map.

IT IS RECOMMENDED THAT THE COMMISSION:

DETERMINE THAT THE PROPOSED EXPENDITURE OF \$430,657 BY THE CITY OF LONG BEACH FROM ITS SHARE OF TIDELAND OIL REVENUES FOR CONSULTANT ENGINEERING SERVICES CONNECTED WITH THE PROPOSED SHORELINE AQUATIC PARK AND ADJACENT FACILITIES IS IN ACCORD WITH CHAPTER 138/'64, 1ST E.S., SECTION 6(f); SAID DETERMINATION TO BE SUBJECT TO THE CONDITION THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO BACKGROUND MATERIAL SUBMITTED WITH THE CITY'S LETTER OF NOTIFICATION DATED JANUARY 18, 1980, AND THE CONDITION THAT THE CITY SHALL FILE A STATEMENT OF EXPENDITURES WITH THE COMMISSION WITHIN 180 DAYS AFTER THE COMPLETION OF THE WORK.

EXHIBIT "A"

SHORELINE AQUATIC PARK
AND RELATED FACILITIES

The following elements will be included in the Shoreline Aquatic Park:

1. A 14 acre lagoon with boat rentals available but no swimming.
2. Selected areas of the tide flats to be covered with sand above the high water line.
3. A functional and aesthetic park entrance and internal drives and pedestrian paths.
4. A recreational vehicle area of about 3.5 acres with a capacity of 70 recreational vehicles and related rest room/shower, laundry and office facilities.
5. Public parking lots for about 250 cars.
6. Children's play area with freeform structures.
7. About 2 acres of picnic area.
8. Small day-mooring boat docks.
9. Two fishing platforms and an observation area along the southerly shoreline.
10. Approximately 1.5 miles of bicycle paths.
11. A pedestrian and bicycle bridge across the entrance to the lagoon.
12. A fountain or other aeration device to maintain the water quality in the lagoon.
13. An observation structure with ramps at the southern terminus of the Boardwalk Bridge.

The following facilities will be designed in addition to the Shoreline Aquatic Park:

1. Landscaping for an 11 acre area adjacent to the Downtown Marina.

2. Landscaping for the parking areas and service roads related to the Downtown Marina and Shoreline Aquatic Park.
3. A 2,000 sq. ft. Marina Administration Building.
4. An observation area adjacent to the Marina Administration Building.
5. Two fishing platforms on the Marina Mole.
6. Seven combination public and boater restrooms with shower facilities adjacent to the Downtown Marina.
7. The Boardwalk Bridge from the north side of the Convention Center Hotel lagoon to the south terminus.

The above-described facilities will be developed approximately as shown and described in the Environmental Impact Report E-6-78 and shall include mitigation measures.

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EXHIBIT "B"

COST ESTIMATE FOR CONSULTANT ENGINEERING SERVICES

Estimate Furnished by City of Long Beach

<u>Phase</u>	<u>Description of Work</u>	<u>Amount</u>
I	Compilation of Data on the Existing Site Conditions	\$ 53,650
II	Development of Preliminary Design and approval thereof by City	187,800
III	Development of Contract Plans, Specifications and Estimates	268,250
IV	Construction Related Services	<u>26,800</u>
	Total	\$536,500

Proposed Funding:

Urban Coastal Bond Act of 1976	\$105,843
City's Share of Tideland Oil Revenues	<u>430,657</u>
Total	\$536,500

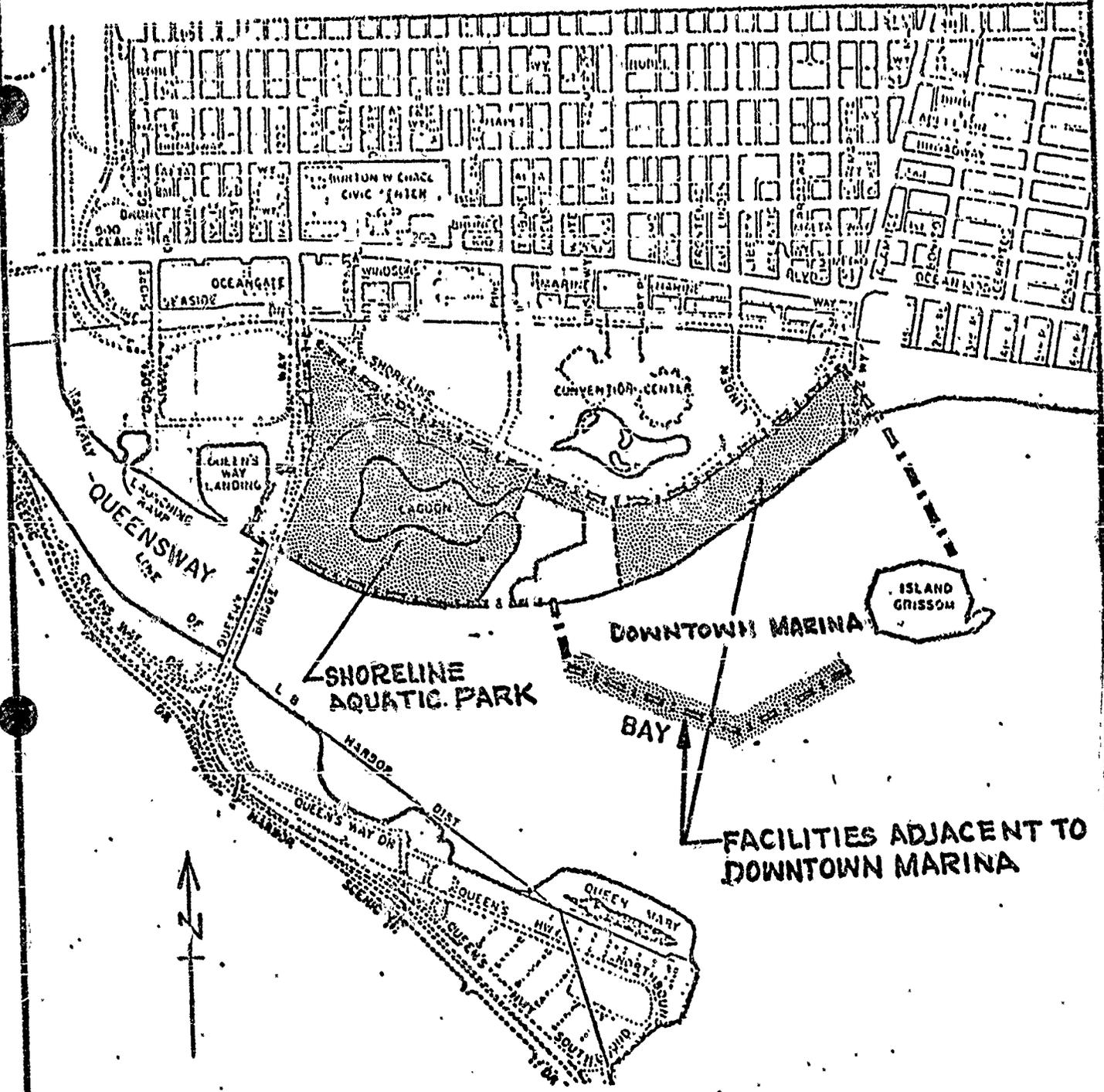


EXHIBIT "C"
 W10352
 VICINITY MAP
 Project and Estimates Submitted
 by the City of Long Beach

SHORELINE AQUATIC PARK
 AND ADJACENT FACILITIES

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