

CITY OF LONG BEACH

C-9

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard 9th Floor • Long Beach, CA 90802 • (562) 570-6383 • Fax (562) 570-6012

November 15, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Manager or designee to accept an easement deed for street cul-de-sacs on McGowen Street, Schaufele Avenue and Bayer Avenue, and authorize a future quitclaim of the cul-de-sac easements. (District 5)

DISCUSSION

When new development occurs, the Department of Public Works is required to ensure that the public streets located adjacent to the development are constructed in conformance with the standard established in the City's General Plan. Development is occurring on the north side of Cover Street, and new streets will be constructed within the public street right-of-way dedicated on Douglas Park subdivision maps. However, these new streets will terminate at the north end of the development with cul-de-sacs. Additional right-of-way is needed for these cul-de-sacs as shown on the attached sketch.

At some future date, these streets will be made continuous and/or connected with other public streets, and the cul-de-sac areas will become unnecessary. At that time, a quitclaim deed should be executed by the City Manager.

In conformance with the California Environmental Quality Act, Environmental Impact Report No. 200 105 1048 was certified for this project.

This matter was reviewed by Deputy City Attorney Linda Trang on October 20, 2011, and by Budget Management Officer Victoria Bell on October 25, 2011.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

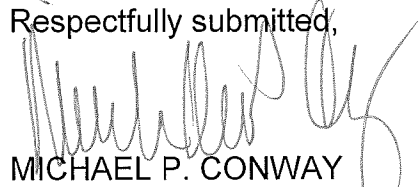
FISCAL IMPACT

A document processing fee of \$2,002 was paid by the developer and deposited in the General Fund (GP) in the Department of Public Works (PW). No local jobs will be impacted by this action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

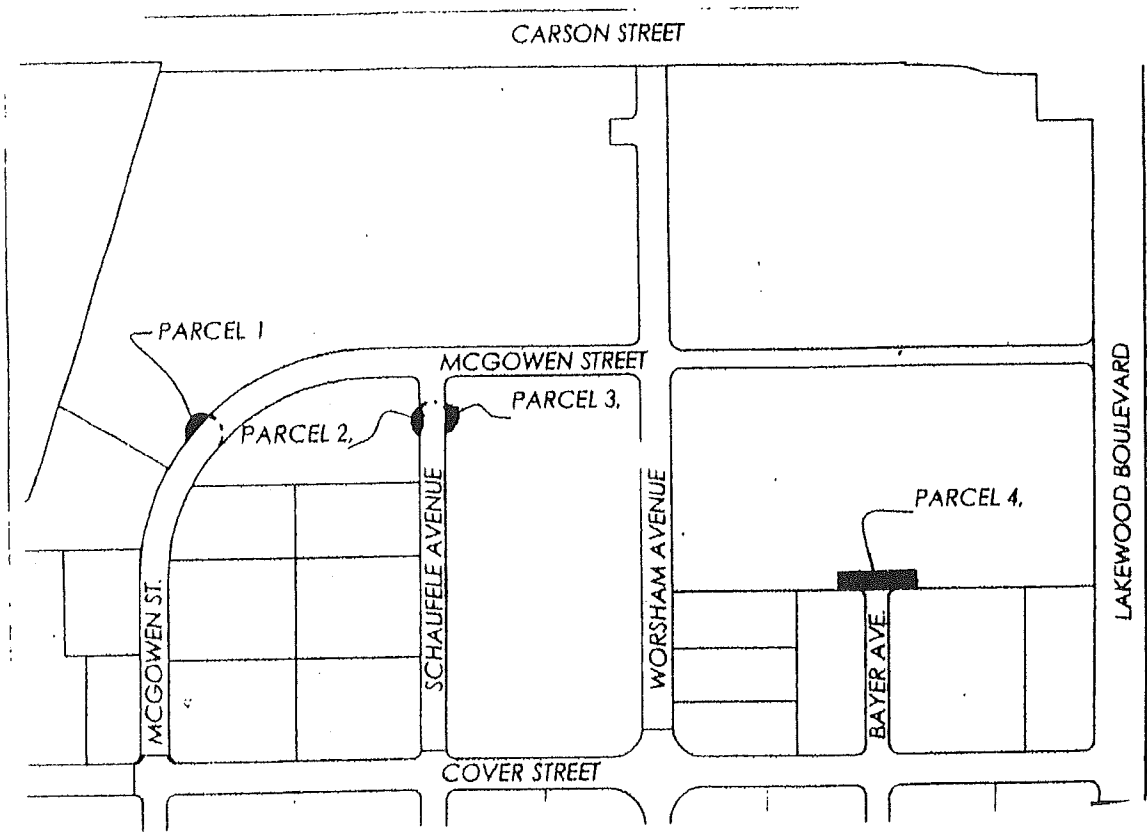
APPROVED:



PATRICK H. WEST
CITY MANAGER

MPC:MAC:GMM:BP:db
P:\CL\Douglas Park cul-de-sac CL.doc

Attachments



█ SHOWS VEHICULAR ACCESS EASEMENT AREA

POR. LOT 39
TR. 8084
M.B. 171/24-30

PARCEL 1

S76°56'52"W (R)

S89°45'08"E (R)

T.P.O.B.

N43°44'00"W (R)

7-2

7-2

366/30-32

LOT 1

LOT 2

LOT 4

TRACT NO. 70937-1
M.B. 1966/27-29

LOT 1

LOT 7

R=500.00' L=330.01' Δ=37°48'58"

MCGOWEN STREET

WEST (R)

P.O.B.

NORTH 462.08'

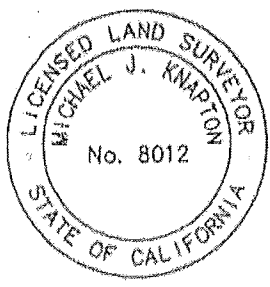
LINE TABLE		
LINE	LENGTH	BEARING
LI	34.00'	N52°11'02"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	16.25'	70.00'	13°18'04"
C2	86.52'	38.00'	130°27'05"
C3	78.76'	534.00'	8°27'01"



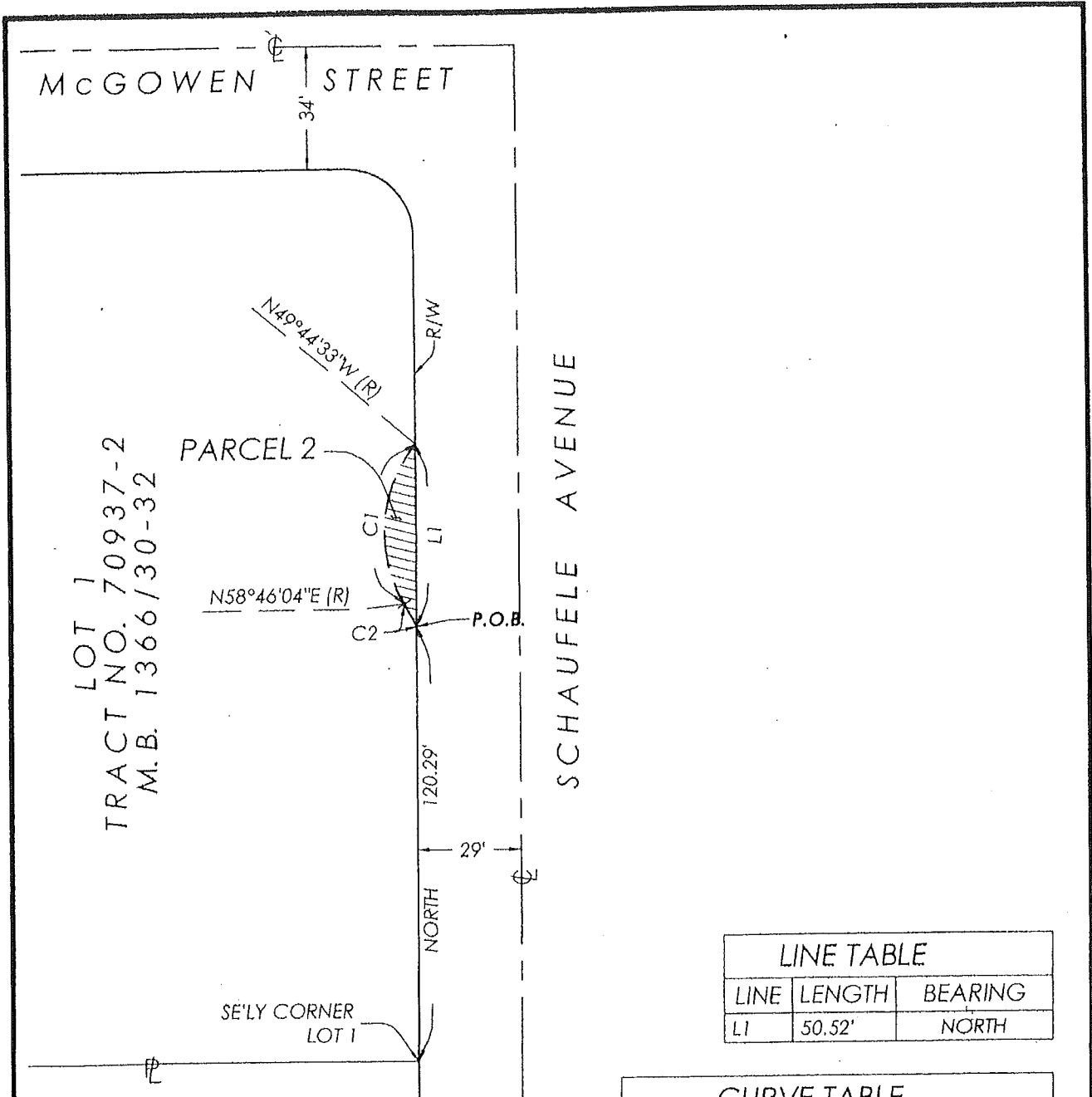
Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING & ENVIRONMENTAL CONSULTANTS
P.O. BOX 971115, DENVER, COLORADO 80297-1115
TEL: (313) 438-3330 FAX: (313) 438-3483

PREPARED BY: *[Signature]*
MICHAEL J. KNAPTON PLS 2012 9/23/11 DATE



LEGEND:

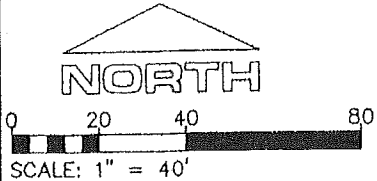
- EASEMENT GRANTED HEREON. (1,491 SQ. FT. / 0.03 ACRE)
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊙ CENTERLINE
- ⊕ PROPERTY LINE



LOT 1
TRACT NO. 70937-2
M.B. 1366/30-32

PARCEL 2






SCHAUFFELE AVENUE



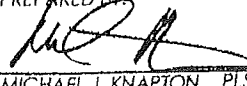
LINE TABLE		
LINE	LENGTH	BEARING
LI	50.52'	NORTH

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	47.41'	38.00'	71°29'23"
C2	7.17'	100.00'	4°06'21"

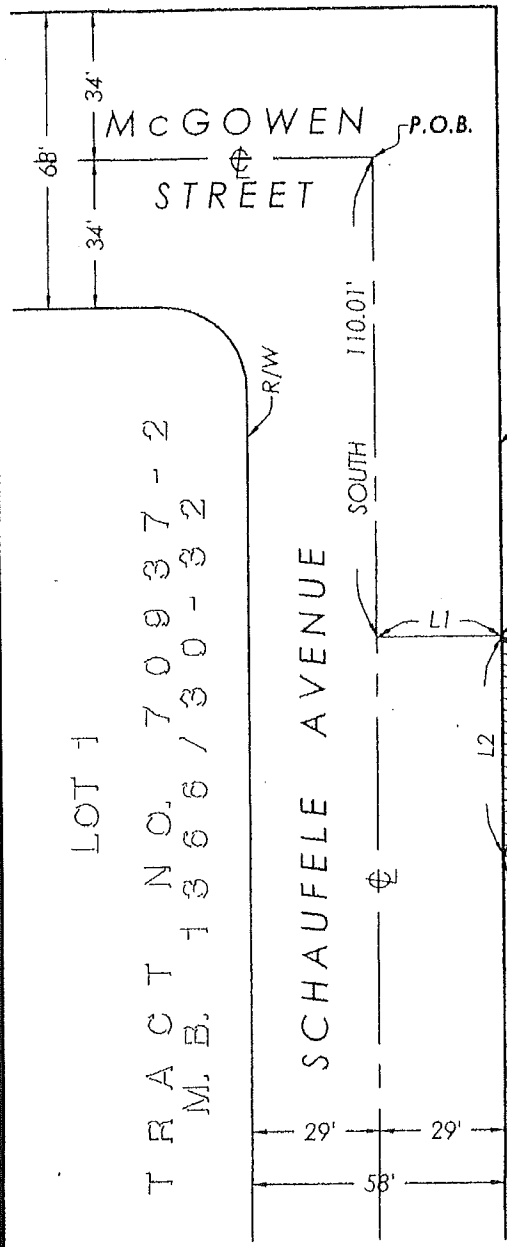
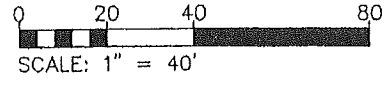
LEGEND:

-  EASEMENT GRANTED HEREON. (304 SQ. FT. / 0.01 ACRE)
-  P.O.B. POINT OF BEGINNING
-  R/W RIGHT OF WAY
-  CENTERLINE
-  PROPERTY LINE

Kimley-Horn and Associates, Inc.
ENGINEERING, PLANNING & ENVIRONMENTAL CONSULTANTS
705 UNIVERSITY DRIVE, OAKLAND, CALIFORNIA 94612
TEL: (415) 838-8250 FAX: (415) 838-9433

PREPARED BY:  9/23/11
MICHAEL J. KNAPTON PLS 8012 DATE





P.O.R. LOT 39 TR. 8084
M.B. 171/24-30
PARCEL 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.00'	EAST
L2	50.51'	SOUTH

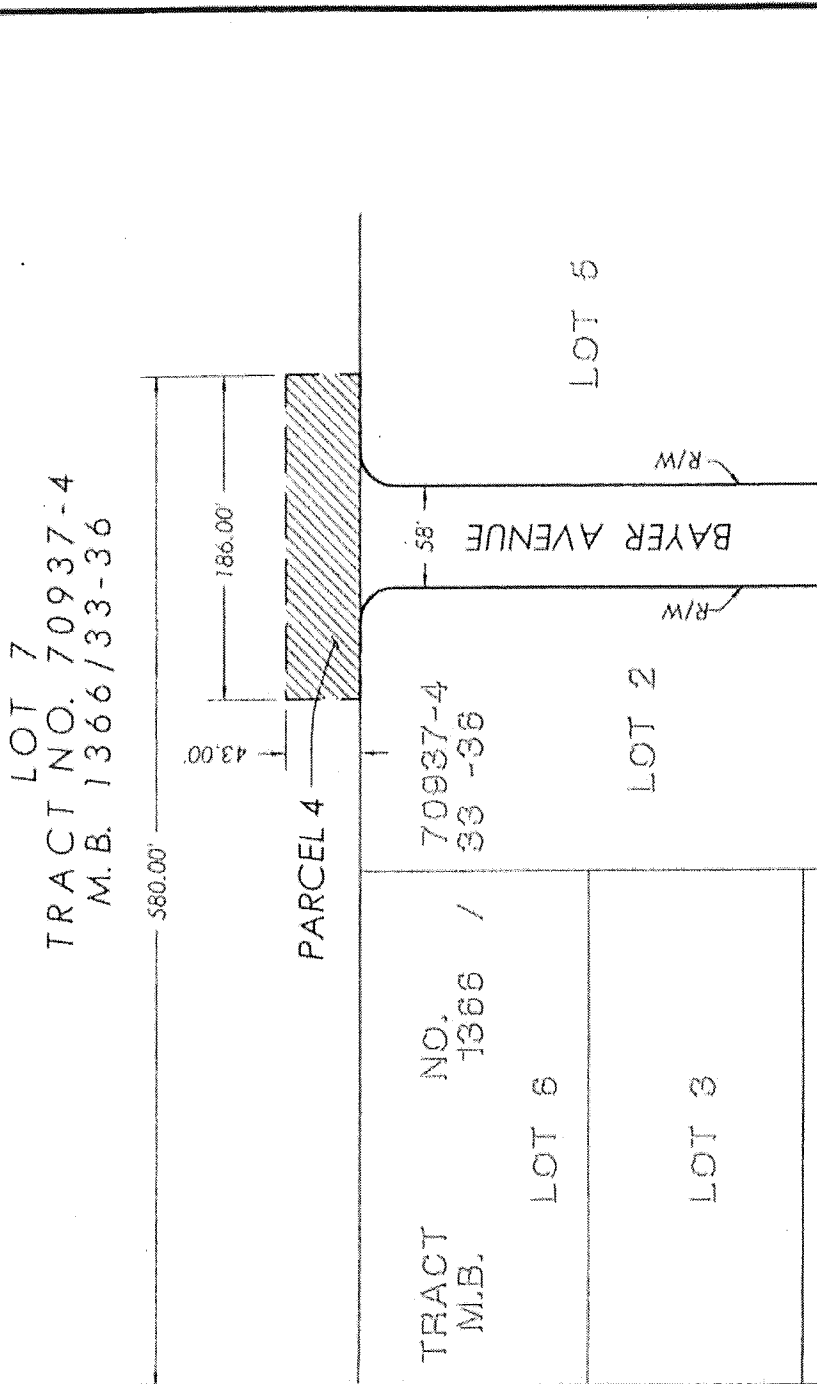
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	7.17'	100.00'	4°06'20"
C2	47.41'	38.00'	71°29'20"

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205 BISHOPRY DRIVE, OAKLAND, CALIFORNIA 94612
TEL: (415) 836-8330 FAX: (415) 836-8488

PREPARED BY: *[Signature]*
MICHAEL J. KNAPTON PLS 8012 DATE: 9/23/11



- LEGEND:**
- EASEMENT GRANTED HEREON. (304 SQ. FT. / 0.01 ACRE)
 - P.O.B. POINT OF BEGINNING
 - T.P.O.B. TRUE POINT OF BEGINNING
 - R/W RIGHT OF WAY
 - ☉ CENTERLINE



LOT 7
TRACT NO. 70937-4
M.B. 1366/33-36

580.00'

72.00'

43.00'

186.00'

PARCEL 4

TRACT NO. 1866 /
M.B. 33-36

70937-4
33-36

LOT 6

LOT 3

LOT 2

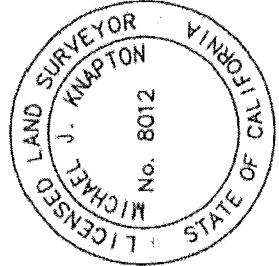
LOT 5

BAYER AVENUE

WORSHAM AVENUE

R/W

R/W



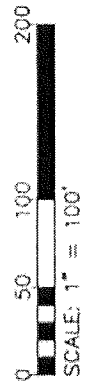
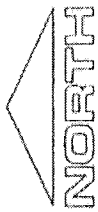
LEGEND:



EASEMENT GRANTED HEREON
(7,998 SQ. FT. / 0.18 ACRE)

R/W

RIGHT OF WAY



<p>Kimley-Horn and Associates, Inc. ENGINEERING, PLANNING & ENVIRONMENTAL CONSULTANTS 401 B Street, Suite 800 San Diego, CA 92101 TEL: (619) 234-9411 FAX: (619) 234-9433</p>	<p>PREPARED BY: <i>Michael J. Knapton</i></p>	<p>9/23/11</p>
	<p>MICHAEL J. KNAPTON PLS 8012</p>	<p>DATE</p>