

June 21, 2022

C-18

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed from The Vault Warehouse, LLC, a California Limited Liability Company, and the owner of the property 1000 New York Street, for the installation of public utilities and all related public right-of-way purposes; and,

Accept Categorical Exemption No. CE-16-131. (District 6)

DISCUSSION

The Vault Warehouse, LLC, a California Limited Liability Company, and the owner of the property located at 1000 New York Street, is installing a new fire line pursuant to an approved Long Beach Water Department construction drawing (Attachment A). A fire line service Double Check Detector Assembly will be installed on the property. These devices provide backflow prevention to protect water supplies from contamination. To accommodate the installation of the Double Check Detector Assembly, it is necessary that the property owner grant an easement to the City of Long Beach (City) to allow for the installation at the property (Attachment B). The Department of Public Works is asking the City Council to authorize acceptance of an easement deed to accomplish this purpose.

City staff conducted a review of the affected agencies and there were no objections to the proposed easement.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Categorical Exemption No. CE-16-131 was issued for the project (Attachment C).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on May 31, 2022 and by Budget Management Officer Nader Kaamouh on June 6, 2022.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

HONORABLE MAYOR AND CITY COUNCIL

June 21, 2022

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FISCAL IMPACT

An easement processing fee in the amount of \$3,313.44 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

ATTACHMENTS: A – LONG BEACH WATER DEPARTMENT DRAWING
B – EASEMENT SKETCH & LEGAL DESCRIPTION
C – CATEGORICAL EXEMPTION No. CE-16-131

APPROVED:



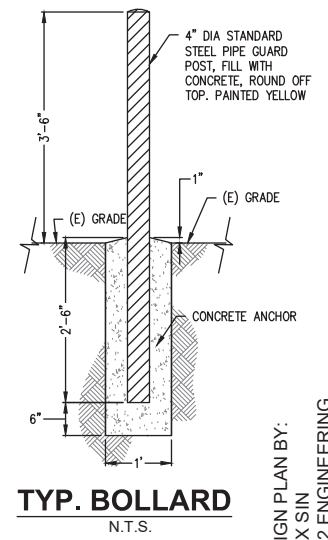
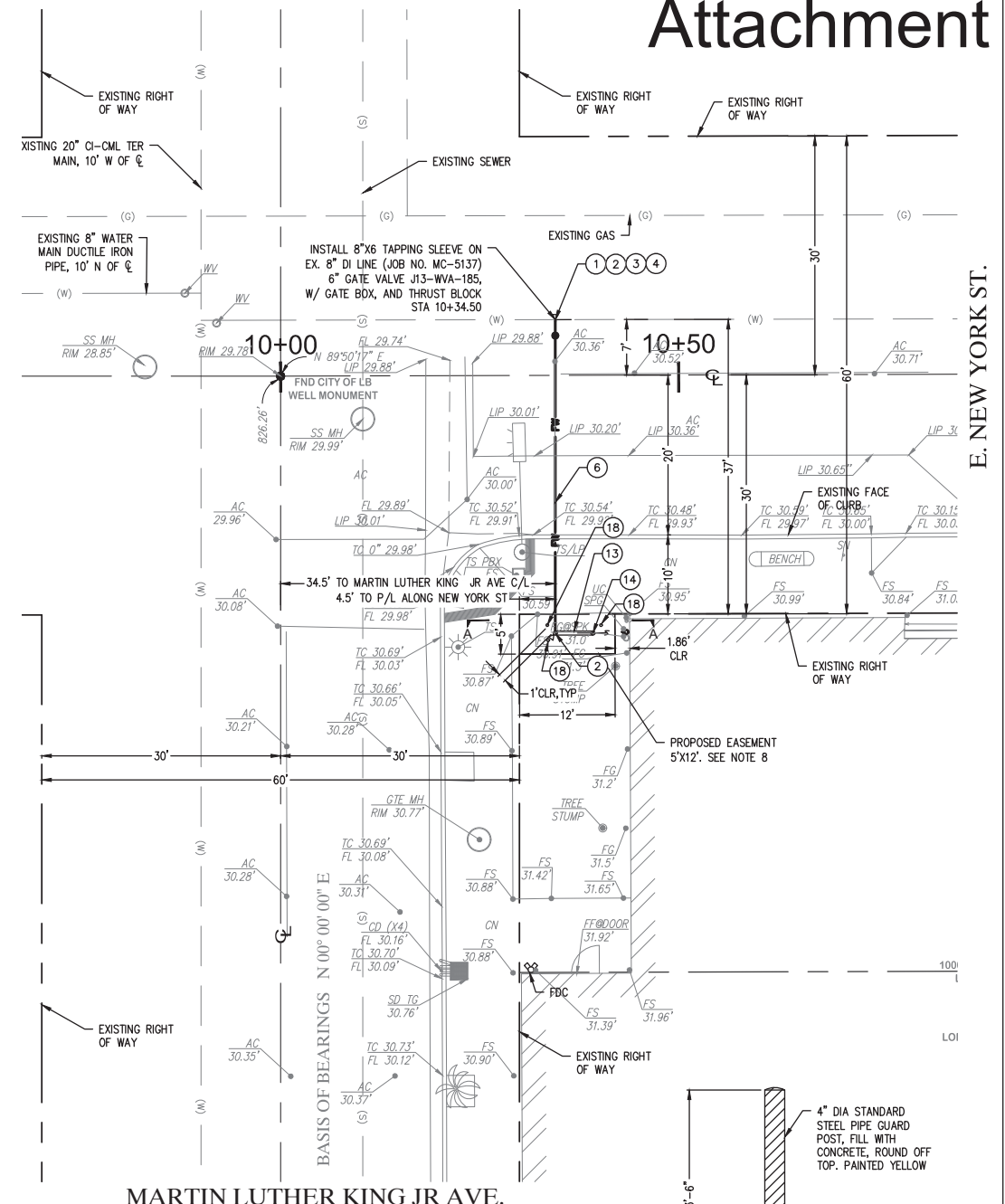
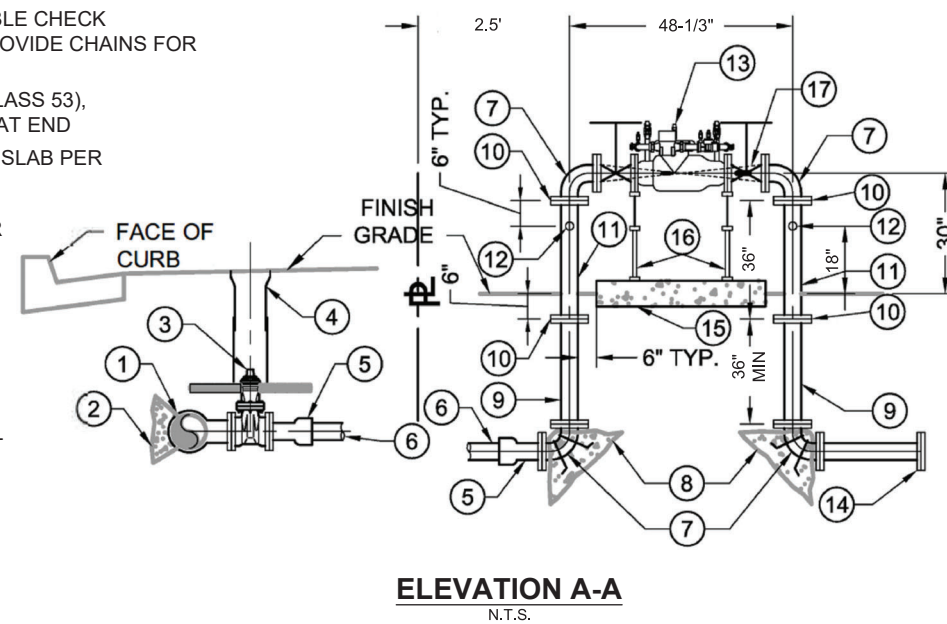
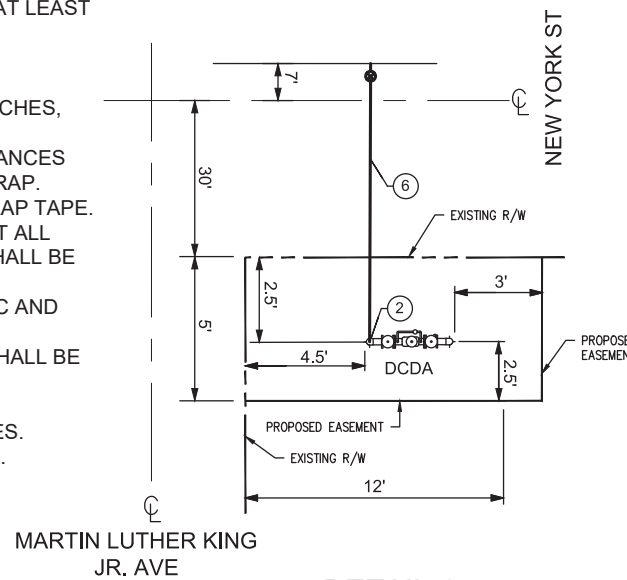
THOMAS B. MODICA
CITY MANAGER

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT PHONE NUMBER 811 AT LEAST 48 WORKING HOURS PRIOR TO BREAKING GROUND.
- CONTRACTOR SHALL NOTIFY LBWD INSPECTION AT 562-244-9334 48-HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EACH POINT OF CONNECTION IN THE FIELD, INCLUDING PIPE MATERIAL AND DEPTH.
- WATER SERVICE DEPTH SHALL HAVE COVER BETWEEN 36 AND 45 INCHES. IF EXISTING MAIN IS DEEPER THAN 45 INCHES, THE TRANSITION SHALL BE ACCOMPLISHED WITH A FLANGED 45° BEND CONNECTED TO THE TAPPING VALVE.
- ALL BURIED FITTINGS AT FLANGED CONNECTIONS, VALVES, COUPLINGS, STAINLESS STEEL BOLTS AND APPURTENANCES SHALL BE COATED WITH NO-OX-ID 'A-SPECIAL' GREASE COMPOUND AND WRAPPED WITH NO-OX-ID PROTECTIVE WRAP. THE ENTIRE ASSEMBLY SHALL BE ENCASED WITH 8-MIL POLYETHYLENE WRAP AND SECURED WITH 10-MIL PIPE WRAP TAPE.
- THRUST RESTRAINING GASKETS SHALL BE USED IN ALL PUSH-ON JOINTS. THRUST BLOCKS SHALL BE INSTALLED AT ALL BURIED VERTICAL AND HORIZONTAL BENDS PER WDS-107. CONCRETE SHALL BE PER SSPWC 560-C-3250; REBAR SHALL BE EPOXY COATED. PLACE THRUST BLOCKS AGAINST UNDISTURBED SOIL.
- HYDROSTATIC TEST SHALL BE PERFORMED AT 150 PSI FOR A DURATION OF NO LESS THAN 2 HOURS. HYDROSTATIC AND BACTERIOLOGICAL TESTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO CONSTRUCTING SYSTEM TIE-INS.
- AN EASEMENT SHALL BE DEDICATED TO THE L.B.W.D. TO PERMIT MAINTENANCE OF THE DEVICE. THE EASEMENT SHALL BE 10 FEET WIDE AND 5 FEET BEYOND THE DEVICE (MINIMUM).
- ALL CONSTRUCTION SHALL BE PER THIS APPROVED CONSTRUCTION DRAWING AND APPROVED MATERIALS LIST.
- CONTRACTOR SHALL HAVE A COPY OF APPROVED DESIGN PLAN AND MATERIALS SUBMITTALS ON SITE AT ALL TIMES. FAILURE TO COMPLY SHALL RESULT IN LBWD INSPECTORS STOPPING ALL WORK AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL RECORD DATA ON VALVE INFORMATION TABLE, ALL FIELD CHANGES, AND PROVIDE 'AS-BUILT' DRAWING TO THE SATISFACTION OF LBWD PRIOR TO PROJECT CLOSE-OUT.
- NON-POTABLE PIPELINE CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH LBWD STD. WDS-405.

CONSTRUCTION NOTES

- TAP EXIST. 8" DI PIPE WITH 8" X 6" LONG-BODY STAINLESS STEEL TAPPING SLEEVE (FIELD VERIFY POINT OF CONNECTION.)
- INSTALL THRUST BLOCK PER WDS-107.
- INSTALL 6" FLG. VALVE NO. J13-WVA-185.
- INSTALL GATE BOX TO GRADE PER WDS-115, WDS-116, & WDS-119.
- INSTALL 6" FLG. X P.O. CONNECTING PIECE.
- INSTALL 6" P.O. DIP (CLASS 52); TRENCH & BACKFILL PER WDS-406. INSTALL TEMPORARY STEEL PLATES PER WDS-128.
- INSTALL 6" X 90° FLG. BEND
- INSTALL THRUST BLOCK PER WDS-107 WITH #4 STEEL REBARS. (SEE GENERAL NOTE 6 HEREON).
- INSTALL 6" FABRICATED DIP SPOOL (CLASS 53)
- INSTALL A FLANGE INSULATING KIT PER WDS-006.1 SHEET 2.
- INSTALL A 6" FLGD. CEMENT LINED & EPOXY-COATED STEEL SPOOL PER WDS-006.1 SHEET 2.
- INSTALL A PREFABRICATED 2" THREADED OUTLET FOR STEEL PIPE, 2" LOCKING BRASS BALL VALVE, AND A 2" PIPE PLUG PER WDS-006.1.
- SET 6" AMES 3000SS DOUBLE CHECK DETECTOR ASSEMBLY. PROVIDE CHAINS FOR LOCKING HAND WHEELS.
- INSTALL 24" DIP SPOOL (CLASS 53), CUSTOMER TO CONNECT AT END
- INSTALL METER SUPPORT SLAB PER WDS-010
- INSTALL PIPE STANDS PER WDS-008
- TEMPORARY SPOOL, REQUIRED ONLY DURING HYDROSTATIC TESTING.
- PROVIDE STD. 4" DIA BOLLARD, 3'-6" HIGH WITH ROUNDED TOP PER DETAIL SHOWN HEREON.



AS-BUILT DRAWING SUBMISSION

I CERTIFY THAT THE INFORMATION PROVIDED HEREON REFLECTS ALL FIELD CHANGES, AS-BUILT CONDITIONS, AND THAT THE VALVE INFORMATION TABLE IS PROPERLY FILLED OUT.

NAME _____ DATE _____

OWNER REVIEW

PRINT SIGNED BY: ELIZABETH CARNES 05/05/2020

NAME _____ DATE _____

APPROVED:

PRINT SIGNED BY: BRET ANDERSON 04/30/2020

FIRE LIFE SAFETY PLAN CHECK NO. _____ DATE _____

PLAN CHECK NO. _____ FSPK210426

DCDA CERTIFIED:

NAME _____ DATE _____

VALVE INFORMATION TABLE

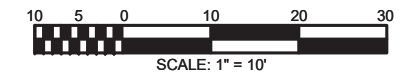
NEW VALVE	SIZE (IN.)	MAKE (MFG.)	STEM DEPTH	NO. OF TURNS	PIPE COVER	NORTH - SOUTH STREET	DIST. FROM PROP. LINE	DIST. FROM CURB	EAST - WEST STREET	DIST. FROM PROP. LINE	DIST. FROM CURB	DRAWING/FILE NO. REMARKS
J13-WVA-185	6"					MARTIN LUTHER KING AVE			NEW YORK ST			EO-3556, FL



METER LOCATION

W.O. F010775

_____ FT. E/W PL

_____ FT. S/N PL



DESIGNED BY: F. SIN - 02/25/20	DRAWN BY: J. LUGO - 02/25/20	CHECKED BY: F. SIN 02/25/20	RECORD DWG BY:	SCALE: 1" = 20'	ATLAS NO.: J13	FILE: EO-3556
APPROVED:  DATE: 05/05/2020 MANAGER OF ENGINEERING			LONG BEACH WATER DEPARTMENT CHRISTOPHER J. GARNER GENERAL MANAGER		6-INCH FIRELINE SERVICE THE VAULT 1000 EAST NEW YORK STREET	
					FAMIS PROJECT CODE: WAP734 MUNIS PROJECT CODE: 600202016 SHEET 1 OF 1 SHEET	

FILE NAME: F:\1000 New York St\Sheets\2020037_C-1_0_PW_SAVE DATE:4/24/2020, PLOT DATE:4/24/2020

DESIGN PLAN BY: FELIX SIN
 JMC2 ENGINEERING
 411 N. HARBOR BLVD SAN PEDRO, CA 90813
 (310) 241-6550x241 FSIN@JMC-2.COM

EASEMENT
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 14 OF TRACT NO. 2990, AS PER MAP RECORDED IN BOOK 34, PAGE 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14 THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 14, 12.00 FEET;

THENCE SOUTHERLY, ALONG A LINE THAT IS PARALLEL TO THE WESTERLY LINE OF SAID LOT 14, 5.00 FEET;

THENCE WESTERLY, ALONG A LINE THAT IS PARALLEL TO THE NORTHERLY LINE OF SAID LOT 14, 12.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 14;

THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 14, 5.00 FEET TO THE POINT OF BEGINNING.


THE PLAT LABELED (EXHIBIT "B"), ATTACHED AND HEREBY MADE A PART OF THE LEGAL DESCRIPTION.

CONTAINING 60.00 SQUARE FEET, MORE OR LESS.

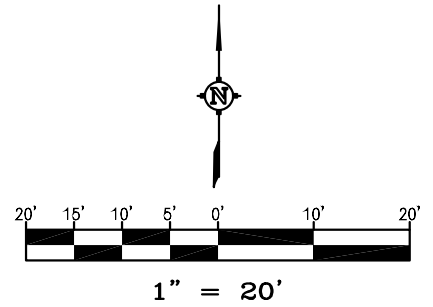


JMC²
ENGINEERING + SURVEYING

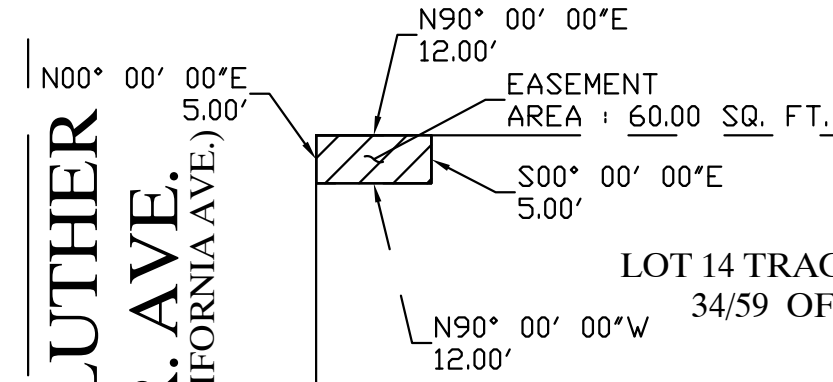
EASEMENT
LEGAL DESCRIPTION
1000 EAST NEW YORK STREET
LONG BEACH, CA 90813


ETHAN Z. REMINGTON, L.S. 9220
DATE; MARCH 25, 2020

EASEMENT
PLAT

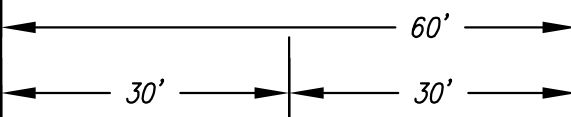
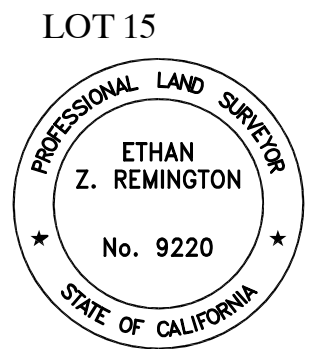



E. NEW YORK ST.
 60' 30'
 30'




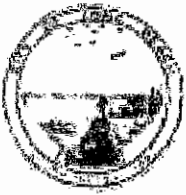
LOT 14 TRACT NO. 2990
 34/59 OF MAPS


**MARTIN LUTHER
 KING JR. AVE.**
 (FORMERLY CALIFORNIA AVE.)



**EASEMENT
 PLAT**
 1000 EAST NEW YORK STREET
 LONG BEACH, CA 90813


 ETHAN Z. REMINGTON, L.S. 9220
 DATE: MARCH 25, 2020



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6066

www.cityoflongbeach.org

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

ORIGINAL FILED

JUN 02 2017

LOS ANGELES COUNTY CLERK

Project Title: CE- 16131

Project Location/Address: 1405 LEWIS Ave. / 1000 New York St.

Project Activity/Description: PROPOSED CONVERSION OF BUILDING TO 19 ARTIST STUDIO w/ RESIDENCES, and a Lot Merger.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: LEE CARNES

Mailing Address: 1405 LEWIS, LONG BEACH, CA 90813

Phone Number: 310.562.5392 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1605-34, ¹⁷⁰³⁻²⁸ Planner's Initials: SK

Required Permits: Administrative Use Permit, Lot Merger

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301 Existing Facilities.

Statement of support for this finding: Project involves conversion of a storage warehouse to artist's studios w/ residences. Project is negligible or no expansion of the existing use and is more conforming to the zoning and general plan.

Contact Person: Scott Kinsey Contact Phone: (562) 570-6194

Signature: [Signature] Date: 5/8/17