

MINUTE ITEM

This Calendar Item No. 39
was approved as Minute Item
No. 39 by the State Lands
Commission by a vote of 2
0 at its 10-30-80
meeting.

CALENDAR ITEM

39.

10/80
W 10312
Thompson

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

SUBSIDENCE REMEDIAL PROJECT:

Landfill at former Gas Plant No. 1.

SUBSIDENCE ELEMENTS:

a. City's Presentation:

Approximately 30,000 cubic yards of
landfilling are needed to remedy the
effects of past subsidence. Replacement
of existing improvements is not being
requested at this time.

b. Staff Analysis:

The amount of remedial landfill is
reasonable.

COST:

a. City's Estimate:

\$180,000 for 2nd Phase Costs.

b. Staff Analysis:

The unit cost of \$6 per cubic yard
(approximately \$4 per ton) for fill
estimated by the City seems reasonable.
The final subsidence costs reimbursable
will be determined by the actual amount
expended for the work.

FISCAL IMPACT: Subsidence costs will be borne 100% by
the State.

STATUTORY AUTHORITY:

a. City's Reference: Chapter 138/'64,
1st E.S.

b. Staff Determination: Agreement with
City.

A 57, 58

S 27, 31

CALENDAR ITEM NO. 39. (CONTD)

ENVIRONMENTAL CLEARANCE:

The Port of Long Beach issued a Negative Declaration for the Berths 80-88 North Harbor Land Development, of which this project is an integral part, on May 17, 1979.

DISCUSSION:

The site is located within the boundaries of the Long Beach Harbor District as defined in Chapter 138/'64. Formerly owned by the City's Gas Department, it has been transferred to the Harbor Department for port expansion purposes.

The proposed filling will be part of the planned Berth 80-88 North Harbor Land Development which also includes filling and raising so-called "after acquired" properties, that is, parcels that formerly were privately owned and that have subsided, and were acquired by the Harbor Department after subsidence was arrested. The issue of subsidence cost eligibility for "after acquired" properties is a subject currently being studied by the staff for future Commission consideration. However, the Gas Plant No. 1 site has been City owned since before subsidence occurred and therefore, is also eligible for remedial cost reimbursement at this time under the provisions of Chapter 138/'64.

Since costs incurred in filling and raising the former Gas Plant site are likely to be combined with those to raise "after acquired" properties, the staff feels that some measure of control needs to be exercised to ensure that oil revenues withheld by the City for subsidence cost reimbursement actually relate to the Gas Plant site raising. To this end, the staff recommends that withholding be limited to the estimated cost of delivering, placing and compacting 30,000 cubic yards of material until a final engineering review and audit for the Gas Plant site filling is accomplished.

CALENDAR ITEM NO. 39. (CONTD)

- EXHIBITS:
- A. Vicinity Map.
 - B. Site Plan.
 - C. Environmental Negative Declaration No. 238.

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 LONG BEACH BOARD OF HARBOR COMMISSIONERS ON MAY 17, 1979.
2. CERTIFY THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. APPROVE COSTS PROPOSED TO BE EXPENDED BY THE CITY OF LONG BEACH FOR SECOND PHASE SUBSIDENCE REMEDIAL WORK TO DELIVER, PLACE AND COMPACT 30,000 CUBIC YARDS OF FILL MATERIAL IN THE FORMER GAS PLANT NO. 1 SITE DURING THE PERIOD OCTOBER 30, 1980 TO PROJECT TERMINATION, SUBJECT TO THE CONDITIONS THAT THE WORK CONFORM IN ESSENTIAL DETAILS TO PLANS AND BACKGROUND MATERIAL SUBMITTED BY THE CITY ON SEPTEMBER 16, 1980, THAT THE FINAL AMOUNT DEDUCTIBLE UNDER CHAPTER 138, STATUTES OF 1964, 1ST E.S., SECTION 4(d) SHALL BE DETERMINED BY THE COMMISSION BASED ON AN ENGINEERING REVIEW AND FINAL AUDIT AFTER THE WORK IS COMPLETED, AND THAT PENDING SUCH DETERMINATION, THE CITY MAY WITHHOLD OIL REVENUES IN AN AMOUNT NOT TO EXCEED \$180,000 TOWARDS SUBSIDENCE COST REIMBURSEMENT FOR WORK ON THIS SITE.
5. AUTHORIZE THE EXECUTION OF WRITTEN INSTRUMENTS REFLECTING THE COMMISSION'S APPROVAL.

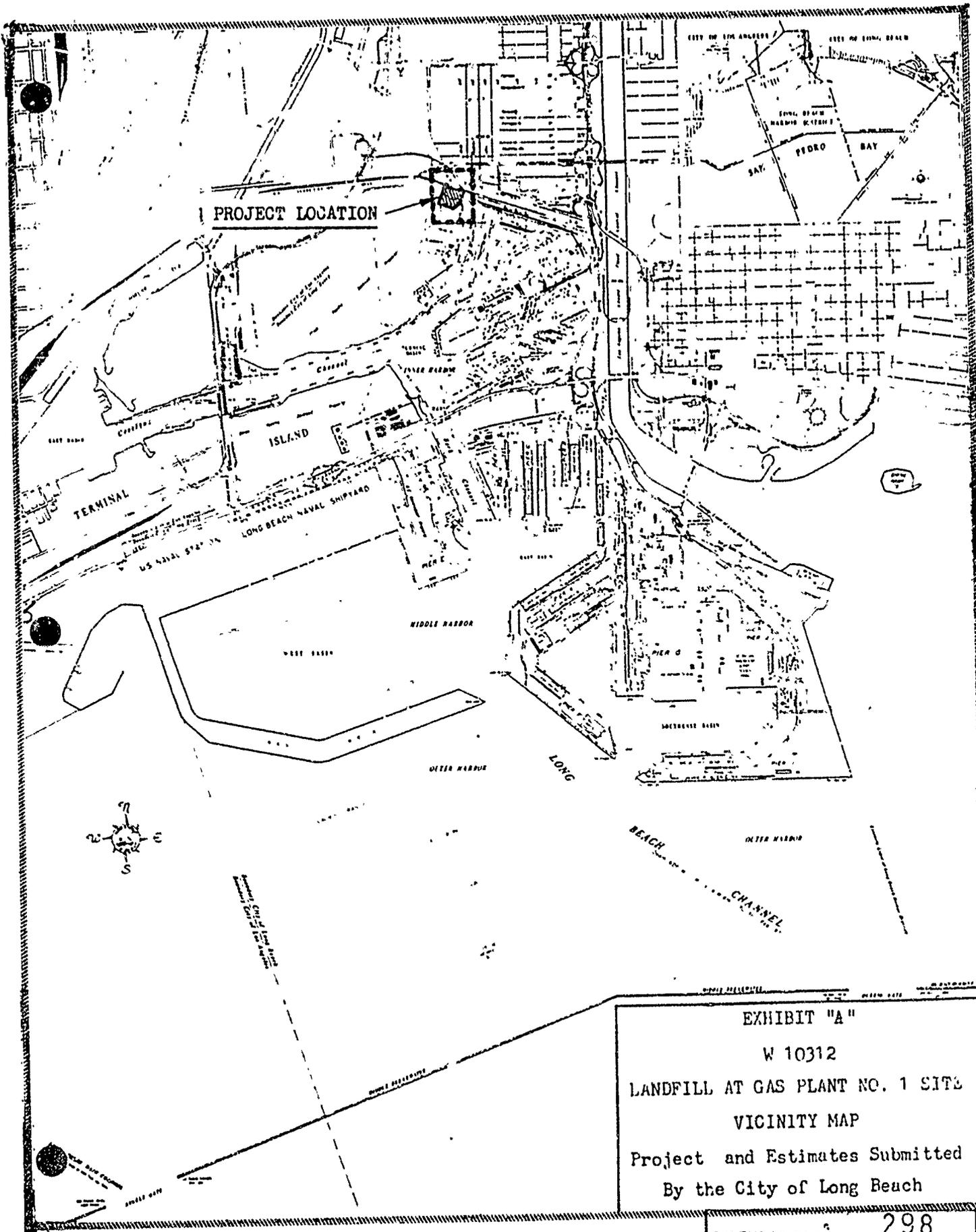


EXHIBIT "A"
 W 10312
 LANDFILL AT GAS PLANT NO. 1 SITE
 VICINITY MAP
 Project and Estimates Submitted
 By the City of Long Beach

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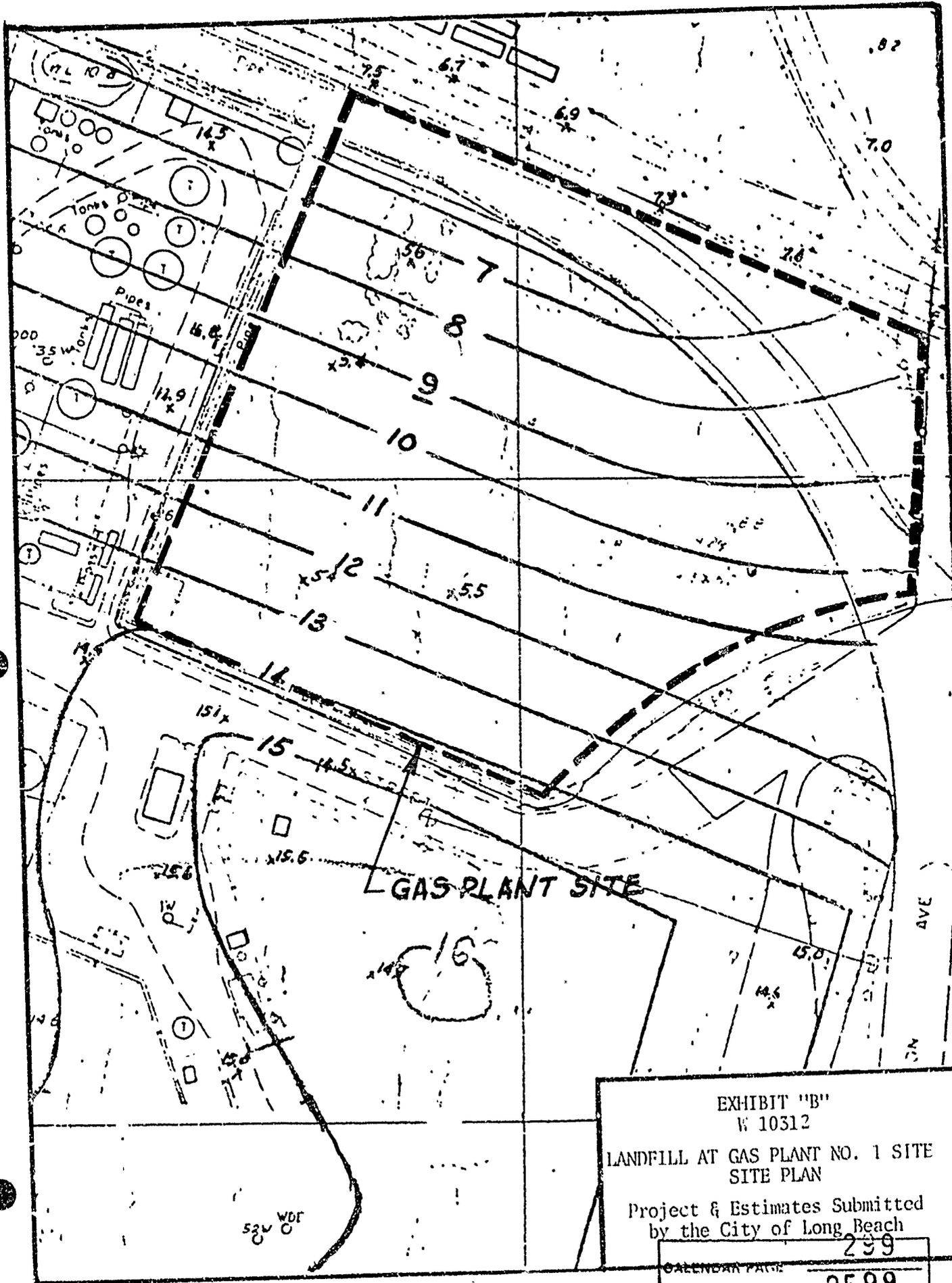


EXHIBIT "B"
 W 10312
 LANDFILL AT GAS PLANT NO. 1 SITE
 SITE PLAN
 Project & Estimates Submitted
 by the City of Long Beach

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BERTHS 80-88 NORTH HARBOR LAND DEVELOPMENT ENVIRONMENTAL NEGATIVE DECLARATION

NO. 238

DATE ISSUED: January 3, 1979

EFFECTIVE DATE: May 17, 1979

This narrative and attachments, consisting of the project's description, site visitation, staff analysis, and when specified, mitigation measures which are to be implemented, constitute the Negative Declaration which has been prepared in accordance with the California Environmental Quality Act of 1970, as currently amended, and State and Board of Harbor Commissioners' EIR Guidelines. The proposal has, after an Initial Study, been determined not to have significant adverse impacts upon the environment. This finding is based upon data contained herein. This document has been issued for public review and becomes effective only upon certification by the Long Beach Board of Harbor Commissioners.

DIRECTOR OF COMMERCE: *Richard Ray Hill*

CERTIFIED ON May 17, 1979

BY: SECRETARY, BOARD OF HARBOR COMMISSIONERS: *James H. King*

Note: This narrative and the attachments thereto are on file with the State Lands Commission.

EXHIBIT "C"

W10312

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MINUTE PAGE	<u>2600</u>