



Planning Commission

**6157 Long Beach Boulevard
Conditional Use Permit
Case No. 2009-15**

February 17, 2022

Vicinity Map

6157 Long Beach Blvd



- **Overall Land Area:** 16,268 SF parcel
- **Zoning:** CCA
- **General Plan PlaceType:** NSC-L
- **Existing conditions:** Site is currently vacant
- Site Surrounded by residential, commercial and medium industrial uses.
- Private driveway shared with commercial lot to the south

Proposal

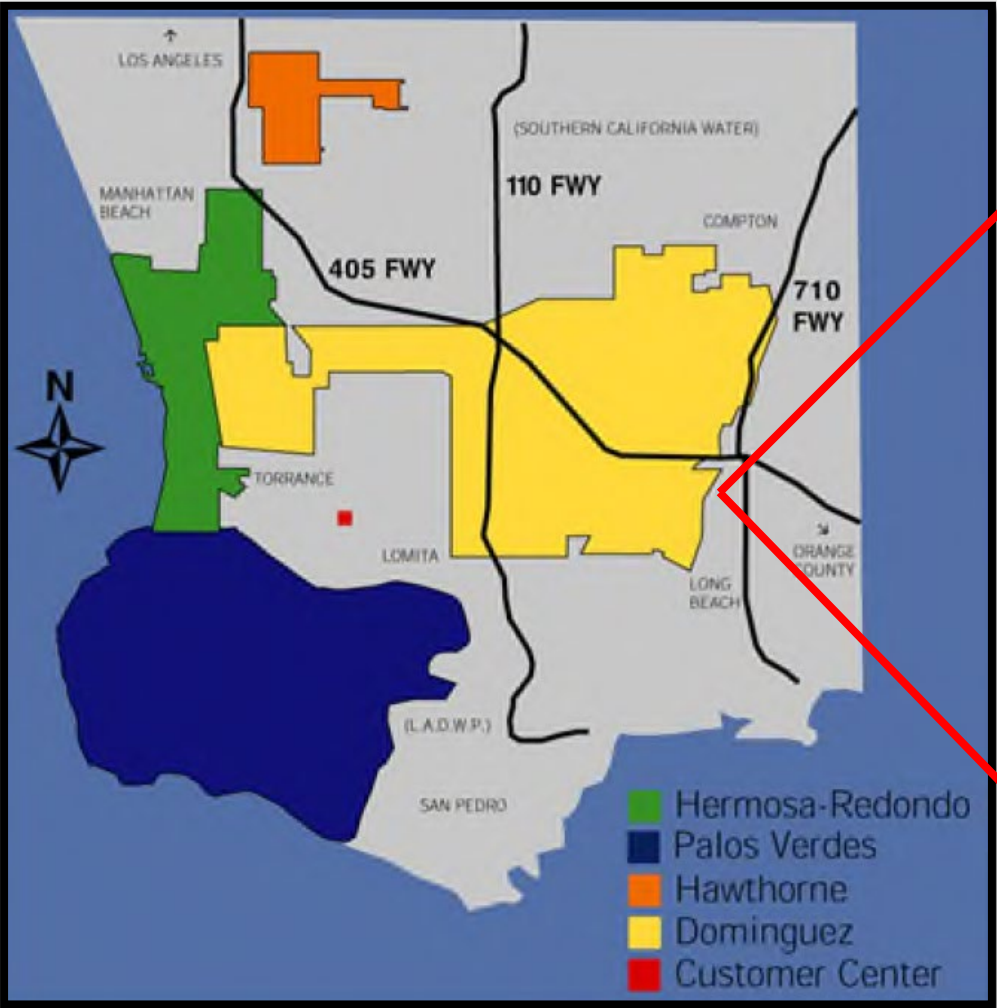


CONDITIONAL USE PERMIT: To operate a water treatment facility.

OPERATIONS:

- 24/7 operations, monitored remotely
- Daily Inspection
- 700 SF Mechanical/Chemical Room
- Water treatment equipment with covered structure
- 66,000-gallon backwash tank
- 2 on site parking stalls
- Landscaping treatment





Cal Water Service Area



Cal Water Service – City of Long Beach



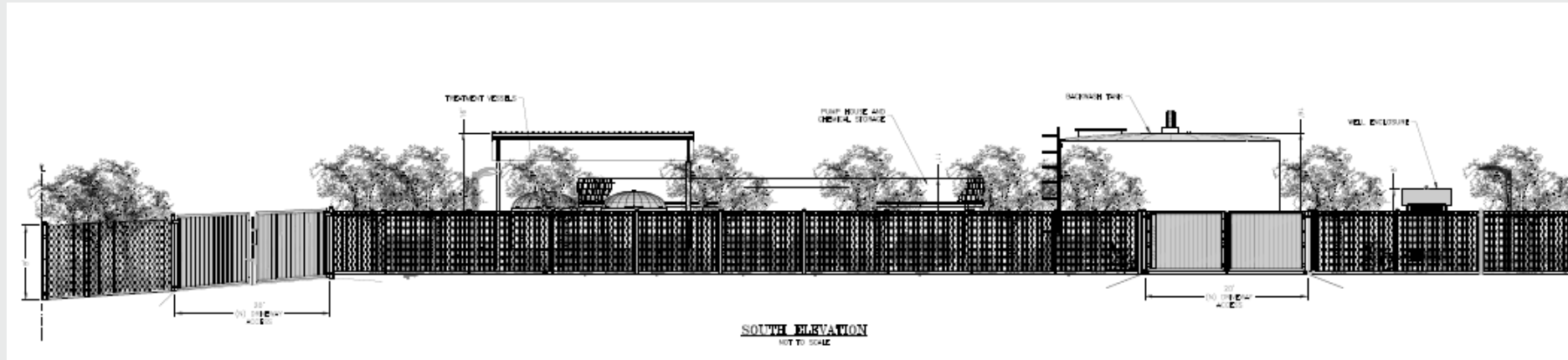
- Constructed in 2 phases
- Phase 1 – Construction duration of 6 months
- 24-hour drilling until a depth of 750-1,010 feet is reached
- Utilize a reverse circulation hydraulic rotary drilling method
- 16-foot-high sound wall barrier to be installed to reduce construction related noise and comply with City's Noise Ordinance
- Well performance testing for production and water quality to determine site design



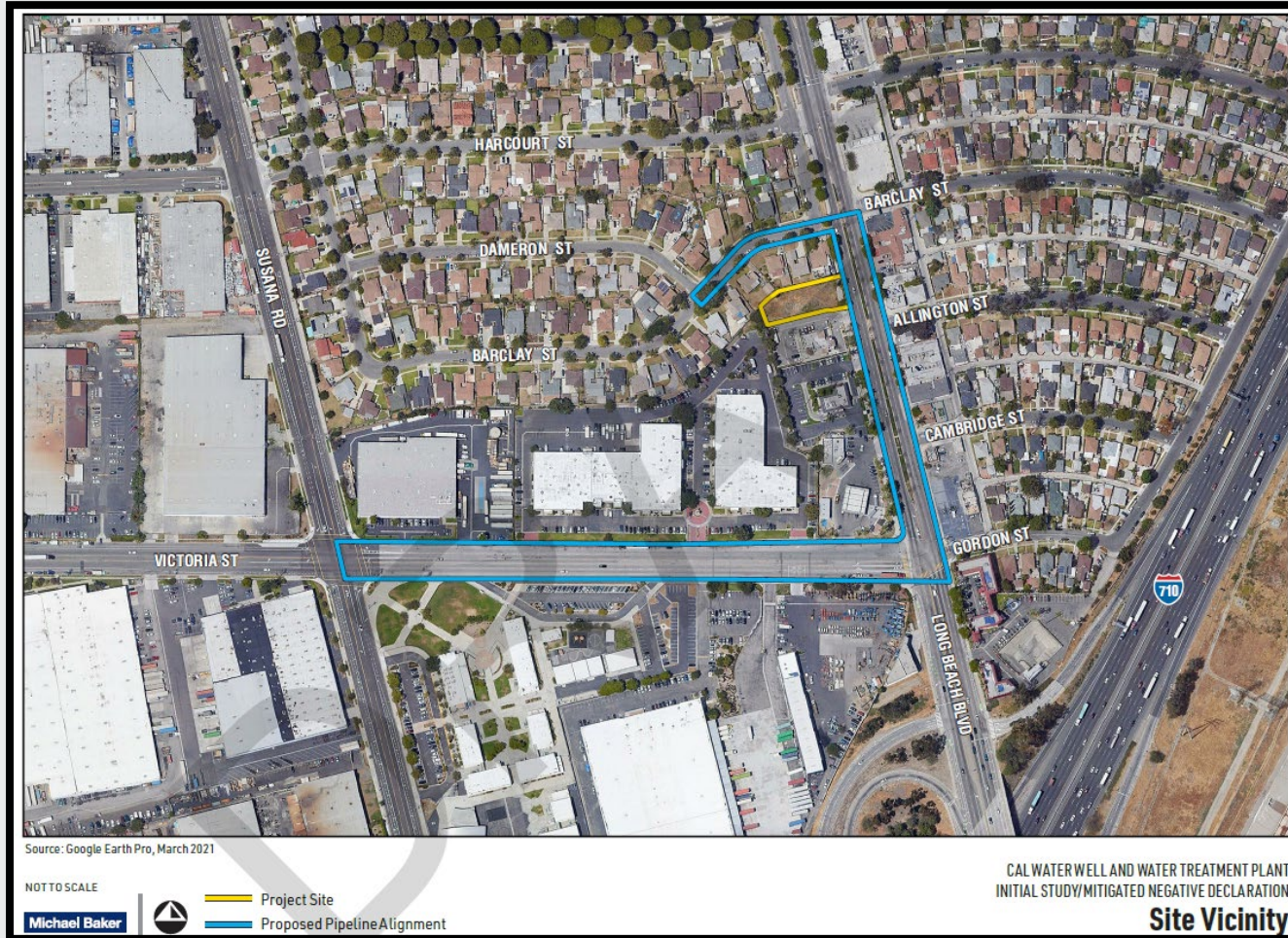
Existing Conditions - Long Beach Blvd



Proposed East Elevation - Long Beach Blvd



Proposed South Elevation



COLLECTION AND DISTRIBUTION MAINS

- Trench in the right-of-way
 - 3-7 feet deep
 - 2-3 feet wide
- Along the Long Beach Boulevard, Victoria Street, and Barclay rights-of-way
- 1,950 feet – Well Collection Main
- 2,520 feet – Distribution Main
- 8-12 inches in size
- Will connect with two nearby wells, DOM 272 and DOM 297
- Will require approval from Public Works for work in the right-of-way

Conditional Use Permit Findings

- The project is consistent with and carries out the General Plan, and all zoning regulations of the applicable district;
- Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
- The project is in compliance with the special conditions for specific conditional uses, as listed in [Chapter 21.52](#)

Conditions:

- Provide 8-foot-high block walls adjacent to abutting residential uses
- Construct a 16-foot-high temporary sound barrier wall
- Comply with all applicable mitigation measures
- Provide temporary relocation assistance to affected residences as needed

CEQA

- In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (MND) was prepared for the proposed project (ISMND 03-21)
- Mitigation measures addressing Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation and Tribal Cultural Resources
- Errata to the MND was prepared providing additional information related to the type of required Public Works permits needed and construction activities.

Staff Recommendation

- Adopt IS/MND 03-21
- Approve the Conditional Use Permit for the water well and water treatment plant, subject to conditions of approval.



Thank you

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LONG BEACH
DEVELOPMENT
SERVICES