

11. 25-55254 Recommendation to accept Categorical Exemption CE-25-040;

Accept Categorical Exemption CE-25-041;

Authorize City Manager, or designee, to execute all documents necessary including a Right of Way Contract (Document Reference 81940), with the State of California, Department of Transportation to grant a 2,209-square-foot Temporary Construction Easement on City-owned property located along southbound Pacific Coast Highway and the San Gabriel River Bridge (a portion of Assessor Parcel Number 7242-012-900), in the amount of \$45,200, for improvements to the San Gabriel River Bridge; and

Authorize City Manager, or designee, to execute all documents necessary including a Right of Way Contract (Document Reference 81938), and any and all documents, with the State of California, Department of Transportation to grant a 803-square-foot Permanent Highway Easement and a 1,342-square-foot Temporary Construction Easement on City-owned property located along northbound Pacific Coast Highway and the San Gabriel River Bridge (a portion of Assessor Parcel Number 7237-020-900), in the amount of \$238,000, for improvement to the San Gabriel River Bridge. (District 3)

Office or Department:

Suggested Action: Approve recommendation.

May 20, 2025

Honorable Mayor and City Council
City of Long Beach
California

RECOMMENDATION:

Recommendation to accept Categorical Exemption CE-25-040; and

Accept Categorical Exemption CE-25-041; and

Authorize the City Manager, or designee, to execute all documents necessary including a Right of Way Contract (Document Reference 81940), with the State of California, Department of Transportation to grant a 2,209-square foot Temporary Construction Easement on City-owned property located along southbound Pacific Coast Highway and the San Gabriel River Bridge (a portion of Assessor Parcel Number 7242-012-900), in the amount of \$45,200, for improvements to the San Gabriel River Bridge; and,

Authorize the City Manager, or designee, to execute all documents necessary including a Right of Way Contract (Document Reference 81938), and any and all documents, with the State of California, Department of Transportation to grant a 803-square-foot Permanent Highway Easement and a 1,342-square-foot Temporary Construction Easement on City-owned property located along northbound Pacific Coast Highway and the San Gabriel River Bridge (a portion of Assessor Parcel Number 7237-020-900), in the amount of \$238,000, for improvement to the San Gabriel River Bridge. (District 3)

DISCUSSION

The State of California, Department of Transportation (Caltrans) requests one Permanent Highway Easement and two Temporary Construction Easements to widen and upgrade the existing San Gabriel River Bridge that connects the Cities of Long Beach and Seal Beach over the San Gabriel River Channel (Project). The proposed Project scope of work includes a new bridge sidewalk curb ramps at the beginning and end of the bridge to meet pedestrian/bicycle ramps leading up from the San Gabriel River channel, adjoining roadway to the bridge for widening for roadway transition to bridge, retaining walls on southbound Pacific Coast Highway, widening current sidewalk to eight feet on both sides of the bridge and new sidewalk at the southwest end of the bridge to provide pedestrian sidewalk continuity in the area where a sidewalk gap exists.

While staff has been working with Caltrans staff on completing the request for easements, Caltrans issued a Notice of Intent to Adopt Resolutions of Necessity, dated December 6, 2024, to acquire the requested easements through eminent domain as property interests are required to serve the public interest and complete the project within a specific project timeline determined

by Caltrans. Resolutions were adopted by the California Transportation Commission on January 30, 2025. Staff continues to work diligently with Caltrans and recommends granting the requested easements to alleviate any need for eminent domain actions and further the goals and objections of the Project.

Temporary Construction Easement #1

The first Temporary Construction Easement requested measures approximately 2,209 square feet and is located along southbound Pacific Coast Highway and the San Gabriel River Bridge (a portion of Assessor Parcel Number 7242-012-900) (Subject Property A) (Attachment A). Caltrans issued Right of Way Contract (Document Reference 81940) offering compensation in the amount of \$45,200, which has been determined to be sufficient compensation by an independent third-party financial consultant.

Permanent Highway Easement and Temporary Construction Easement #2

The Permanent Highway Easement and second Temporary Construction Easement measure approximately 803 square feet and 1,342 square feet, respectively. They are located along southbound Pacific Coast Highway and the San Gabriel River Bridge (a portion of Assessor Parcel Number 7237-020-900) (Subject Property B) (Attachment B). Caltrans issued Right of Way Contract (Document Reference 81938) offering total compensation for both easements in the amount of \$238,000, which has been determined to be sufficient compensation by an independent third-party financial consultant.

The anticipated construction duration for the Project is eleven months; however, both Temporary Construction Easements will be in effect for three years commencing February 28, 2025, and expiring on February 1, 2028, allowing Caltrans flexibility with the start date of construction and any additional work that may be required to complete the upgrades. Caltrans will be required to restore Subject Property A and Subject Property B to preconstruction conditions once all construction work is completed. The Permanent Highway Easement will remain in place in perpetuity.

Granting the requested Easements over Subject Property A and Subject Property B has been reviewed under CEQA and Categorical Exemption CE-25-040 (Attachment C) was issued for this action related to Assessor Parcel Number 7242-012-900 and Categorical Exemption CE-25-041 (Attachment D) was issued for this action related to Assessor Parcel Number 7237-020-900.

The necessary City departments have reviewed the proposed easements and have no objections to this action and are requesting the City Council grant the easements to accomplish the purpose described above. Approval of these Recommendations furthers the City's 2030 Strategic Vision theme of Mobility, Equity Placemaking, and Reimagining the Public Right of Way specifically through Goal 6.2 Strategy of delivering equitable transportation services and capital improvements that priorities safety and usability issues.

This matter was reviewed by Deputy City Attorney Adam Jacobs on May 2, 2025, and by Budget Management Officer Nader Kaamoush on April 30, 2025.

TIMING CONSIDERATIONS

City Council action is requested on May 20, 2025, to facilitate execution of the Right of Way Contracts as well as the Temporary and Permanent Easement Deeds allowing Caltrans to proceed with the necessary bridge improvements.

FISCAL IMPACT

The easement compensation of \$283,200 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.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Bo Martinez
Economic Development

APPROVED:



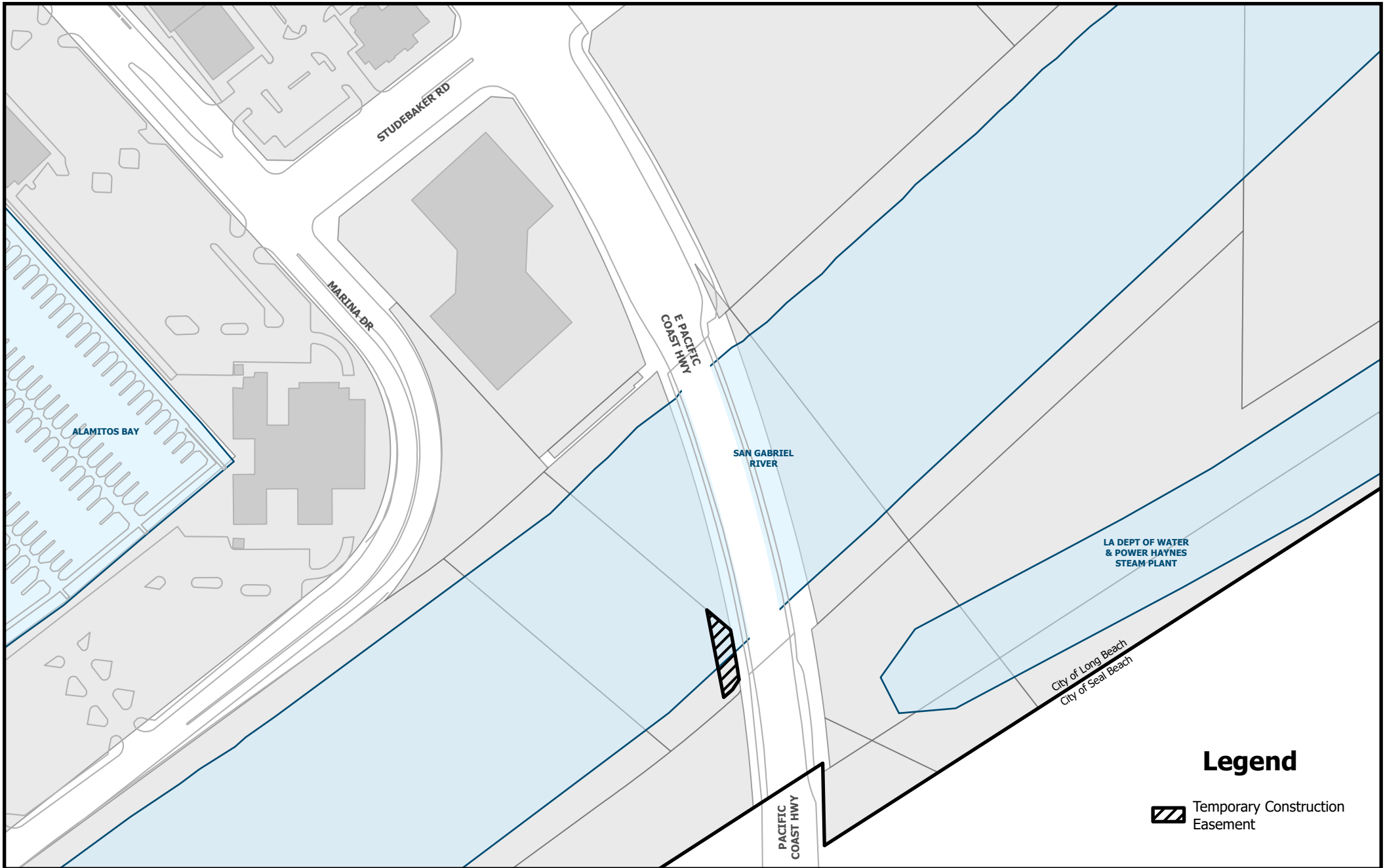
THOMAS B. MODICA
CITY MANAGER



Eric Lopez
Director of Public Works

ATTACHMENTS:

- A - Subject Property A
- B - Subject Property B
- C - CE -25-040 Notice of Exemption
- D - CE -25-041 Notice of Exemption



Legend



Temporary Construction
Easement

Attachment A - Subject Property A

APN: 7242-012-900 (Portion)

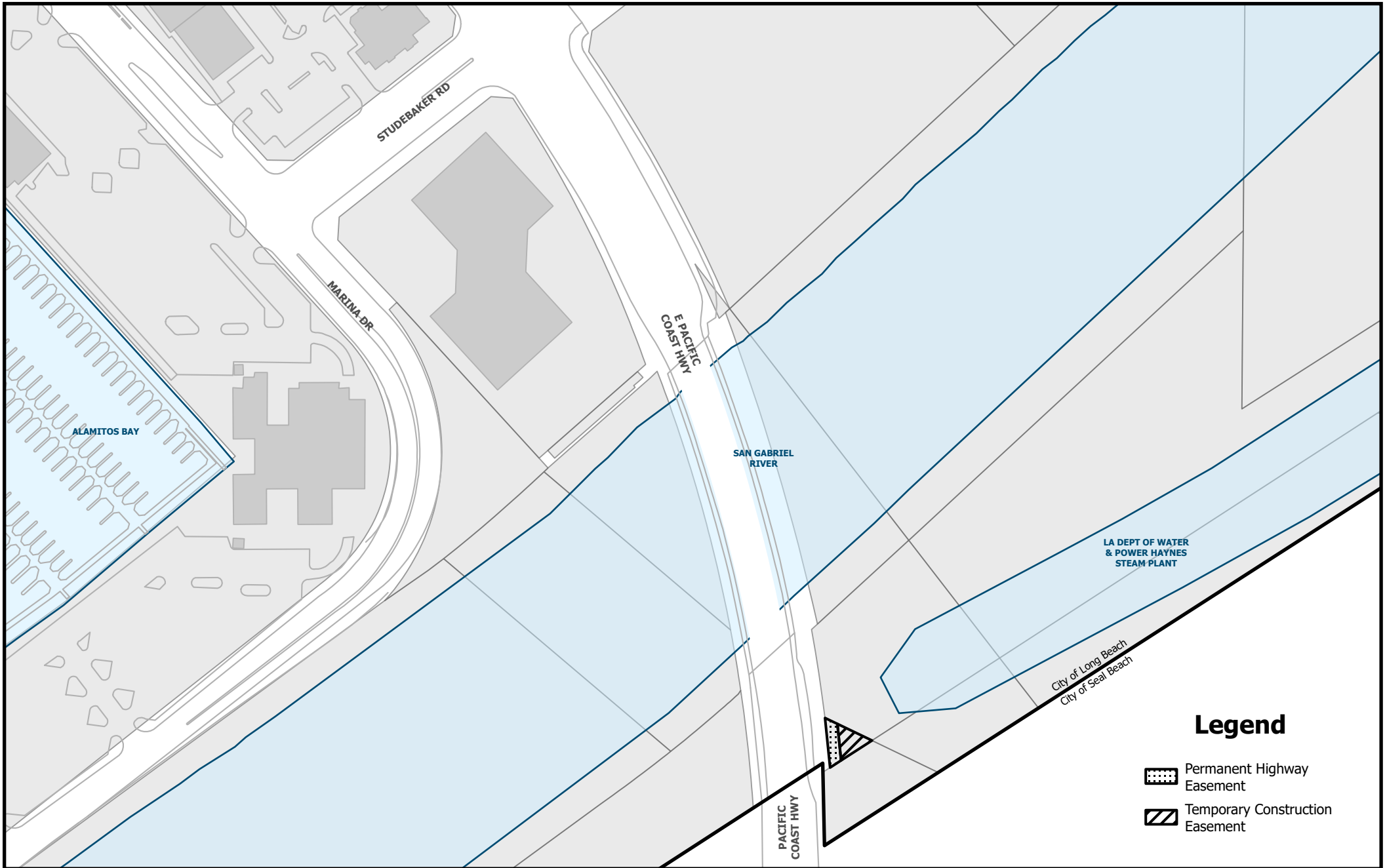
Council District: 3

As of May 2025



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Attachment B - Subject Property

APN: 7237-020-900 (Portion)
Council District: 3

As of May 2025



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T:\EconomicDevelopment\Real Estate Division Maps



CEQA Notice of Exemption

TO: ☒ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Community Development Department
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

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

Exemption Number: CE25-040

Project Title (Application Number): CalTrans Easement Document #81940

Project Location – Specific: A portion of APN 7242-012-900 for easement purposes

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

Description of Nature, Purpose and Beneficiaries of Project:

Execution of documents including a Right of Way contract with the State of California, Department of Transportation to grant a 2,209-square foot Temporary Construction Easement on City-owned property located along southbound Pacific Coast Highway and the San Gabriel River Bridge for improvements to the San Gabriel River Bridge.

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

Person or Agency Carrying Out Project: City of Long Beach, Economic Development Department

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: 15301, Class 1, Subsection (d)

☐ Statutory Exemption. State code number: _____

Reasons why project is exempt:

The project involves a contract between the City of Long Beach and the State of California, Department of Transportation for the use of existing City owned property that will be utilized for a temporary construction easement by the State of California Department of Transportation for improvements to the existing San Gabriel River Bridge along southbound State Route 1, Pacific Coast Highway.

Lead Agency

Contact Person: Amy L. Harbin, AICP Contact Phone: (562) 570-6872

Signature: _____ Date: _____ Title: Planner

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TO: ☒ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Community Development Department
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

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

Exemption Number: CE25-041

Project Title (Application Number): CalTrans Easement Document #81938

Project Location – Specific: A portion of APN 7237-020-900 for easement purposes

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

Description of Nature, Purpose and Beneficiaries of Project:

Execution of documents including a Right of Way Contract, and any and all documents, with the State of California, Department of Transportation to grant a 803-square-foot Permanent Highway Easement and a 1,342-square-foot Temporary Construction Easement on City-owned property located along northbound Pacific Coast Highway and the San Gabriel River Bridge (a portion of Assessor Parcel Number 7237-020-900), for improvements to the San Gabriel River Bridge; and

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Lead Agency

Contact Person: Amy L. Harbin, AICP Contact Phone: (562) 570-6872

Signature: _____ Date: 04/22/2025 Title: Planner