



CITY OF LONG BEACH

C-14

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

February 19, 2019

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed from Long Beach Unified School District, owner of the property at 235 East 8th Street, for the installation of public utilities; and,

Accept a Categorical Exemption based on California Environmental Quality Act, Title 14, Chapter 3, Sections 15302(a) and 15314. (District 1)

DISCUSSION

Long Beach Unified School District, owner of the property at 235 East 8th Street, is renovating existing structures, demolishing portable classrooms, and constructing two new buildings at Renaissance High School. To accommodate the new use, it is necessary that an easement be granted to the City to allow for the installation of a double-check detector valve (Attachment A). This new line will provide backflow prevention to protect water supplies from contamination. Plans for the site consist of the construction of a new physical education building and a two-story performing arts building. This modernization project is near completion.

City staff conducted a review of affected agencies and there were no objections to the proposed easement. The proposed easement is in conformance with the California Environmental Quality Act, Title 14, Chapter 3, Sections 15302(a) and 15314, issued January 13, 2015 (Attachment B).

This matter was reviewed by Deputy City Attorney Amy R. Webber on January 24, 2019 and by Budget Analysis Officer Julissa José-Murray on January 31, 2019.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

An easement processing fee in the amount of \$2,155 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK,
DIRECTOR OF PUBLIC WORKS

APPROVED:



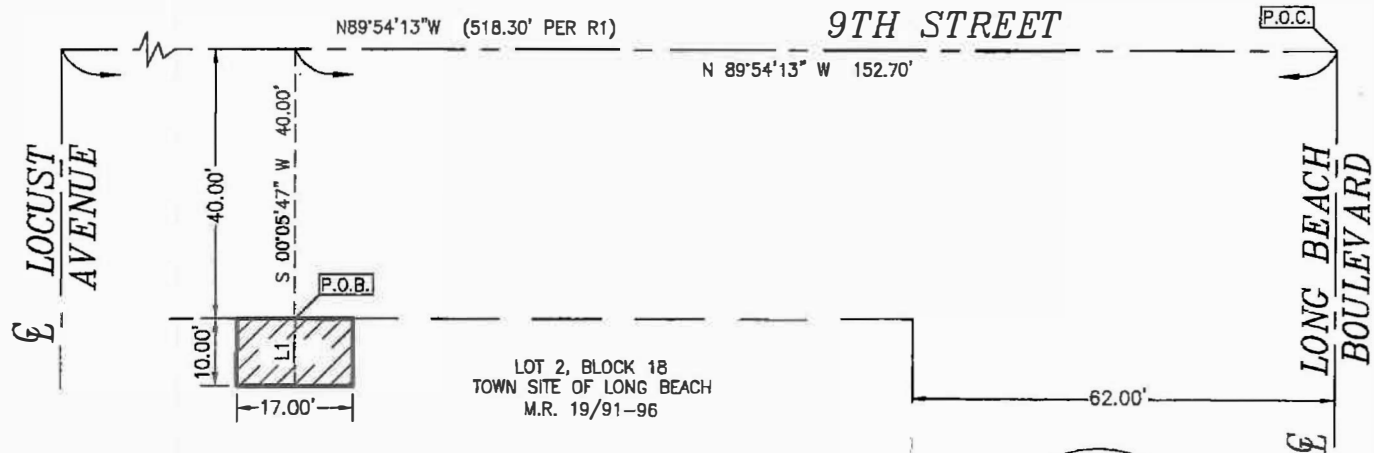
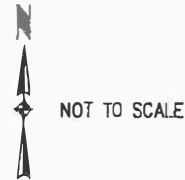
PATRICK H. WEST
CITY MANAGER

CB:AP:EL:JH:sdj:jc

ATTACHMENTS: A – UTILITY EASEMENT
B – CATEGORICAL EXEMPTION

ATTACHMENT A

SKETCH NO. 815E
 SKETCH SHOWING EASEMENT OVER
 LOTS 1 THROUGH 4, BLOCK 18 OF TOWN
 SITE OF LONG BEACH TRACT GRANTED
 TO THE CITY OF LONG BEACH FOR
 WATER PURPOSES



L1 = S 00°05'47" W 10.00'

LEGEND

- M.R. - MISCELLANEOUS RECORDS
- MB - MAP BOOK
- NO. - NUMBER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R1 - PWF8 0323 (CORNER RECORD 852-853)

SALAZAR SURVEYING
 1655 E. 6TH STREET, SUITE A4A
 CORONA, CA 92879
 (951) 898-8328



Xicotencati E. Salazar

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA

From: (Public Agency):
Long Beach Unified School District
2425 Webster Avenue, Long Beach CA 90810
(Address)

RECEIVED
FILED
2015 APR 10 11:28

Project Title: Renaissance High School Major Renovation

Project Applicant: Long Beach Unified School District

Project Location - Specific:
235 East 8th Street, Long Beach, CA 90813

Project Location - City: Long Beach Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
The project consists of the renovation of existing buildings, demolition of existing portable buildings and Auditorium/Cafeteria, and construction of a new physical education building and 2-story performing arts building. The site will accommodate the same capacity of students as currently.

Name of Public Agency Approving Project: Long Beach Unified School District

Name of Person or Agency Carrying Out Project: Long Beach Unified School District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Class 2 :15302 (a) Class 14 :15314
Statutory Exemptions. State code number:

Reasons why project is exempt:
The project is a Modification/Addition to an existing school that involves renovation of existing buildings, demolition of existing portable buildings and Auditorium/Cafeteria, and construction of a two new buildings - a physical education building and a 2-story performing arts building. The project does not increase the capacity of the school by more than 25%.

Lead Agency Contact Person: Tova K. Corman Area Code/Telephone/Extension: 562-997-7550

if filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [X] Yes [] No

Signature: [Signature] Date: 1-13-2015 Title: Executive Director, LBUSD

[X] Signed by Lead Agency [] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1. Public Resources Code.

THIS NOTICE WAS POSTED

ON March 03 2015

UNTIL April 02 2015

REGISTRAR - RECORDER/COUNTY CLERK

2015 055828
FILED
Mar 03 2015
Debra C. Logan, Registrar - Recorder/County Clerk
Electronically signed by JANA E. PEREZ

ATTACHMENT B

Page 2 of 3

ATTACHMENT TO NOTICE OF EXEMPTION RENAISSANCE HIGH SCHOOL MAJOR MODERNIZATION PROJECT SUPPLEMENTAL INFORMATION

1. Description of the Existing Setting On-Site and in Adjacent Areas

The Renaissance High School is located at 235 East 8th Street in Long Beach. The campus is situated on approximately 3.5 acres and is bounded by 9th Street to the north, Long Beach Boulevard to the east, 8th Street to the south and the Locust Avenue to the west.

2. Reasons Why This Project is Exempt

This proposed project is exempt from further environmental review under the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), also known as CEQA, because it is consistent with Categorical Exemption Class 2 (a) specified by the CEQA Guidelines which states:

Class 2 (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent. (CEQA Guidelines § 15302).

Class 14 Consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption. (CEQA Guidelines § 15314)

3. Review of Possible Exceptions to the Categorical Exemption

Section 15300.2, Exceptions, of the CEQA Guidelines provides conditions under which categorical exemptions are inapplicable. The proposed project has been reviewed under Section 15300.2 for any characteristics or circumstances that might invalidate findings that the project is exempt under CEQA.

- (a) **Location.** The project site has not been designated as a biologically sensitive site.
- (b) **Cumulative Impacts.** The project is a renovation/construction of school facilities on an existing school site that has not had previous major construction. Therefore, the project would not cause a cumulative impact.
- (c) **Significant Effects.** The project is a renovation/construction of school facilities on an existing school site and does not present any unusual circumstances. Therefore, the Project would not have a significant effect on the environment.
- (d) **Scenic Highways.** The project is contained within the school site and would not impact any scenic highway.
- (e) **Hazardous Waste Sites.** The project site is not on any list of hazardous waste sites.
- (f) **Historical Resources.** A cultural resource evaluation was completed for the Renaissance High School site by PCR & Associates and was determined not to be eligible for local or state registration as an historic resource.

Prepared by Susan Ahn, LBUSD Facilities Project Manager



Dea C. Logan, Registrar - Assessor/Township Clerk

Electronically signed by JANA PERKINS

2015 055828



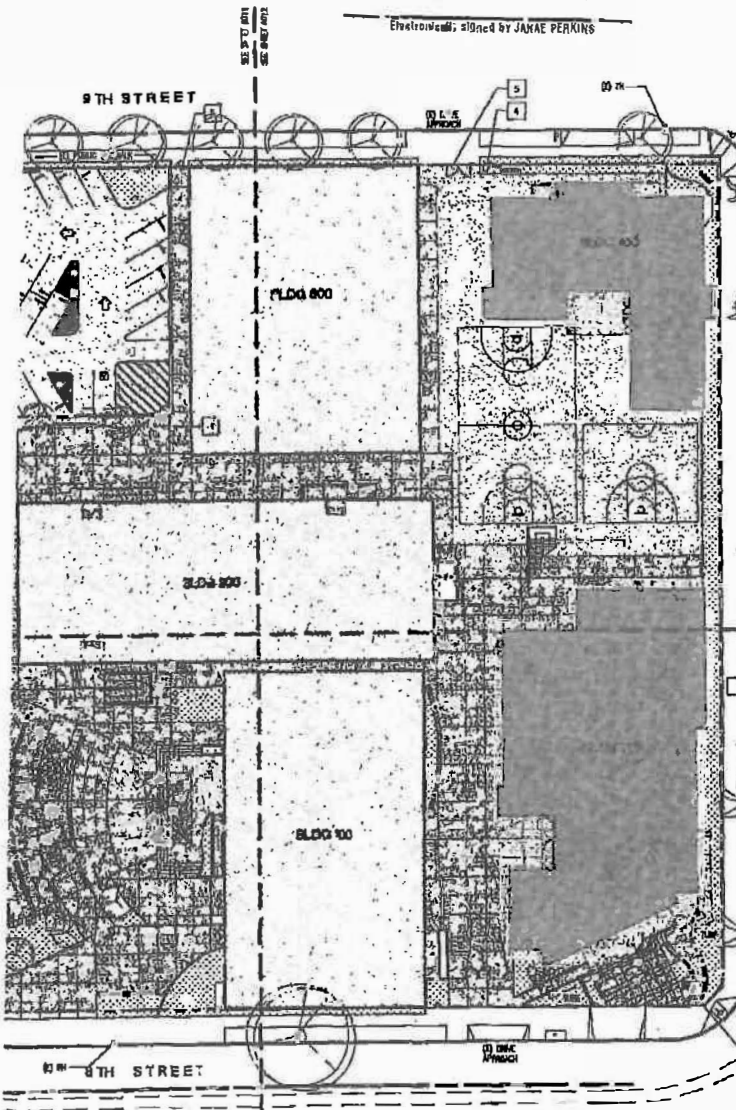
FILED

Mar 03 2015

Dear C. Logan, Registrar - Recorder/County Clerk

Electronically signed by JARAE PERKINS

GATE SCHEDULE		SEE SCHEDULED AND GATE DETAILS ON SHEET 1		
GATE #	DATE SIZE WITH & HEIGHT	DOOR TYPE	CELL NUMBER (SEE 2071)	REMARKS
1	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
2	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
3	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
4	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
5	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
6	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
7	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
8	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
9	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
10	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
11	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
12	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
13	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-
14	10' 0" x 8' 0" W/ 8' 0" W/ 8' 0"	8 IN. DOUBLE	-	-



SITE NOTES

- FOR TYPICAL DETAILS AND ALTERNATES, SEE SHEET 2001.
- PROTECT AND BRACE ALL EXISTING CONSTRUCTION AND FINISHES TO REMAIN.
- PROTECT EXISTING UTILITIES AND RELOCATE AS NECESSARY. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- REMOVE EXISTING CONCRETE SLAB, EXPOSED REINFORCING, AND ALL UTILITIES IN AREA TO BE CONSTRUCTED TO THE EXISTING FINISH FLOOR LEVEL. REMOVE EXISTING CONCRETE SLAB, EXPOSED REINFORCING, AND ALL UTILITIES IN AREA TO BE CONSTRUCTED TO THE EXISTING FINISH FLOOR LEVEL.
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SITE PLAN LEGEND

[Symbol]	EXISTING IN SCOPE OF WORK
[Symbol]	NEW BUILDING
[Symbol]	4" THICK CONCRETE FINISH TO 4" BELOW TOP OF SLAB
[Symbol]	40 PAVING FOR ONE DRIVEWAY
[Symbol]	EXISTING AND PROPOSED NEW EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY WITH REINFORCING DRIVEWAY
[Symbol]	DRIVEWAY, METAL FENCE
[Symbol]	PROPOSED LINE

SCS
2425 Webb,
Long Beach, CA

Facility Management

BERTRUDE RANDOLPH ARCHITECTS
780 W. 11th Street, Suite 110
Costa Mesa, CA 92627
Tel: 714-555-4030
www.bertrude.com

RENAISSANCE HIGH SCHOOL FOR THE ARTS
385 E. 8TH STREET
LONG BEACH, CALIFORNIA 90805

MODERNIZATION AND ADDITION
DESIGN DEVELOPMENT

OVERALL SITE PLAN

A010