



Legislation Text

File #: 21-0306, **Version:** 1

Recommendation to find that all requirements of the final subdivision map to consolidate fifteen lots into two lots, separated by De Forest Avenue, for the future Long Beach Municipal Urban Stormwater Treatment (LB-MUST) facility at 901 De Forest Avenue, in the Light Industrial (IL) zoning district, have been met; approve the final map for Tract No. 82940, at the intersection of West Chester Place and De Forest Avenue; and

Determine the project is within the scope of the project previously analyzed as part of the LB-MUST facility project Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2017071068) and warrant no further environmental review pursuant to CEQA Guidelines 15162. (District 1)

In accordance with Long Beach Municipal Code (LBMC) Chapter 20.16, State of California Government Code, Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements is requested to be approved by the City Council. The Public Works Department has submitted a duly certified final map of Tract No. 82940 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on January 16, 2020 (Attachment B).

The Public Works Department requests approval of final map Tract No. 82940 to merge six parcels (consisting of fifteen lots) into two separate ground lots bisected by the realigned De Forest Avenue and West Chester Place public right-of-way. The subdivision proposes to divide the property into two ground lots that would cover the proposed development of the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) facility (Lot 2) and consolidate lots at an existing industrial building and parking area (Lot 1). The abandonment of Fairbanks Avenue on the map would correct public right-of-way alignment where currently a surface parking lot serving the one-story industrial building exists.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) Negative Declaration ND-03-17 (State Clearinghouse No. 2017071068) was prepared for the LB-MUST facility project. On March 7, 2019, the Planning Commission determined this project is within the scope of this previous analysis and warranted that no further environmental review is required pursuant to CEQA Guideline 15162. See Planning Commission Staff Report dated March 7, 2019 (Attachment C).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on March 25, 2021 and by Budget Management Officer Rhutu Amin Gharib on March 23, 2021.

City Council action is requested on April 13, 2021, to allow for timely completion of the LB-MUST project to meet Caltrans' grant funding expenditure deadlines.

A subdivision processing fee of \$8,432 will be paid from the LB-MUST project budgeted in the Capital Projects Fund Group in the Public Works Department. The fee will be 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.

Approve recommendation.

ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA
CITY MANAGER