



CITY OF LONG BEACH

C-24

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

December 19, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Attorney to accept three easement deeds for the dedication of new street right-of-way related to the development of Douglas Park. (District 5)

DISCUSSION

The Boeing Company is in the process of building infrastructure for the development of Douglas Park. The majority of the new streets lies within Tract Map No. 61252-1 and are dedicated with that map. Several street areas that need to be built at this time lie outside of this tract and must be accepted by the City separately. The areas are shown on the attached Exhibit A and are itemized below:

- A. Lakewood Boulevard must be widened along the west side by an additional 21 feet and on the east side by up to 5.5 additional feet (see Exhibit A, Pages 1 through 5).
- B. Worsham Avenue is to be built as a part of Phase 1 to connect the new development to Carson Street (see Exhibit A, Pages 4 through 6).
- C. A small portion of Schaufele Avenue outside of the tract map area is to be built in Phase I (see Exhibit A, Pages 4 and 7).
- D. A 315-foot long portion of Bayer Avenue outside of the tract map area is to be built in Phase I, mainly for storm drain improvements (See Exhibit A, Pages 4 and 5).
- E. The McGowen Street cul-de-sac outside of the tract map area is to be built in Phase I, mainly for storm drain improvements (see Exhibit A, Pages 4 through 6).
- F. A cul-de-sac is to be built at the western end of Conant Street and additional area outside of the tract map is needed (see Exhibit A, Pages 8 and 9).

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The developer prepared legal descriptions of the areas to be dedicated, and these have been reviewed and approved by the Department of Public Works. This matter was reviewed by Deputy City Attorney Lori A. Conway on November 21, 2006. In conformance with the California Environmental Quality Act, Environmental Report No. 2001051048 was certified for this project.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

Three document processing fees of \$490 each were paid by the developer and deposited in the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

GMM:SC:km
P\CL\RW ded Boeing street easements CL.doc

Attachment

APPROVED:



GERALD R. MILLER
CITY MANAGER

Carson Street

PM 19262

P.M.B. 213/44-46

EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL, AND APPURTENANT FIXTURES RECORDED AUGUST 30, 1989 AS INSTRUMENT NO. 89-1386536 O.R.

EASEMENT FOR STREET PURPOSES, RECORDED JULY 7, 1988 AS INSTRUMENT NO. 88-1069493 O.R.

BIXBY STATION ROAD

POR LOT 37

TRACT

NO.

8084

PROPOSED TRACT 61252

POR LOT 48

POR LOT 38

100' EASEMENT FOR STREET PURPOSES AND HIGHWAY PURPOSES, RECORDED 50' IN BOOK 11271, PAGE 368 O.R.

See detail sheet 2 of 9

LAKWOOD BOULEVARD

M.B. 171 /

24 - 30

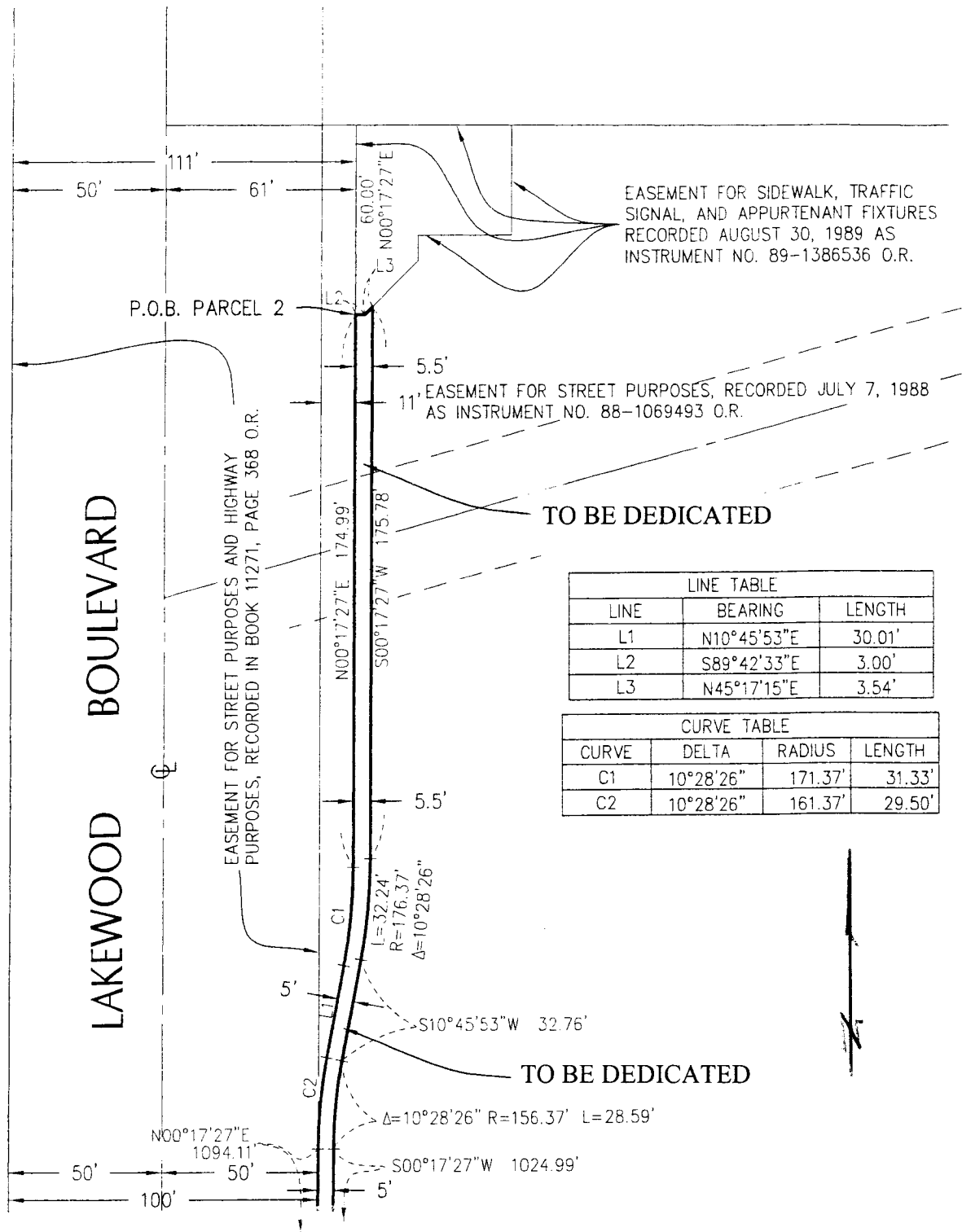
PROPERTY DESCRIBED IN GRANT DEED TO THE CITY OF LONG BEACH RECORDED SEPTEMBER 28, 2000 AS INSTRUMENT NO. 00-1526581 O.R.

See detail sheet 3 of 9

CONANT STREET

PARCELS TO WIDEN LAKEWOOD BOULEVARD ON THE EAST SIDE

EXHIBIT A



EASEMENT FOR SIDEWALK, TRAFFIC SIGNAL, AND APPURTENANT FIXTURES RECORDED AUGUST 30, 1989 AS INSTRUMENT NO. 89-1386536 O.R.

P.O.B. PARCEL 2

11' EASEMENT FOR STREET PURPOSES, RECORDED JULY 7, 1988 AS INSTRUMENT NO. 88-1069493 O.R.

EASEMENT FOR STREET PURPOSES AND HIGHWAY PURPOSES, RECORDED IN BOOK 11271, PAGE 368 O.R.

TO BE DEDICATED

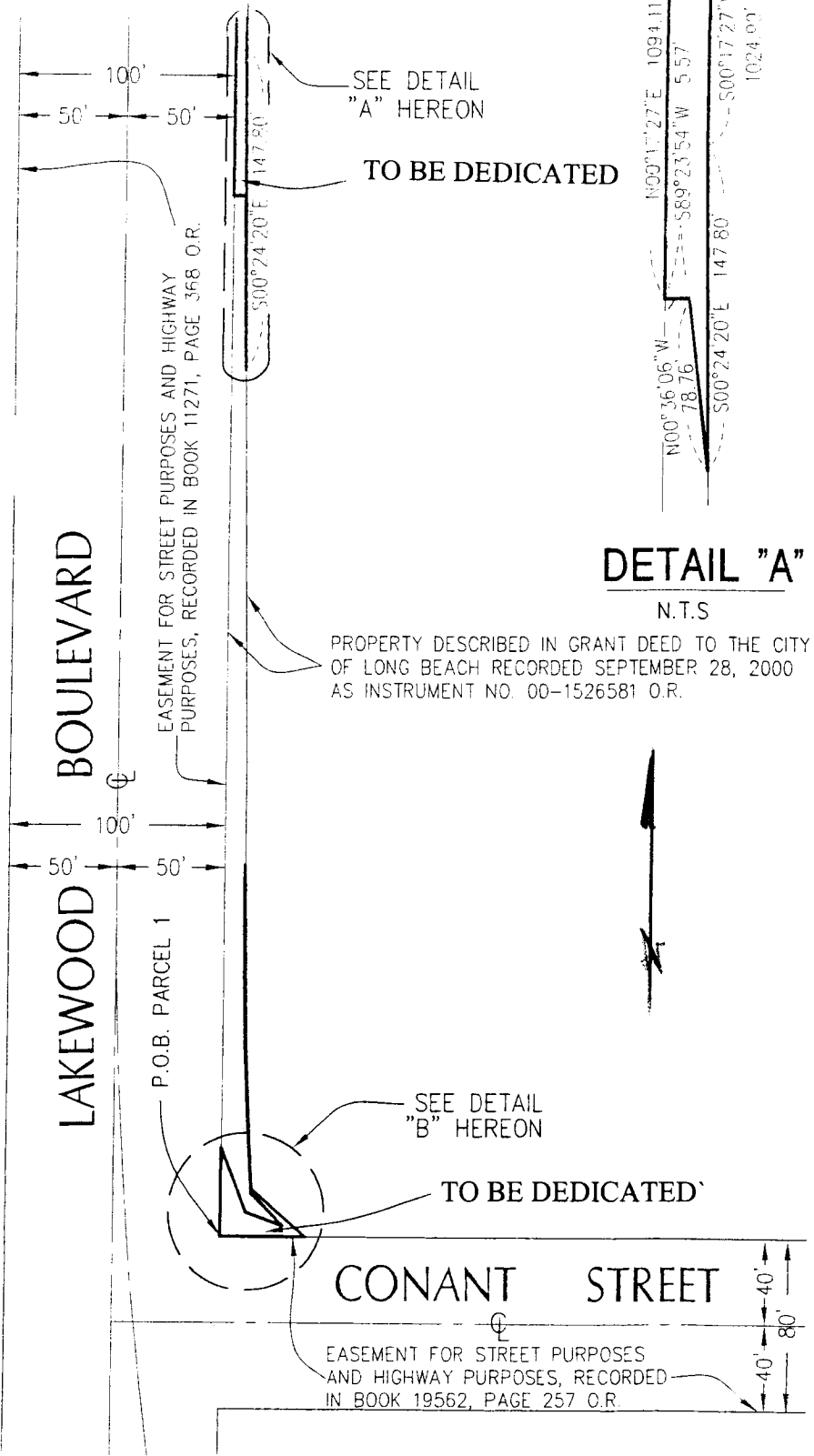
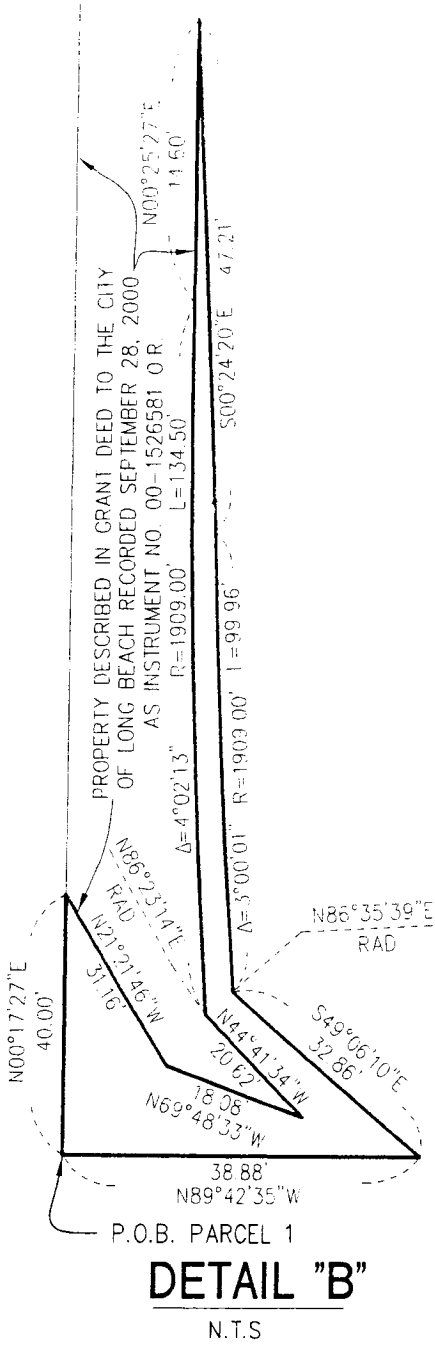
LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°45'53"E	30.01'
L2	S89°42'33"E	3.00'
L3	N45°17'15"E	3.54'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°28'26"	171.37'	31.33'
C2	10°28'26"	161.37'	29.50'

TO BE DEDICATED

Match Sheet 3 of 9

DETAIL FOR WIDENING THE EAST SIDE OF LAKEWOOD BOULEVARD



DETAIL "A"

N.T.S.

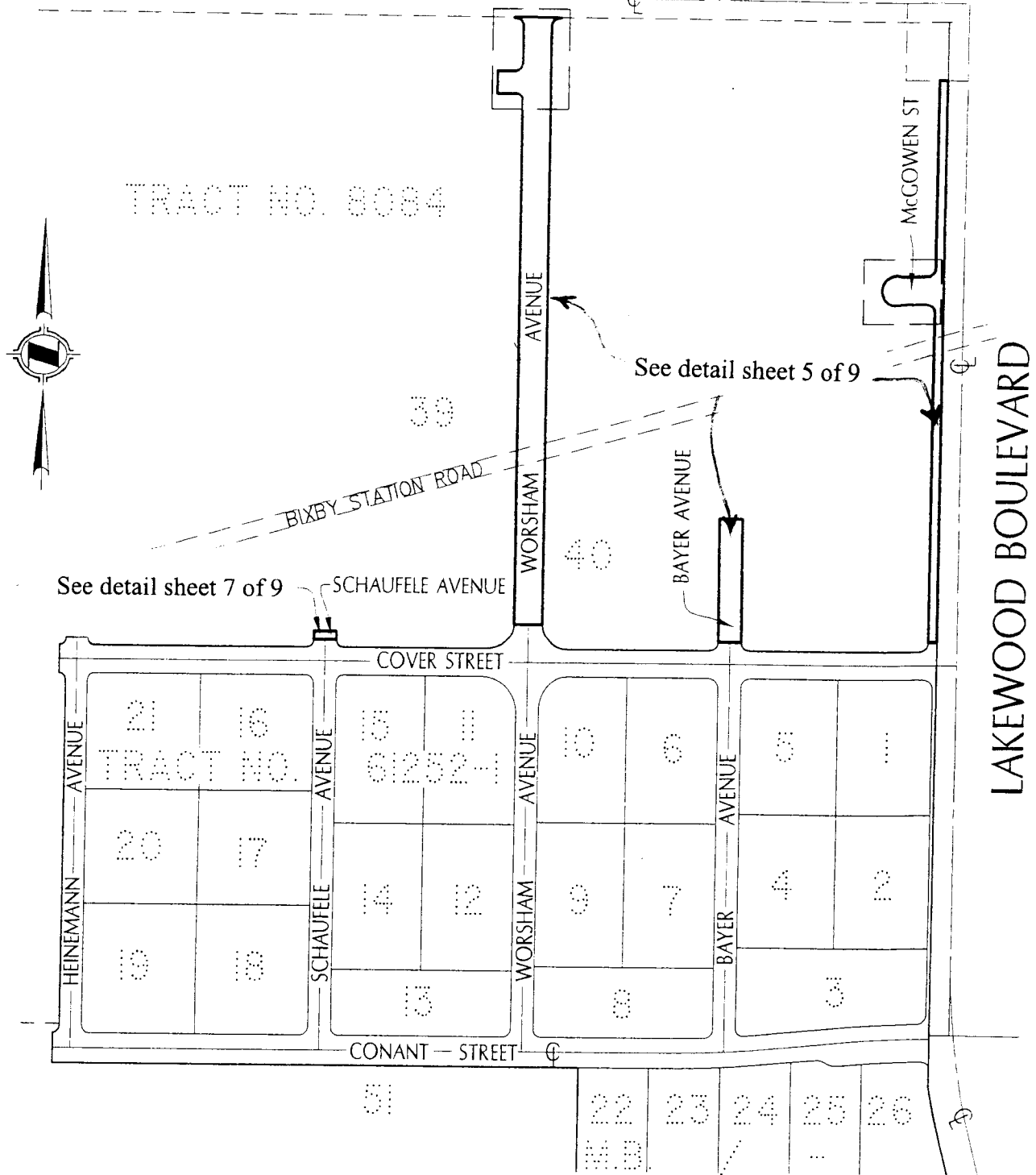
PROPERTY DESCRIBED IN GRANT DEED TO THE CITY OF LONG BEACH RECORDED SEPTEMBER 28, 2000 AS INSTRUMENT NO. 00-1526581 O.R.



DETAIL FOR WIDENING THE EAST SIDE OF LAKWOOD BOULEVARD

EXHIBIT A

CARSON STREET



TRACT NO. 8084



BIXBY STATION ROAD

See detail sheet 7 of 9

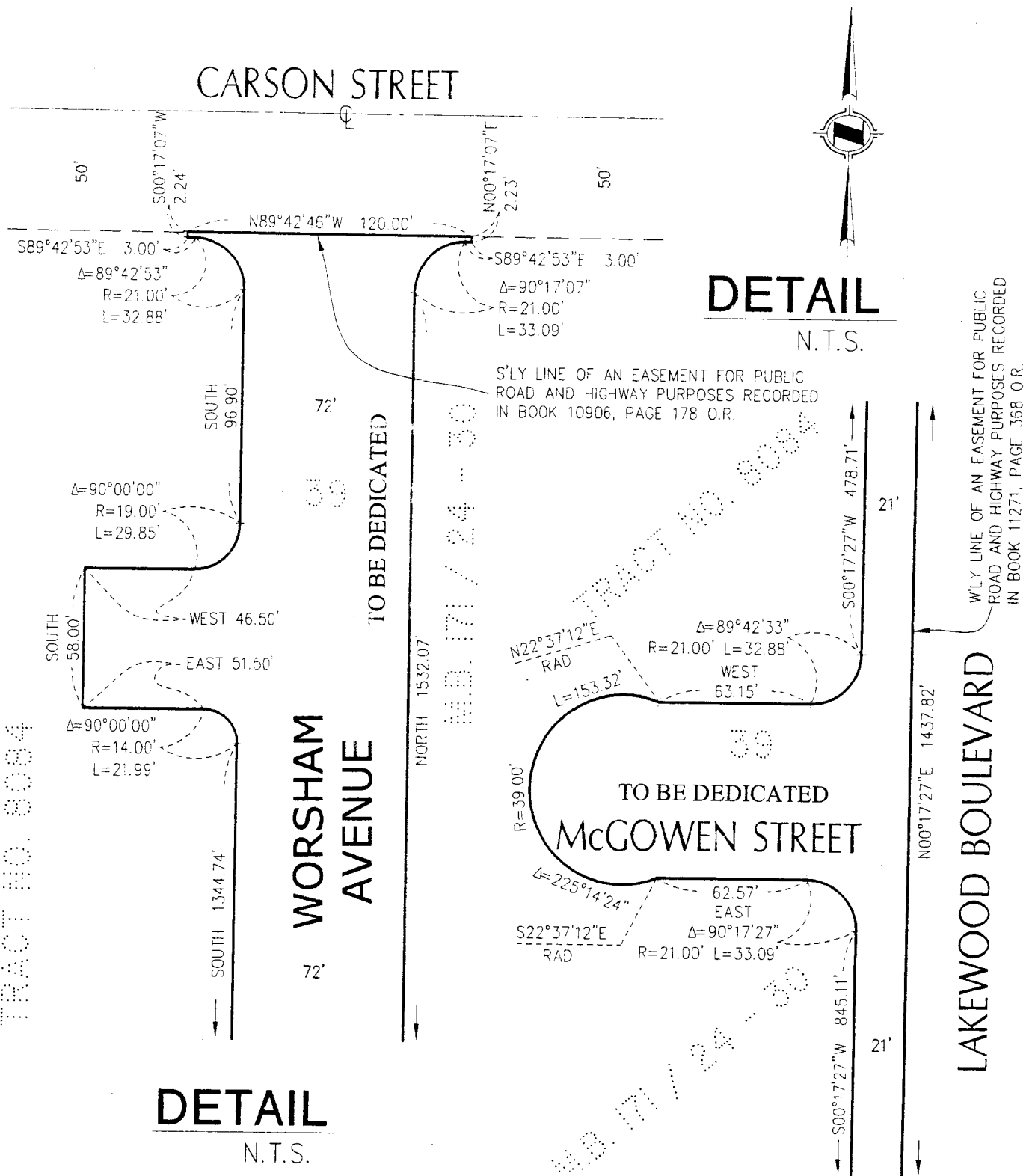
See detail sheet 5 of 9

TRACT NO.

61252-4

M.B. 171 / 24 - 30

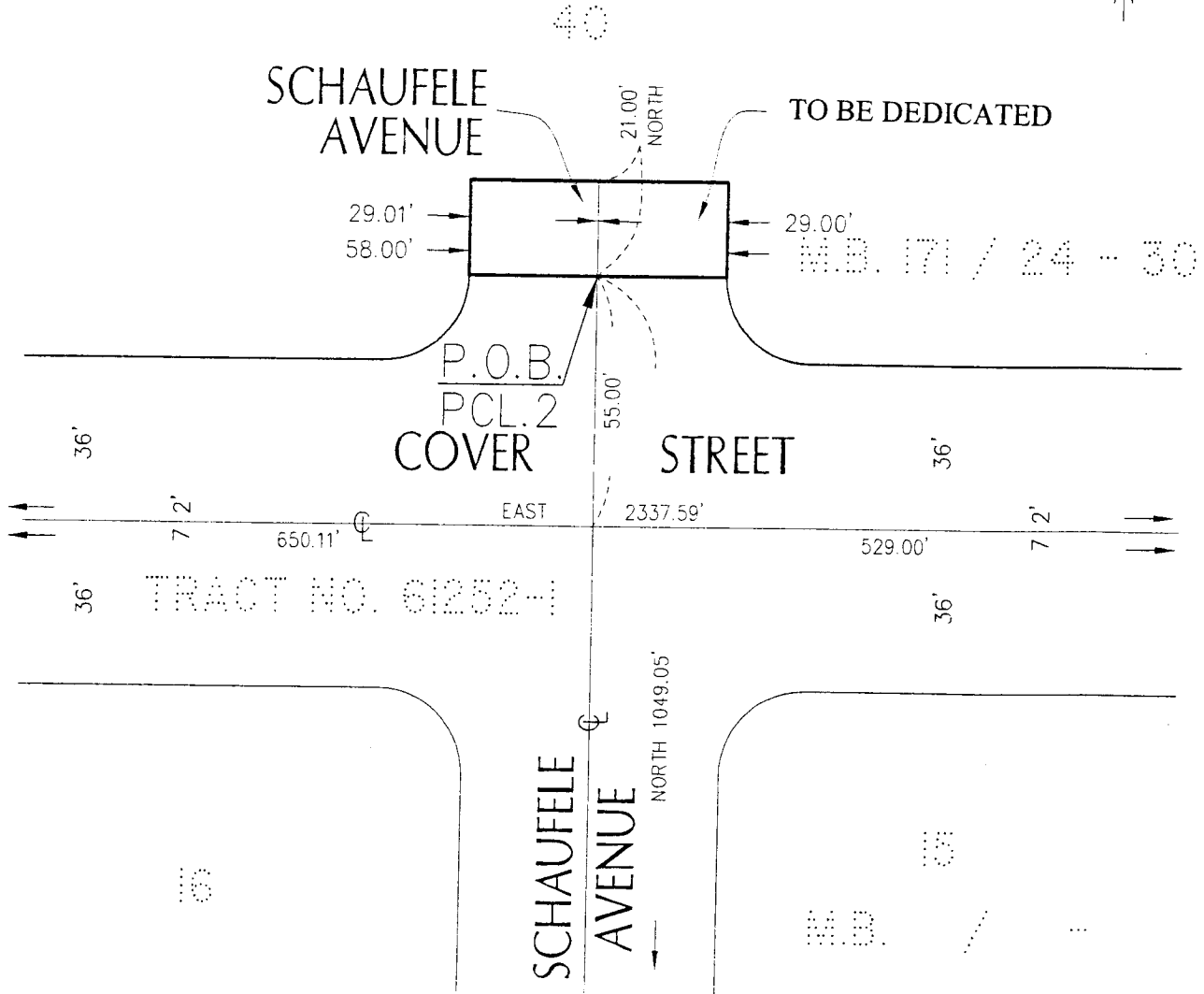
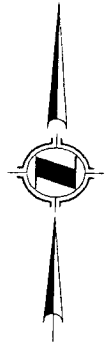
**PARCELS TO WIDEN THE WEST SIDE OF LAKEWOOD BLVD;
 EXTEND WORSHAM, SCHAUFELE, AND BAYER AVENUES;
 AND CREATE THE MCGOWEN STREET CUL-DE-SAC**



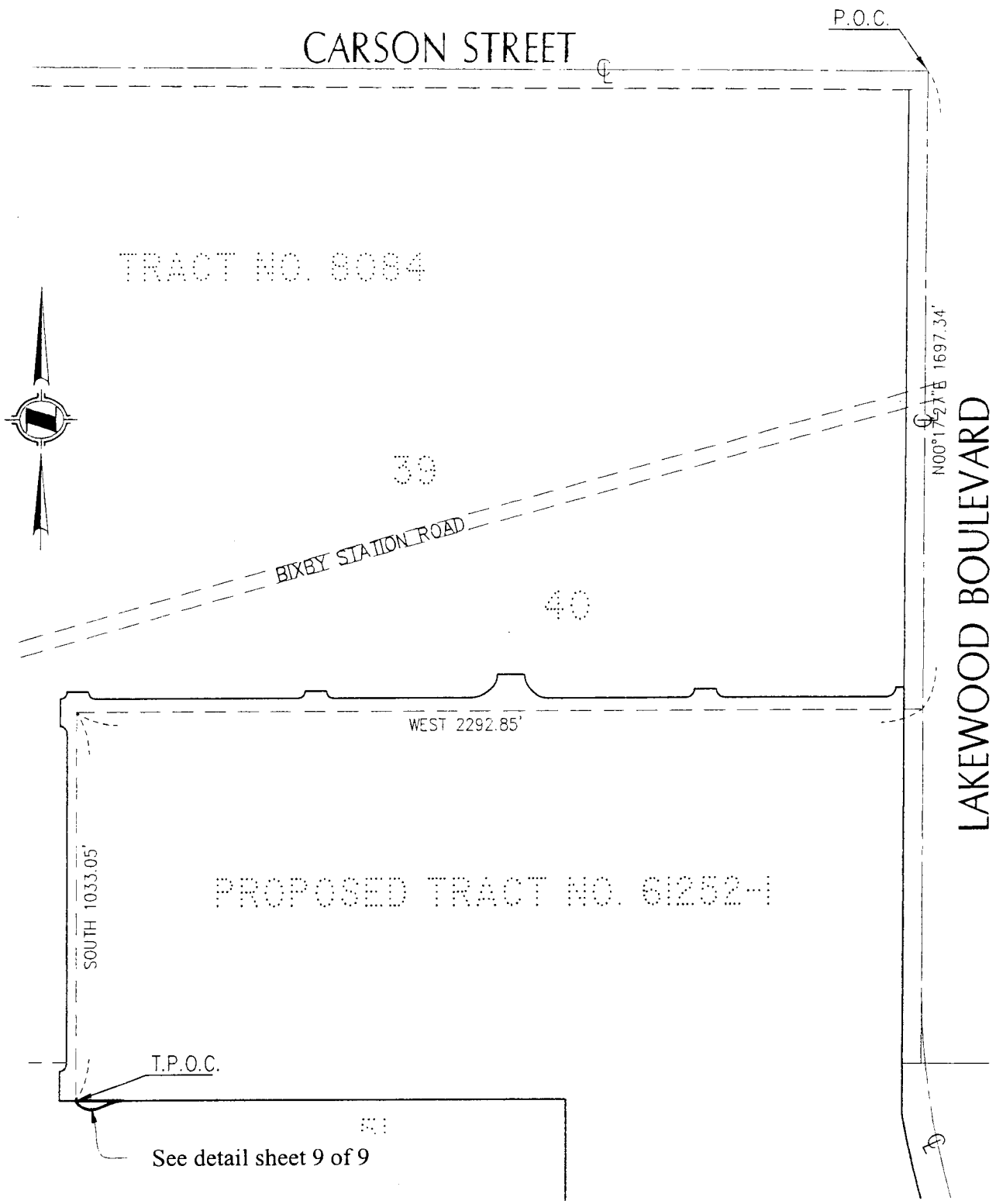
DETAILS FOR THE NORTH END OF WORSHAM AVENUE AND THE McGOWAN STREET CUL-DE-SAC

EXHIBIT A

TRACT NO. 8084



**DETAIL FOR THE EXTENSION OF
SCHAUFELE AVENUE**



A.B. 171 / 24 - 30

**PARCEL NEEDED FOR THE CUL-DE-SAC
AT THE WEST END OF CONANT STREET**

**EXHIBIT A
Page 8 of 9**

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SOUTH 1033.05'

PROPOSED TRACT NO. 61252-1

T.P.O.B.

TO BE DEDICATED AND KNOWN AS CONANT STREET

WEST 127.19'

S58°02'03"W
RAD

R=51.00'
L=72.83'
Δ=81°49'33"

30.00'
S66°12'30"W

L=36.96'
R=89.00'
Δ=23°47'30"

NORTH
RAD

TRACT NO. 8084

51

M.B. 171 / 24 - 30



DETAIL OF THE CONANT STREET CUL-DE-SAC

EXHIBIT A