

May 23, 2023

C-15

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed from 888-5 Partners LLC, a California limited liability company, property owner at 3443 Long Beach Boulevard, for the installation of public utilities; and,

Accept CEQA Notice of Determination, State Clearinghouse number 2018121025. (District 8)

DISCUSSION

888-5 Partners LLC, a California limited liability company, owner of the property located at 3443 Long Beach Boulevard, is installing a new fire line pursuant to an approved Long Beach Utilities 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 Public Works Department is asking the City Council to authorize acceptance of an easement deed to accomplish this purpose.

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

In conformance with the California Environmental Quality Act (CEQA), Notice of Determination, State Clearinghouse number 2018121025 was issued for the project (Attachment C).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on May 2, 2023, and by Budget Management Officer Nader Kaamouh on May 1, 2023.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

An easement processing fee in the amount of \$3,387 was deposited in the General Fund

HONORABLE MAYOR AND CITY COUNCIL

May 23, 2023

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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

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: A – APPROVED LONG BEACH WATER DEPARTMENT DRAWING
B – EASEMENT DESCRIPTION AND SKETCH
C – NOTICE OF DETERMINATION

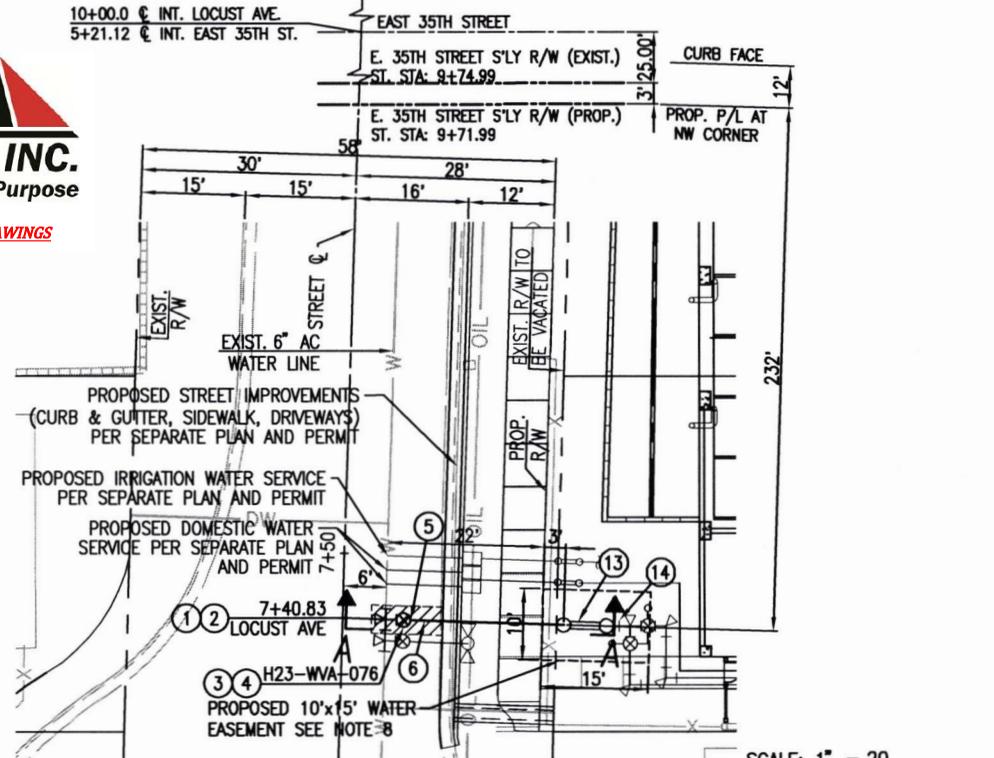
ATTACHMENT A

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)570-2432 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 SPOOL PIECE (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.



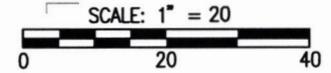
RECORD DRAWINGS



CONSTRUCTION NOTES

- TAP EXIST. 6" ACP WITH 6"x6" LONG-BODY STAINLESS STEEL TAPPING SLEEVE PER LBWD LATEST SPECIFICATIONS (FIELD VERIFY POINT OF CONNECTION).
- INSTALL THRUST BLOCK PER WDS-107.
- INSTALL 6" FLG. VALVE H23-WVA-076.
- INSTALL GATE BOX TO GRADE PER WDS-115, WDS-116 & WDS-119.
- INSTALL 6" FLG. x P.O. CONNECTION PIECE.
- INSTALL 6" P.O. DIP (CLASS 52); TRENCH & BACKFILL PER WDS-406 (MATCH PAVEMENT IN KIND). INSTALL TEMPORARY STEEL PLATES PER WDS-128.
- INSTALL 6"x90" FLG. SHORT RADIUS BEND.
- INSTALL THRUST BLOCK PER WDS-107 WITH #4 STEEL REBARS (SEE GENERAL NOTE 6).
- 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 (DCDA) PER WDS-006.1. PROVIDE CHAINS AND LOCK 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.

LOCUST AVENUE



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.

Eric Incero 07.22.21
NAME DATE

OWNER REVIEW

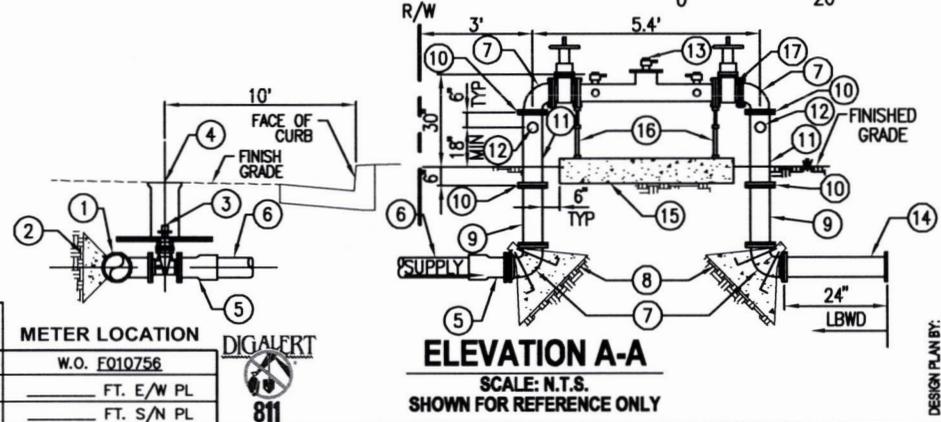
Chris Wachob 10/1/19
NAME DATE

APPROVED:

Bret Anderson 6/2/21
FIRE LIFE SAFETY PLAN CHECK NO. FUGD233361 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 |
|-------------|------------|-------------|------------|--------------|------------|----------------------|-----------------------|-----------------|--------------------|-----------------------|-----------------|--------------------------|
| H23-WVA-076 | 6 | Muller | 30" | 22 | 36" | LOCUST AVENUE | 39" | 19' 9" | EAST 35TH STREET | 199.19" | 204.50" | EO-3513, FL |



ELEVATION A-A

SCALE: N.T.S.
SHOWN FOR REFERENCE ONLY

DESIGN PLAN BY:
MARIAN VACKERT
WALDEN & ASSOCIATES
2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 860-0110

DESIGNED BY: MV 9/30/19 DRAWN BY: CL 9/30/19 CHECKED BY: MV 9/30/19 RECORD DWG BY: / /

APPROVED *[Signature]*
MANAGER OF ENGINEERING
6/3/21
DATE

LONG BEACH WATER DEPARTMENT

CHRISTOPHER J. GARNER
GENERAL MANAGER



6-INCH FIRELINE SERVICE
(LASERFICHE)
3443 LONG BEACH BOULEVARD

SCALE: 1" = 20' ATLAS NO.: H23

FILE: **EO-3513**
FAMIS PROJECT CODE: **WAP704**
MUNIS PROJECT CODE: **6002020179**
SHEET 1 OF 1 SHEETS

RECEIVED FOR 2nd CHK
2022-12-14
JN 2022110

EXHIBIT "A" LEGAL DESCRIPTION FIRE LINE EASEMENT

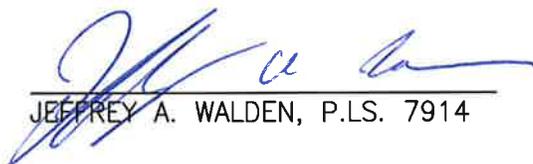
BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 82254, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 408, PAGES 3 THROUGH 5 INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE COUNTY OF RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND BEING 10.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL 1, SAID POINT BEING NORTH 01°48'23" EAST 14.46 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 88°11'37" EAST 15.00 FEET TO THE POINT OF TERMINATION.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION.


JEFFREY A. WALDEN, P.L.S. 7914

12-14-2022
DATE



 **ALDEN &
SSOCIATES**

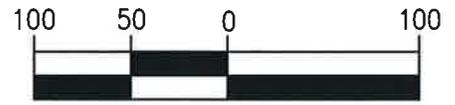
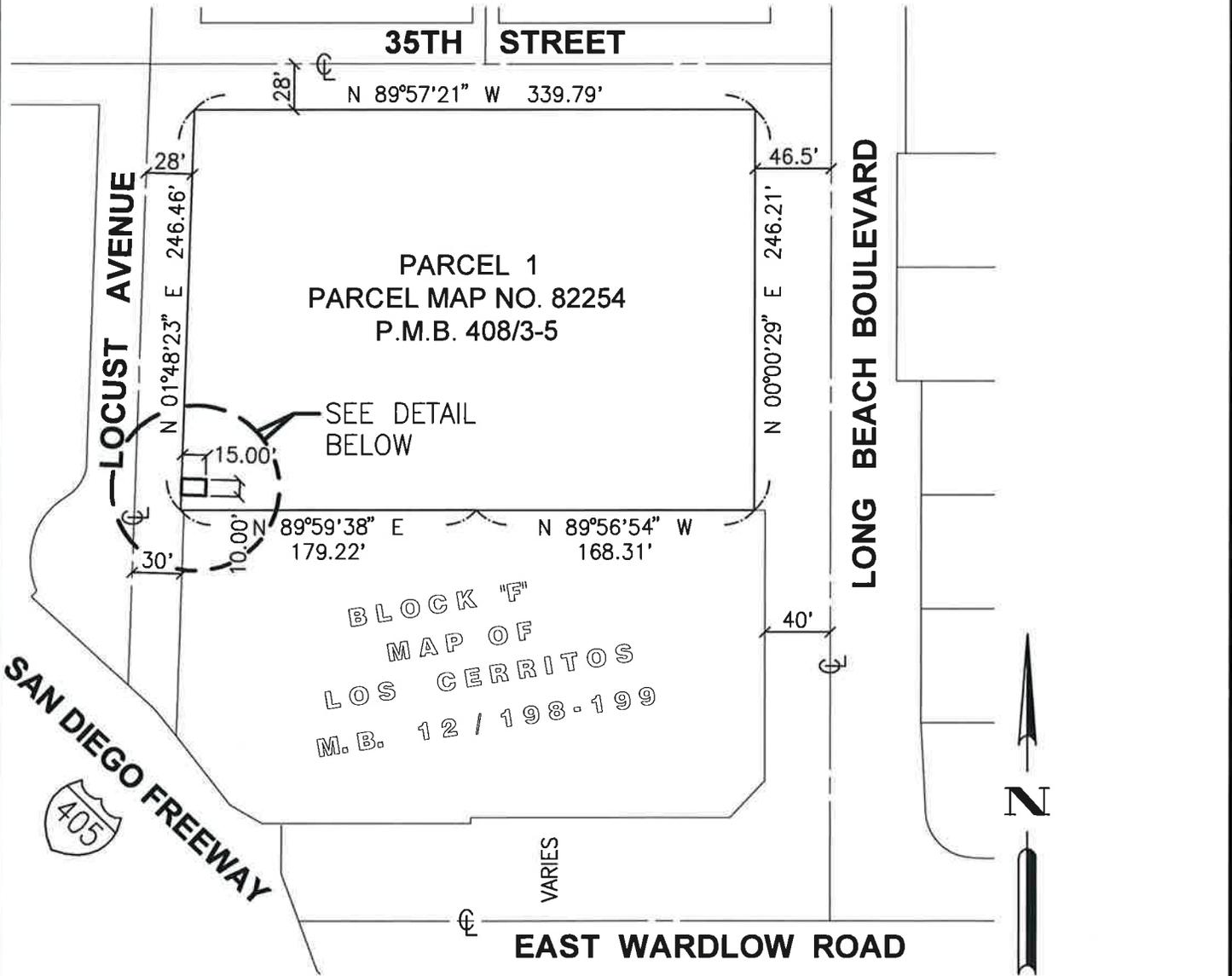
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
2552 WHITE ROAD, SUITE B • IRVINE, CA 92614-6236
(949) 660-0110 FAX: 660-0418

W.O. No. 1907-884-004
Engr. B.J.W. Chk'd. M.V.

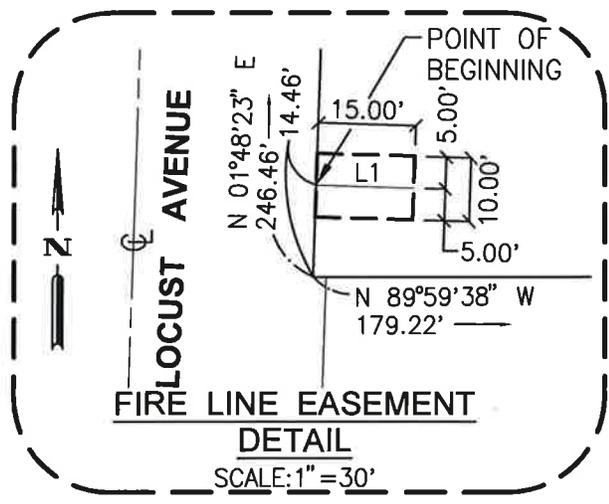
Date 12-14-2022
Sheet 1 of 1

RECEIVED FOR 2nd CHK
2022-12-14
JN 2022110

EXHIBIT "B"
PLAT
FIRE LINE EASEMENT



SCALE IN FEET
1 INCH = 100 FEET



| LINE TABLE | | |
|------------|---------------|--------|
| L1 | S 88°11'37" E | 15.00' |

WALDEN & ASSOCIATES

CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
2552 WHITE ROAD, SUITE B • IRVINE, CA 92614-6236
(949) 660-0110 FAX: 660-0418

W.O. No. 1907-884-004 Date 12-14-2022
Engr. B.J.W. Chk'd. M.V. Sheet 1 of 1

ON March 07 2019



m

UNTIL April 08 2019

FILED
Mar 07 2019

Deane C. Logan, Registrar - Recorder/County Clerk

Notice of Determination

REGISTRAR - RECORDER/COUNTY CLERK

Electronically signed by TODD THAN

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Agency: City of Long Beach
Address: 333 W. Ocean Blvd
Long Beach, CA 90802
Contact: Alexis Oropeza
Phone: 562-570-6413

County Clerk
County of: Long Beach
Address: 12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018121025

Project Title: Laserfiche Office Project

Project Applicant: 888-5 Partners, LLC

Project Location (include county): 3443 Long Beach Blvd/210 East 35th St, Long Beach 90807, Long Beach Co

Project Description:

The Laserfiche Office Project includes a new 102,848-sf office building that is up to 74 ft in height (max four stories) above ground level. The building includes offset terraces and mezzanine design features, along with a separate three-story parking garage with rooftop level of parking with a total of 343 parking spaces, and installation of a traffic signal. The project also requires zone changes for ten parcels, zone code amendment, site plan review, tentative tract map, and general plan conformity finding.

This is to advise that the City of Long Beach has approved the above
(Lead Agency or Responsible Agency)

described project on 3/5/19 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

http://www.lbds.info/planning/environmental_planning/environmental_reports.asp

Signature (Public Agency): Alexis Oropeza Title: Current Planning Officer

Date: 3/6/19 Date Received for filing at OPR: 3/7/19



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
 CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

8885-Partners, LLC
 3545 Long Beach Boulevard
 Long Beach, CA 90802

CEQA Lead Agency: City of Long Beach

Project Title: Laserfiche Office Project

CEQA Document Type: Mitigated Negative Declaration

State Clearinghouse Number/local agency ID number: SCH No. 2018121025

Project Location: The project site consists of ten parcels at 3443 Long Beach Blvd. and 211 East 35th Street, Long Beach, CA 90807. The project site was previously addressed at 3435-34569 Long Beach Boulevard and 3432-3464 Locust Avenue (Assessors Parcel Numbers: 7141-04-019, 020, 027, 028, 029, 030, 031, 033, and 034).

Brief Project Description: The Laserfiche office project consists of a proposal to consolidate 10 parcels and a portion of an alley into a single 2.1 acre site for development a four-story, 102,848-square-foot office building and a separate, 3-story parking garage with one rooftop level of parking. The project includes the following:

- o Zone Change of five existing lots (assessor parcel numbers: 7141-004-033, 034, 019, and 020) fronting on Long Beach Boulevard from a Community Commercial Automobile-Oriented District to Community R-4-N Commercial (CCN) District .
- o Zone Change of five existing lots (assessor parcel numbers: 7141-004-027, 028, 029, 030, and 031) fronting on Locust Street from Single-Family Residential District (R-1-N) to CCN District in conjunction with a General Plan Amendment from LUD 1 to LUD 8.
- o Zoning Code Amendment to permit the averaging of setbacks for the proposed office building within the High-Rise Overlay (HR-4) District.
- o Site plan review of a four-story office building up to 74 feet in height, containing 102,848 square feet of floor area, and a three-story parking garage with one rooftop level of parking with a total of 343 parking spaces.
- o Tentative Tract Map to create a single lot for development, including vacation of a portion of the alley that runs north-to-south (between Long Beach Boulevard and Locust Street)
 - The alley easement will be maintained.
- o General Plan Conformity Finding for the vacation of the northern 250 feet of the unnamed alley, which runs north-to-south between East 35th Street and Wardlow Road.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

2019 060534

 FILED
 Mar 07 2019

Department of Fish and Wildlife - Registrar/County Clerk

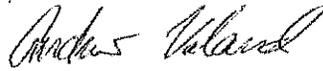
Electronically signed by TGGD TRAN

ATTACHMENT C (PAGE 3 OF 4)

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by:



Date:

02/05/2019

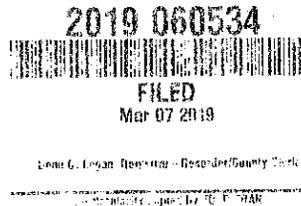
Signature

Andrew Valand, Environmental Scientist

Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.



State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
 2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

| |
|--|
| RECEIPT # 201903071220048 |
| STATE CLEARING HOUSE # (If applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

| | | |
|--|--------------------|-------------------------------|
| LEAD AGENCY CITY OF LONG BEACH | | DATE 03/07/2019 |
| COUNTY/STATE AGENCY OF FILING LOS ANGELES | | DOCUMENT NUMBER 2019060534 |
| PROJECT TITLE LASERFICHE OFFICE PROJECT | | |
| PROJECT APPLICANT NAME ALEXIS OROPEZA | | PHONE NUMBER (562)570-6413 |
| PROJECT APPLICANT ADDRESS 333 W. OCEAN BLVD | CITY LONG BEACH | STATE CA |
| | | ZIP CODE 90802 |

PROJECT APPLICANT (Check appropriate box):

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

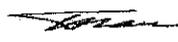
CHECK APPLICABLE FEES:

| | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | 0.00 |
| <input type="checkbox"/> Negative Declaration (ND)(MND) | \$2,354.75 | \$ | 0.00 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ | 0.00 |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,112.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ | 75.00 |
| <input checked="" type="checkbox"/> Project that is exempt from fees | | | |
| <input type="checkbox"/> Notice of Exemption | | | |
| <input checked="" type="checkbox"/> CDFW No Effect Determination (Form Attached) | | | |
| <input type="checkbox"/> Other _____ | | \$ | 0.00 |

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

\$ 75.00

| | |
|--|-----------------|
| SIGNATURE X  | TITLE IC |
|--|-----------------|