

## **C-11**

March 15, 2022

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### **RECOMMENDATION:**

Authorize the City Manager, or designee, to accept an easement deed from Calle Verde, LLC, a California limited liability company, and the owner of the property 1834 Harbor Avenue, for the installation of public utilities;

Authorize the City Manager, or designee, to accept an easement deed from Calle Verde, LLC, a California limited liability company, and the owner of the property 1834 Harbor Avenue, for additional right of way dedication purposes; and,

Accept Categorical Exemption No. CE-22-008. (District 7)

### **DISCUSSION**

Calle Verde, LLC, a California Limited Liability Company, is proposing the construction of a new 51,453 square foot, two-story agricultural building, with one floor of underground parking at 1834 Harbor Avenue. This includes installing a new fire line pursuant to the approved Long Beach Water Department construction drawing. To accommodate the installation, it is necessary that an easement be granted to the City of Long Beach (City) to allow for the installation of a double-check detector valve (Attachment A). These devices provide backflow prevention to protect water supplies from contamination.

Additionally, when significant new development is proposed, public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new use. To conform with the City's general plan to widen alleys, the recommended dedication is described as follows (Attachment B):

- The adjacent north/south alley is currently ten feet wide and it should be widened by an additional five feet west of centerline. This action will widen the existing ten-foot-wide alley to fifteen feet. A standard alley width of twenty feet will be achieved when the property on the east side of the alley is improved and a public alley dedication of five feet is recorded.

In conformance with the California Environmental Quality Act, Categorical Exemption No. CE-22-008 was issued on January 31, 2022 (Attachment C).

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

HONORABLE MAYOR AND CITY COUNCIL

March 15, 2022

Page 2

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on February 16, 2022 and by Budget Management Officer Nader Kaamoush on February 23, 2022.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

An easement processing fee in the amount of \$3,313 and a dedication processing fee in the amount of \$3,313 for a total amount of \$6,626, 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

EL:JH:BP:ms:bb:RM

APPROVED:



THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: A – EASEMENT SKETCH  
B – ALLEY DEDICATION SKETCH  
C – CATEGORICAL EXEMPTION NO CE-22-008

# ATTACHMENT A

SHEET 1 OF 2

## LEGAL DESCRIPTION FIRE BACKFLOW EASEMENT

THAT PORTION OF LOT 1 OF BLOCK 4 OF TRACT NO. 1833, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 23, PAGES 86 THROUGH 87 OF MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HARBOR AVENUE AND PARADE STREET, AS SHOWN ON SAID MAP; THENCE NORTH 89°57'59" EAST 69.67 FEET ALONG THE CENTERLINE OF SAID PARADE STREET; THENCE LEAVING SAID CENTERLINE, SOUTH 00°02'01" EAST 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARADE STREET, 60.00 FEET WIDE, AS SHOWN ON SAID MAP, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, AS SHOWN ON SAID MAP, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°57'59" EAST 9.67 FEET ALONG SAID NORTH LINE; THENCE AT RIGHT ANGLES TO SAID NORTH LINE, SOUTH 00°02'01" EAST 7.58 FEET; THENCE PARALLEL WITH SAID NORTH LINE, SOUTH 89°57'59" WEST 14.67 FEET; THENCE PERPENDICULAR WITH SAID NORTH LINE, NORTH 00°02'01" WEST 7.58 FEET TO SAID NORTH LINE OF LOT 1; THENCE NORTH 89°57'59" EAST 5.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 111 SQUARE FEET.

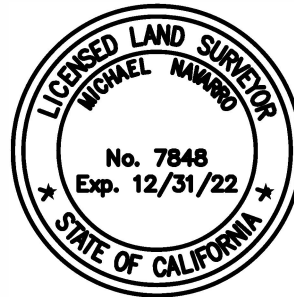
EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

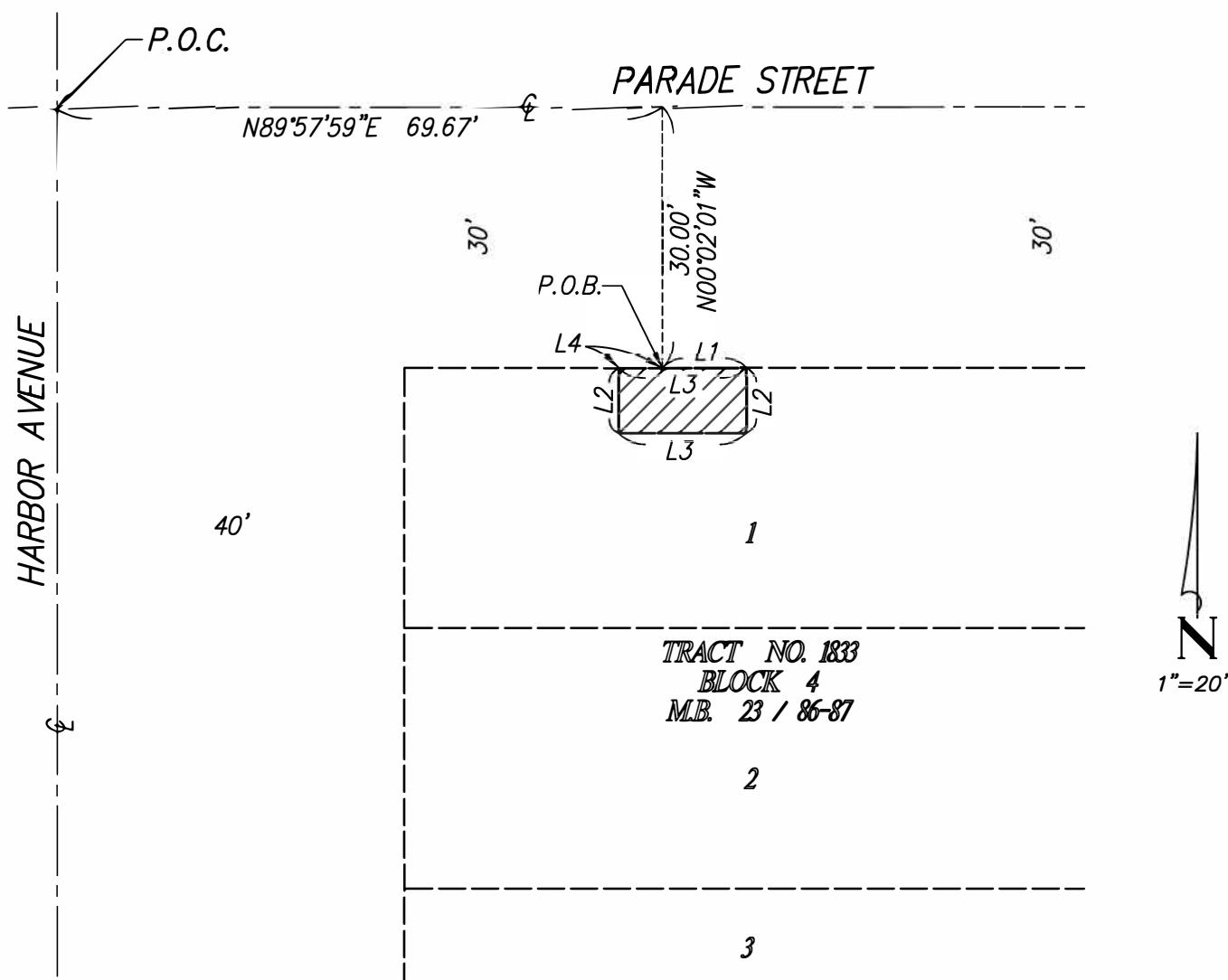


MICHAEL NAVARRO, L.S. 7848  
LICENSE EXPIRES 12/21/2022

12/22/2021  
DATE

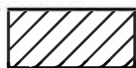


# ATTACHMENT A



## NOTE:

ALL BEARINGS AND DISTANCES  
ARE RECORD PER CORNER RECORD  
PWFB 0322/993-994



BACK FLOW  
DEVICE EASEMENT

## LINE DATA:

L1  $N89^{\circ}57'59''E$  9.67'  
L2  $N00^{\circ}02'01''W$  7.58'  
L3  $N89^{\circ}57'59''E$  14.67'  
L4  $N89^{\circ}57'59''E$  5.00'



1251 Pomona Road, #101 • Corona, CA 92882 • (951)340-0556

CITY OF LONG BEACH

TITLE: FIRE BACKFLOW  
EASEMENT

**ATTACHMENT B**  
**LEGAL DESCRIPTION**  
ALLEY DEDICATION

A 5.00 FOOT WIDE STRIP OF LAND, BEING THE EASTERLY 5.00 FEET OF LOTS 1 THROUGH 10 OF BLOCK 4 OF TRACT NO. 1833, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 23, PAGES 86 THROUGH 87 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF THE EASTERLY 5.00 FEET OF SAID LOT 10 WITHIN THAT PORTION OF LOT 10 CONVEYED TO THE CITY OF LONG BEACH AS A STREET EASEMENT DESCRIBED IN A DOCUMENT RECORDED IN BOOK 12557, PAGE 349 OF OFFICIAL RECORDS.

THE ABOVE DESCRIBED DEDICATION CONTAINS 1250 SQUARE FEET.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:



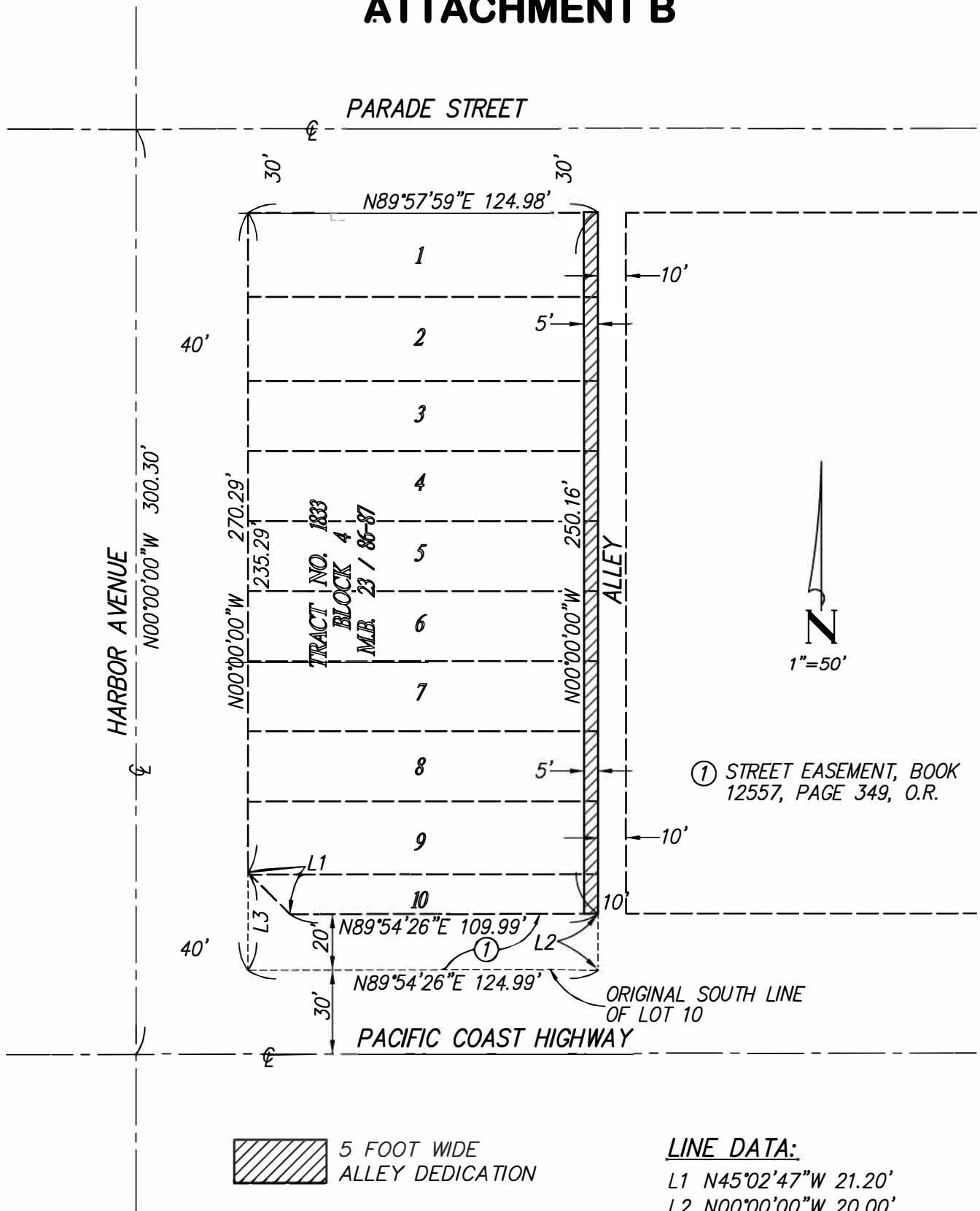
MICHAEL NAVARRO, L.S. 7848  
LICENSE EXPIRES 12/31/2022

12/22/2021

DATE



# ATTACHMENT B



**CEQA Notice of Exemption**

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

**FROM:** Department of Development Services  
411 W. Ocean Blvd, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

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

Exemption Number: CE-22-008

Project Title (Application Number): 1834 Harbor Ave Easement & Dedication

Project Location – Specific: 1834 Harbor Avenue

Project Location – City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

Pursuant to the installation of a new fire line per approved Long Beach Water Department construction drawings, an easement is required which will allow for the installation of a double-check detector assembly which provides back flow prevention to protect water supplies from contamination. This development project has also been instructed to dedicate a portion of their property to widen an existing alley to the standards established in the City's General Plan.

Public Agency Approving Project: **City of Long Beach, California**

Person or Agency Carrying Out Project: Calle Verde, LLC., A California Corporation

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));

☒ Categorical Exemption. State type and section number: 15305, Minor Alterations in Land Use

☐ Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project is exempt because it consists of an easement for public utility purposes and the dedication of a portion of an existing alley to the City of Long Beach in accordance with the General Plan. The project would not result in any changes in land use or density, but would provide access and minor limitations to new structures that can be constructed in the proposed easement.

**Lead Agency**

Contact Person: Maryanne Cronin

Contact Phone: 562-570-5683

Signature: 

Date: 1/31/22

Title: Planner



City of Long Beach

411 W. Ocean Blvd., 3rd Floor

Long Beach, CA 90802

Visit us at [longbeach.gov/lbds](http://longbeach.gov/lbds)



LongBeachBuilds

This information is available in alternative format by request at 562.570.3807.

For an electronic version of this document, visit our website at [longbeach.gov/lbds](http://longbeach.gov/lbds).