

May 23, 2023

**C-14**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager, or designee, to accept an easement deed from Duke Realty Orange LP, a Delaware limited partnership, property owner at 2851 Orange Avenue, for street widening, pedestrian, and ADA purposes; and,

Accept CEQA Notice of Determination, State Clearinghouse number 2019100514.  
(District 5)

**DISCUSSION**

Duke Realty Orange LP, a Delaware limited partnership, property owner at 2851 Orange Avenue, proposed construction of a new light industrial development consisting of three new one-story buildings (including mezzanines) totaling 160,673 square feet of floor area on a 7.5-acre site located in the Medium Industrial zoning district. When a significant new development is proposed, the Public Works Department reviews the public rights-of-way adjacent to the site for sufficiency to accommodate the new development. It is the goal of the Public Works Department to widen streets and alleys to the standards established in the City of Long Beach's (City) General Plan. To accommodate the improvements and modifications, the following actions are required as shown in Attachment A:

- Dedicate to the City 20 feet along Orange Avenue adjacent to the project site for street widening purposes;
- Dedicate to the City 20 feet along Spring Street adjacent to the project site for street widening purposes;
- Dedicate to the City 8 Feet along the driveway on Orange Avenue adjacent the project site for pedestrian and ADA purposes;
- Dedicate to the City 8 Feet along the driveway on Spring Street adjacent the project site for pedestrian and ADA purposes;

City staff conducted a review of affected agencies and there were no objections to the proposed easements to be dedicated. The Public Works Department is asking the City Council to authorize the acceptance of the Deeds to accomplish this purpose.

In conformance with the California Environmental Quality Act (CEQA) A Notice of Determination was filed on July 10, 2020 (Attachment B). The Public Works Department is

HONORABLE MAYOR AND CITY COUNCIL

May 23, 2023

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requesting City Council to accept the Notice of Determination for this project.

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on April 27, 2023 and by Budget Management Officer Nader Kaamoush on April 26, 2023.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

An easement processing fee in the amount of \$3,483 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

APPROVED:

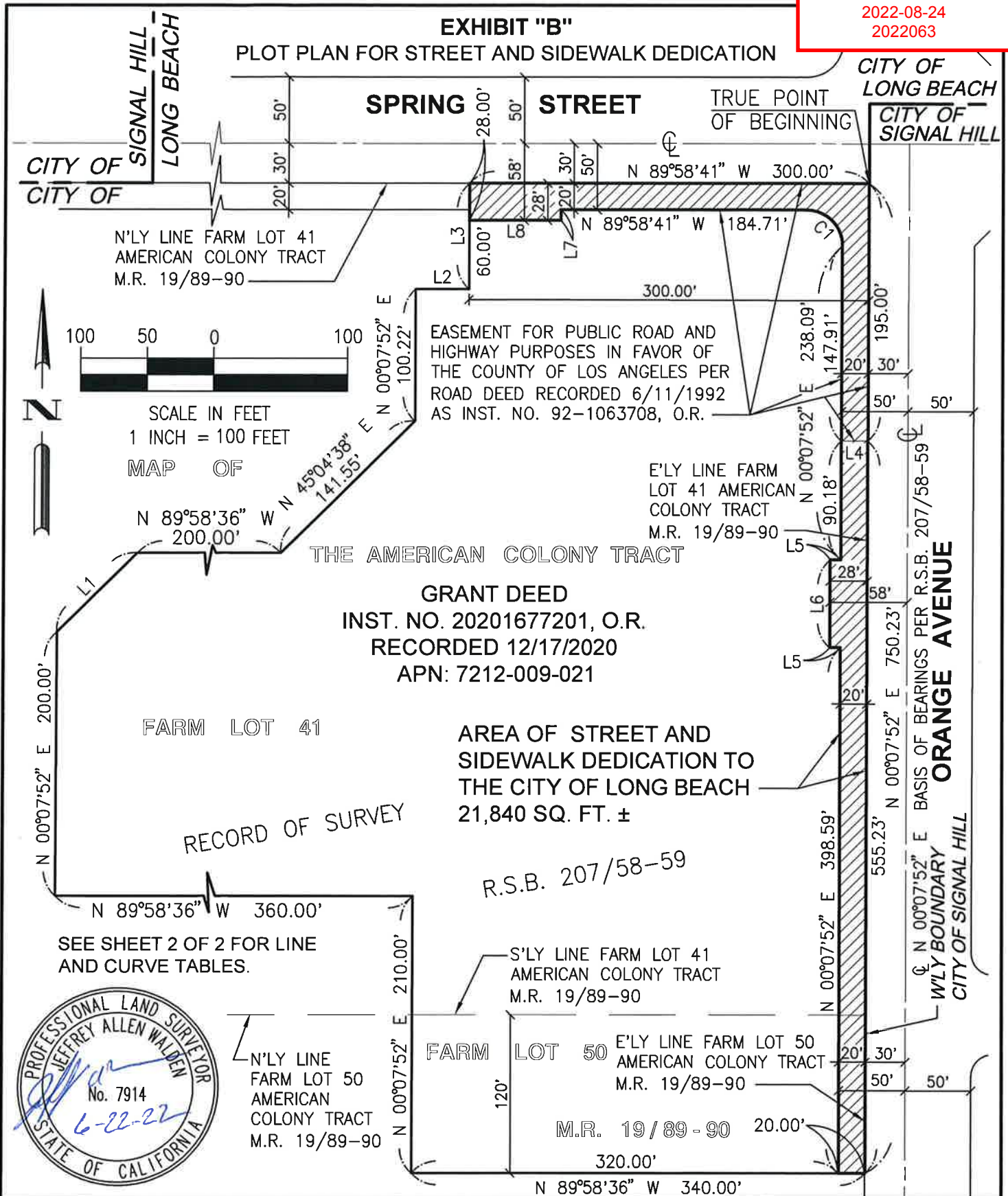


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THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: A – DEDICATION SKETCH  
B – NOTICE OF DETERMINATION

RECEIVED FOR 2ndCHK  
2022-08-24  
2022063

**EXHIBIT "B"****PLOT PLAN FOR STREET AND SIDEWALK DEDICATION**

SHEET 2 OF 3

BY: B.J.W.

DATE: 06/21/2022

SCALE: 1"=100'

**ALDEN & ASSOCIATES**

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

**STREET AND SIDEWALK DEDICATION**  
**CITY OF LONG BEACH, CA**  
**EXHIBIT "B" - SHEET 1 OF 2**

**EXHIBIT "B"**  
**PLOT PLAN FOR STREET AND SIDEWALK DEDICATION**

RECEIVED FOR 2ndCHK  
 2022-08-24  
 2022063

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°04'38" E	84.93'
L2	N 89°58'41" W	40.00'
L3	N 00°07'52" E	80.00'
L4	N 89°52'08" W	20.00'
L5	N 89°52'08" W	8.00'
L6	N 00°07'52" E	66.50'
L7	N 00°01'19" E	8.00'
L8	N 89°58'41" W	68.25'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°06'33"	27.00'	42.46'



SHEET 3 OF 3

BY: B.J.W.

DATE: 06/21/2022

SCALE: 1" = 100'



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**STREET AND SIDEWALK  
 DEDICATION  
 CITY OF LONG BEACH, CA  
 EXHIBIT "B" - SHEET 2 OF 2**

**NOTICE OF DETERMINATION**

TO: ☐ Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, Room 1201  
Norwalk, CA 90650

☒ Office of Planning and Research  
1400 Tenth St., Room 121  
Sacramento, CA 95814

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

Contact: Scott Kinsey, Planner V  
Phone: (562) 570-6194

Lead Agency (if different from above): N/A

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

**State Clearinghouse Number** (if submitted to Clearinghouse): 2019100514

**Project Title:** Spring Street Business Park Project

**Project Applicant:** Signal Hill Petroleum, Inc., 2633 Cherry Hill Avenue, Signal Hill, CA 90755

**Project Location** (include county): 2851 Orange Avenue, Long Beach, Los Angeles County

**Project Description:** The project is a proposed business park complex with off-site street improvements along Spring Street and Orange Avenue and park enhancements consistent with the Willow Springs Park Master Plan. The proposed business park would consist of a total of 160,673 square feet of floor area within three concrete "tilt-up" buildings. The anticipated mix of land uses includes warehousing, manufacturing, and wholesale/distribution.

This is to advise that the City of Long Beach (lead agency) has approved the above-described project on **July 2, 2020**, and has made the following determinations regarding the above-described project:

1. The project (☒ will/☐ will not) have a significant effect on the environment.
2. ☐ The project was determined to be within the scope of a previously-certified EIR.  
☒ 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 Monitoring and Reporting Program (☒ 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.longbeach.gov/lbds/planning/environmental/reports/>

Signature (Public Agency)  Scott Kinsey, AICP Title: Planner V

Date: 7/2/20 Date Received for filing at OPR \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code



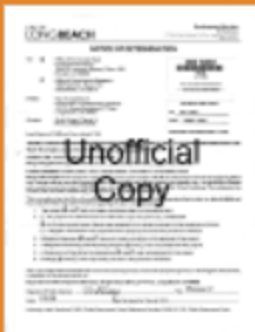
**Project Title:** SPRING STREET  
BUSINESS PARK PROJECT

**Submitter:** CITY OF LONG  
BEACH

**Filed:** July 10, 2020



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# CITY OF LONG BEACH

## Development Services

Planning Bureau

411 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802  
(562) 570-6194

## NOTICE OF DETERMINATION

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**State Clearinghouse Number:** (if submitted to Clearinghouse) 201-10-014

**Project Title:** Spring Street Business Park Project

**Project Applicant:** Signal Hill Petroleum, Inc., 2633 Cherry Hill Avenue, Signal Hill, CA 90755

**Project Location** (include county): 2851 Orange Avenue, Long Beach, Los Angeles County

2020 103264



FILED  
Jul 10 2020

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MAXINE CHEN (5063)

### THIS NOTICE WAS POSTED

ON July 10 2020

UNTIL August 10 2020

REGISTRAR - RECORDER/COUNTY CLERK

Unofficial

Certified copies of CEQA (California Environmental Quality Act) documents are available in-person at the Norwalk location for \$2 per copy.

### Address

12400 Imperial Highway, 1st floor  
Norwalk, CA 90650