



September 11, 2012

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager to execute a quitclaim deed transferring the City's interest, if any, in and to the four private utility and pedestrian access tunnels (Tunnels), located beneath Lakewood Boulevard between Carson Street and Conant Street, to The Boeing Company (Boeing). (District 5)

**DISCUSSION**

In the 1940's, three tunnels were constructed underneath Lakewood Boulevard between Conant Street and Carson Street, for private utility and pedestrian access to the McDonald Douglas Corporation (predecessor of Boeing) facilities located east and west of Lakewood Boulevard. In 1963 a fourth tunnel was constructed to provide private pedestrian access to the facilities. At that time, Lakewood Boulevard was under jurisdiction of the State, and a State encroachment permit was issued to Boeing for the construction of these Tunnels.

Neither City staff nor Boeing could locate documentation to verify the ownership of these Tunnels. However, a Memorandum of Understanding (MOU) was signed by the State as the owners of Lakewood Boulevard, agreeing that Boeing has sole ownership of the Tunnels.

In 1998, the State relinquished Lakewood Boulevard to the City. Boeing is now requesting that the City quitclaim its interest, if any, in and to the Tunnels in favor of Boeing. The areas of the proposed quitclaim are shown on the attached Exhibit A, and a site map is attached as Exhibit B. The Department of Public Works supports this request based on the following:

- All of the utilities within the Tunnels are private.
- The Tunnels serve no purpose for the City.
- All City departments including the Fire Department have reviewed the proposed quitclaim request, and have no objections.
- Boeing has, or will retain a structural engineering company to conduct annual inspections of the structural integrity of the Tunnels.
- A structural review letter from Nabih Youssef & Associates dated June 29, 2012, indicated that the deficiencies observed were addressed and they did not see any other signs of structural deficiencies on their March 24, 2011 and April 13, 2011 visual observations.

This matter was reviewed by Deputy City Attorney Linda Trang on August 23, 2012 and by Budget Management Officer Victoria Bell on August 22, 2012.

TIMING CONSIDERATIONS

City Council action is requested on September 11, 2012, due to the pending sale of Boeing's property.

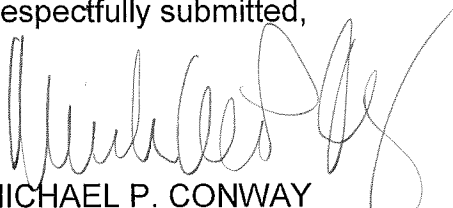
FISCAL IMPACT

A processing fee of \$2,542 was deposited to the General Fund (GP) in the Department of Public Works (PW). There is no fiscal impact and no known local job impact associated with the recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY  
DIRECTOR OF PUBLIC WORKS

APPROVED:

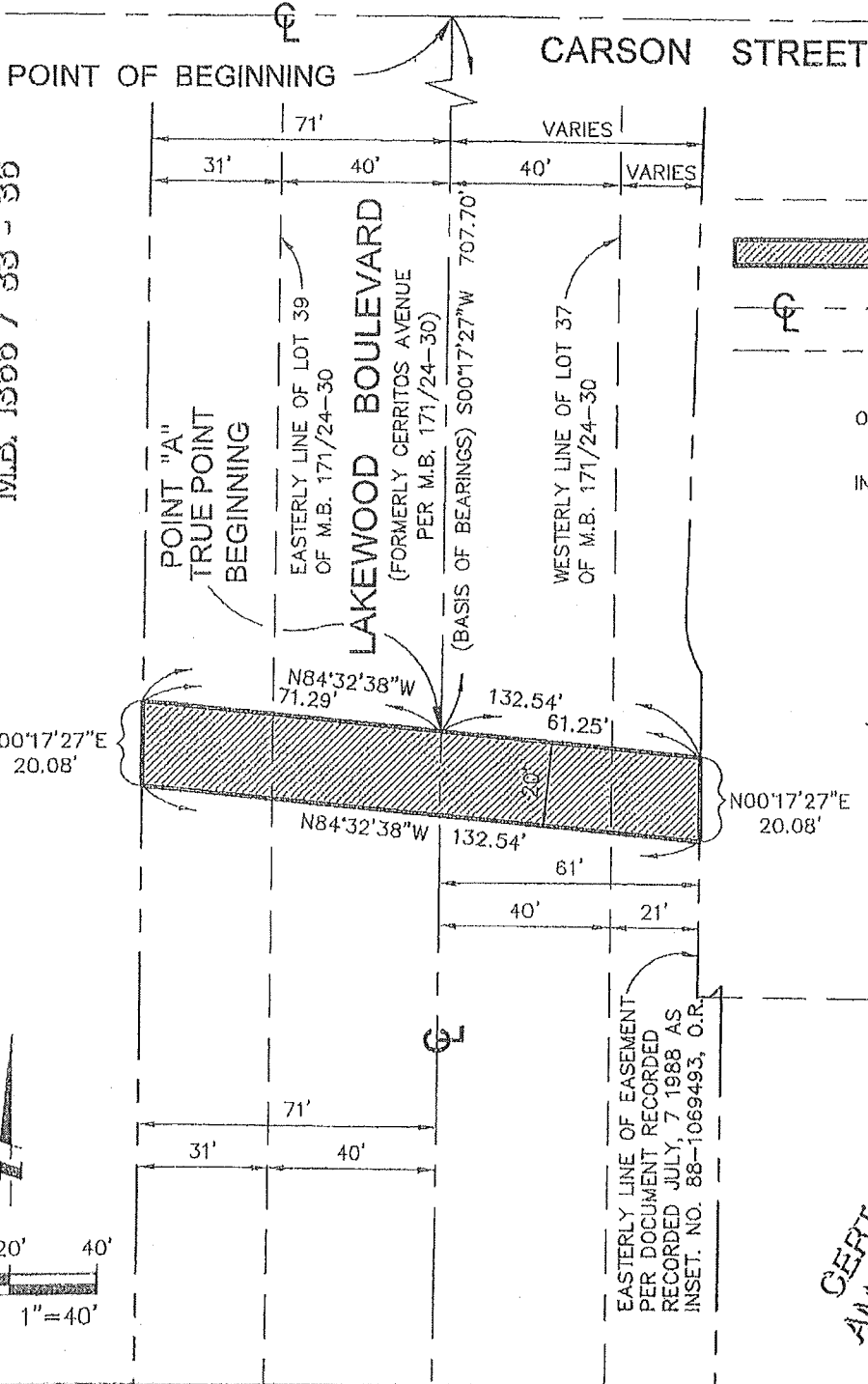
  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER

MPC:AM:BP:bs  
P: Lakewood tunnels quitclaim Rev3

Attachments:  
Exhibit A: Quitclaim Legal Sketch  
Exhibit B: Access Tunnel Site Plan

# EXHIBIT A

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



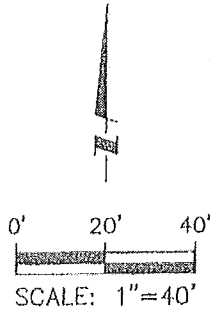
### LEGEND

- EXISTING LOT LINES
- EASEMENT
- CENTERLINE
- EXISTING RIGHT-OF-WAY LINES
- O.R. OF OFFICIAL RECORDS
- INST. INSTRUMENT

PCL A

CERT. OF COMPLIANCE  
AMENDED LLA NO. 0810-3  
INST. NO. 2010-0648407 O.R.

PCL B



DESCRIPTION: 20.00' WIDE TUNNEL OVER THOSE PORTIONS OF LOTS 38, 39 AND LAKEWOOD BOULEVARD, FORMERLY KNOWN AS CERRITOS AVENUE, AS SHOWN ON TRACT NO. 8084, M.B. 171 / 24-30

LOCATION:  
Lakewood Blvd.  
City of Long Beach  
County of Los Angeles

SHEET 1 OF 1

SCALE: 1"=40'

DRAFTED: TLP

CHECKED: JLE/PJF

DATE: 3-19-2012

JOB NO: 2B0E020900-T1

THE BOEING COMPANY

**PSOMAS**  
3 Hutton Centre Drive, Suite 200  
Santa Ana, California 92707  
(714) 751-7373 www.psomas.com

# EXHIBIT A

POINT OF BEGINNING CL CARSON STREET

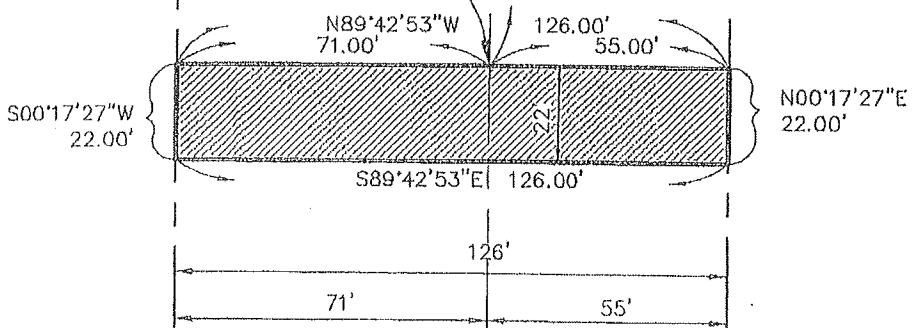
TRACT NO. 70937-4  
M.B. 1366 / 33 - 36

POINT "A"  
TRUE POINT  
BEGINNING

(BASIS OF BEARINGS) S00°17'27"W 1270.66'

LAKEWOOD BOULEVARD  
(FORMERLY CERRITOS AVENUE  
PER M.B. 171/24-30)

- LEGEND**
- EXISTING LOT LINES
  - EASEMENT
  - CL CENTERLINE
  - EXISTING RIGHT-OF-WAY LINES
  - O.R. OF OFFICIAL RECORDS
  - INST. INSTRUMENT

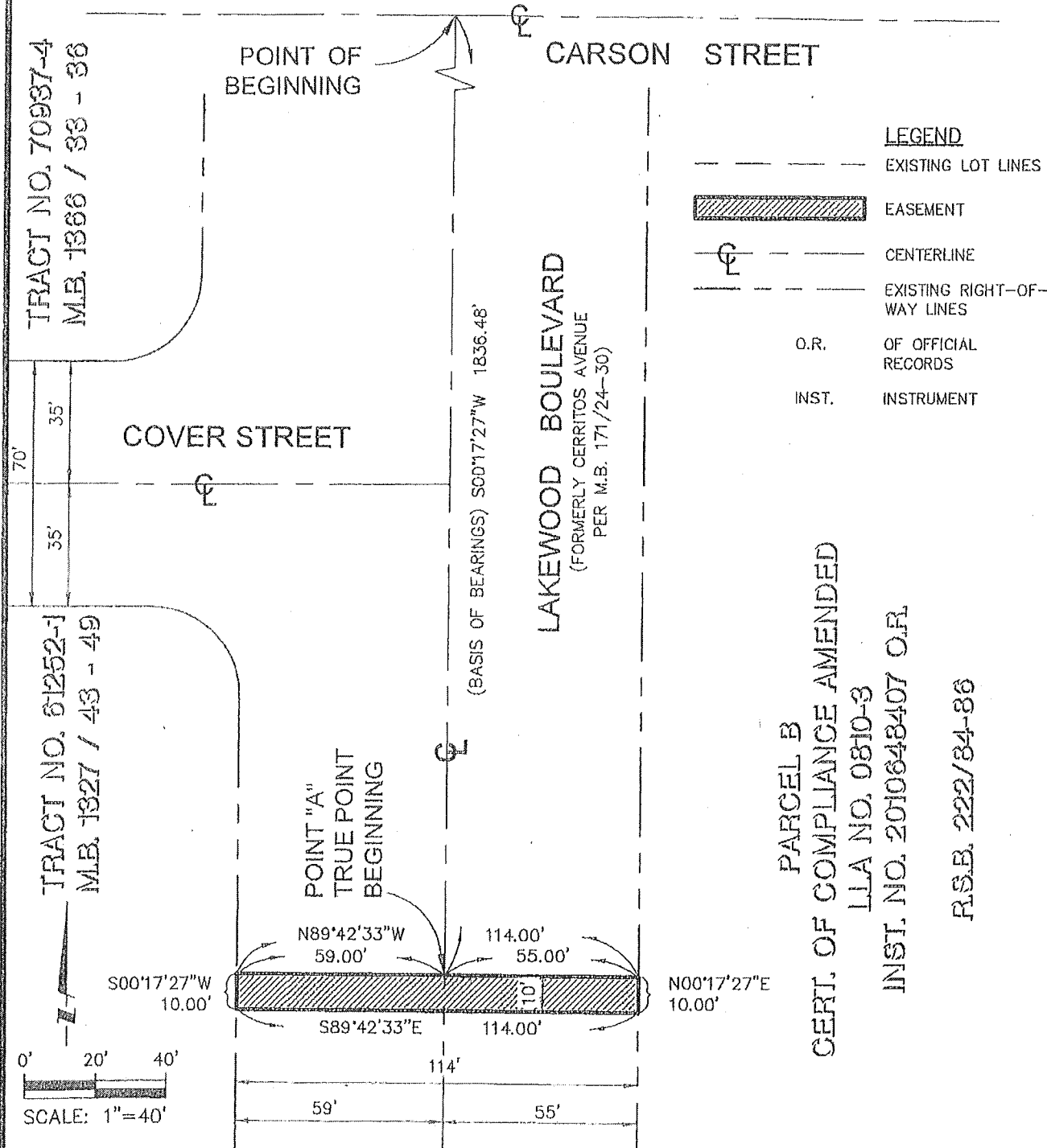


**PARCEL B**  
**CERT. OF COMPLIANCE**  
**AMENDED ILLA NO. 0810-3**  
**INST. NO. 2010648407 O.R.**  
  
**R.S.B. 222/84-86**

DESCRIPTION: 22.00' WIDE TUNNEL OVER THOSE PORTIONS OF LOTS 38, 40 AND LAKEWOOD BOULEVARD, FORMERLY KNOWN AS CERRITOS AVENUE, AS SHOWN ON TRACT NO. 8084, M.B. 171 / 24-30	LOCATION: Lakewood Blvd. City of Long Beach County of Los Angeles	SHEET 1 OF 1 SCALE: 1"=40' DRAFTED: KVO CHECKED: JLE/PJF DATE: 3-21-2012 JOB NO: 2B0E020900-T18
THE BOEING COMPANY	<p style="text-align: center; margin: 0;"><b>PSOMAS</b></p> 3 Hutton Centre Drive, Suite 200 Santa Ana, California 92707 (714) 751-7373 www.psomas.com	

DWS Name: M:\2B0E020900\SURVEY\LEGALS\Tunnel Esmt\Exhibit X-EXH-MIDDLE\_TUNNEL.dwg Plotted by: tiffany.podell on Mar 22, 2012 - 15:45:18

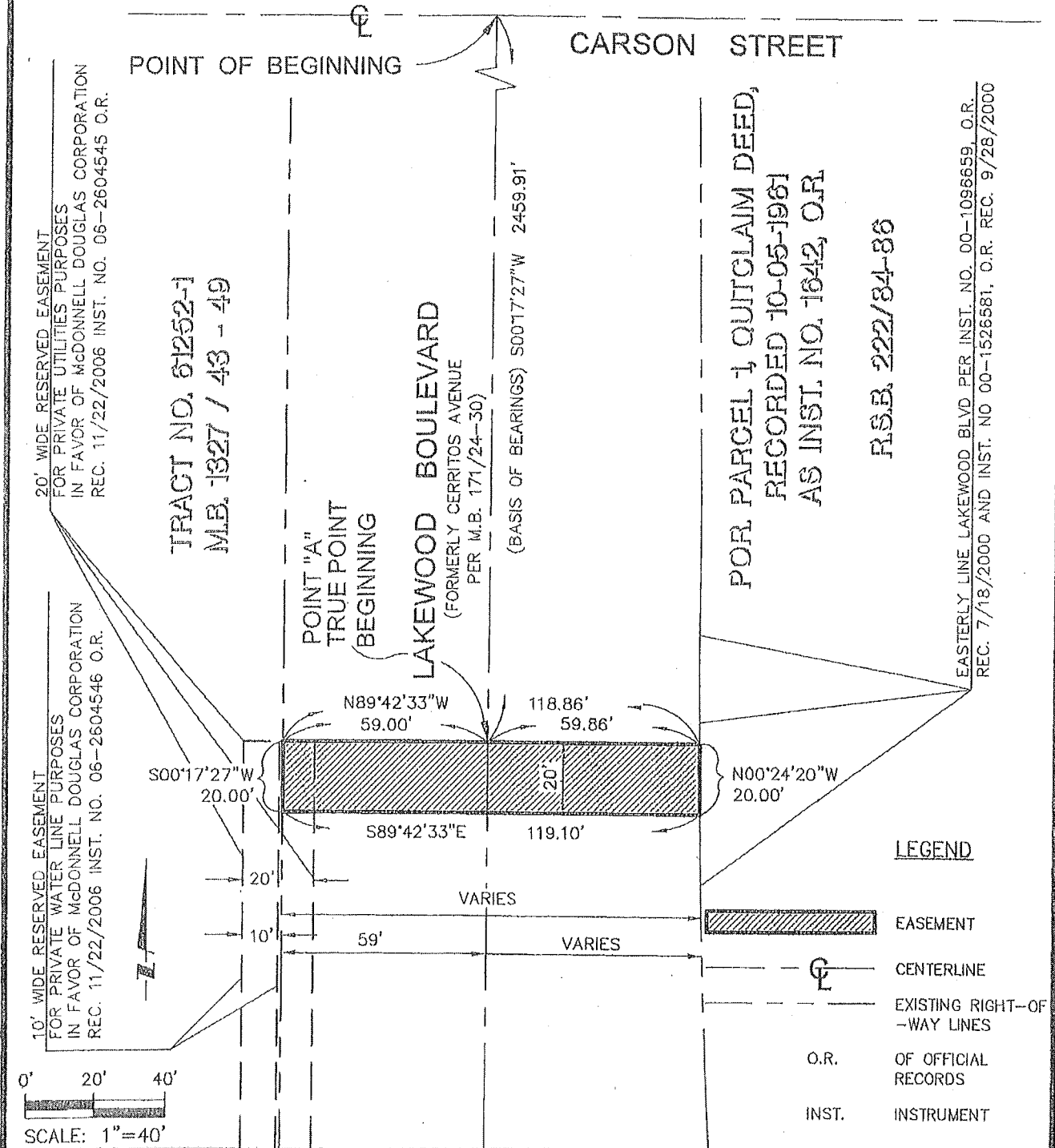
# EXHIBIT A



<p>DESCRIPTION: 10.00' WIDE TUNNEL OVER THOSE PORTIONS OF LOT 38, LOT 40 AND LAKEWOOD BOULEVARD, FORMERLY KNOWN AS CERRITOS AVENUE, AS SHOWN ON TRACT NO. 8084, M.B. 171/24-30</p>	<p>LOCATION: Lakewood Blvd. City of Long Beach County of Los Angeles</p>	<p>SHEET 1 OF 1</p>
<p>THE BOEING COMPANY</p>	<p><b>PSOMAS</b> 3 Hutton Centre Drive, Suite 200 Santa Ana, California 92707 (714) 751-7373 www.psomas.com</p>	<p>SCALE: 1"=40'</p>
		<p>DRAFTED: KVO</p>
		<p>CHECKED: JLE/PJF</p>
		<p>DATE: 4-02-2012</p>
		<p>JOB NO: 2B0E020900-T18</p>

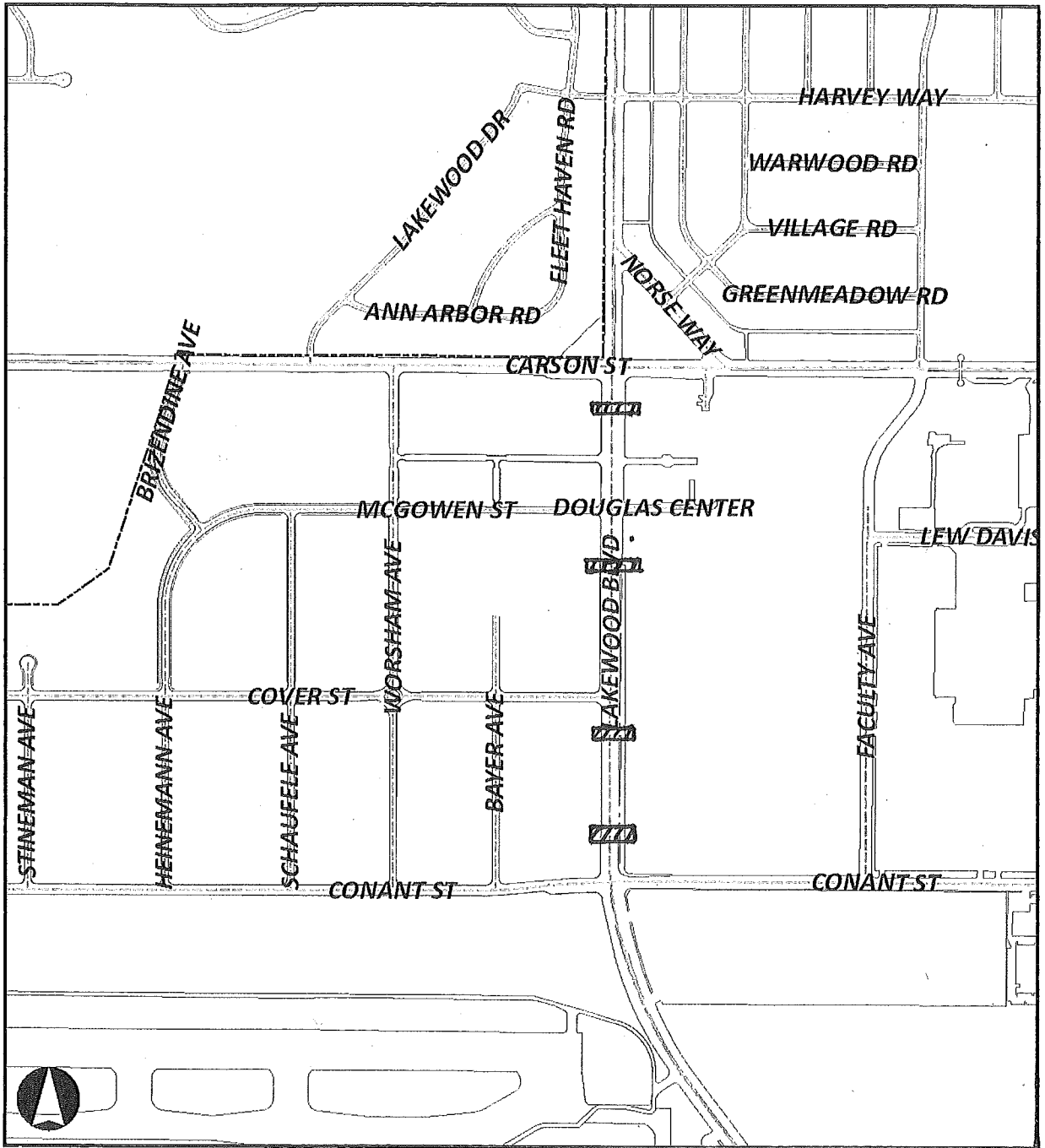
DWS Name: M:\2B0E020900\SURVEY\LEGALS\Tunnel Esm\Exhibit\X-EXH-PED-ESTRIAN\_TUNNEL.dwg Plotted by: tiffany.podilla on Apr 02, 2012 - 8:40:04

# EXHIBIT A



<p><b>DESCRIPTION: 20.00' WIDE TUNNEL OVER THOSE PORTIONS OF LOTS 38, 40 AND LAKEWOOD BOULEVARD, FORMERLY KNOWN AS CERRITOS AVENUE, AS SHOWN ON TRACT NO. 8084, M.B. 171 / 24-30</b></p>	<p><b>LOCATION:</b> Lakewood Blvd. City of Long Beach County of Los Angeles</p>	<p>SHEET 1 OF 1</p>
<p>THE BOEING COMPANY</p>	<p><b>PSOMAS</b> 3 Hutton Centre Drive, Suite 200 Santa Ana, California 92707 (714) 751-7373 www.psomos.com</p>	<p>SCALE: 1"=40'</p> <p>DRAFTED: KVO</p> <p>CHECKED: JLE/PJF</p> <p>DATE: 3-21-2012</p> <p>JOB NO: 280E020900-T18</p>

DWG Name: M:\280E020900\SURVEY\LEGALS\Tunnel Easmt\ExhibitX-EG3-SOUTH\_TURNEL.dwg Plotted by: lifany.padiya on Mar 23, 2012 - 13:10:56



 INDICATES LOCATION OF TUNNELS

EXHIBIT B