



# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

December 19, 2017

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach  
California

### RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed from 2H Property 3060, LLC, a California limited liability company, the owner of the property located at 3849 McGowen Street, for the installation of public utilities. (District 5)

### DISCUSSION

2H Property 3060, LLC, owner of the property at 3849 McGowen Street, renovated the site. To accommodate the new use, it is necessary that an easement be granted to the City to allow for the installation of a double-check detector valve (Exhibit A). This new line will provide backflow prevention to protect water supplies from contamination. Renovation plans consist of a two-story, 32,027 square-foot warehouse, manufacturing, and office building with 61 on-site parking spaces.

City staff conducted a review of affected agencies and there were no objections to the proposed easement. The proposed easement is in conformance with the Douglas Park Environmental Impact Report 2001051048, issued December 14, 2004.

This matter was reviewed by Deputy City Attorney Linda T. Vu on November 27, 2017 and by Budget Analysis Officer Julissa Jose-Murray on November 28, 2017.

### TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

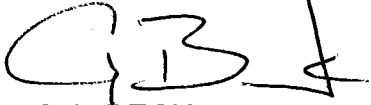
### FISCAL IMPACT

A grant of easement processing fee in the amount of \$2,108 was deposited in the General Fund (GF) in the Public Works Department (PW). Approval of this matter will provide continued support to the local economy.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

Handwritten signature of Craig A. Beck in black ink, consisting of stylized initials 'CAB' followed by a vertical line and a horizontal stroke.

CRAIG A. BECK,  
DIRECTOR OF PUBLIC WORKS

APPROVED:

Handwritten signature of Patrick H. West in black ink, appearing as stylized initials 'PHW'.

PATRICK H. WEST  
CITY MANAGER

ATTACHMENT: EXHIBIT A – UTILITY EASEMENT

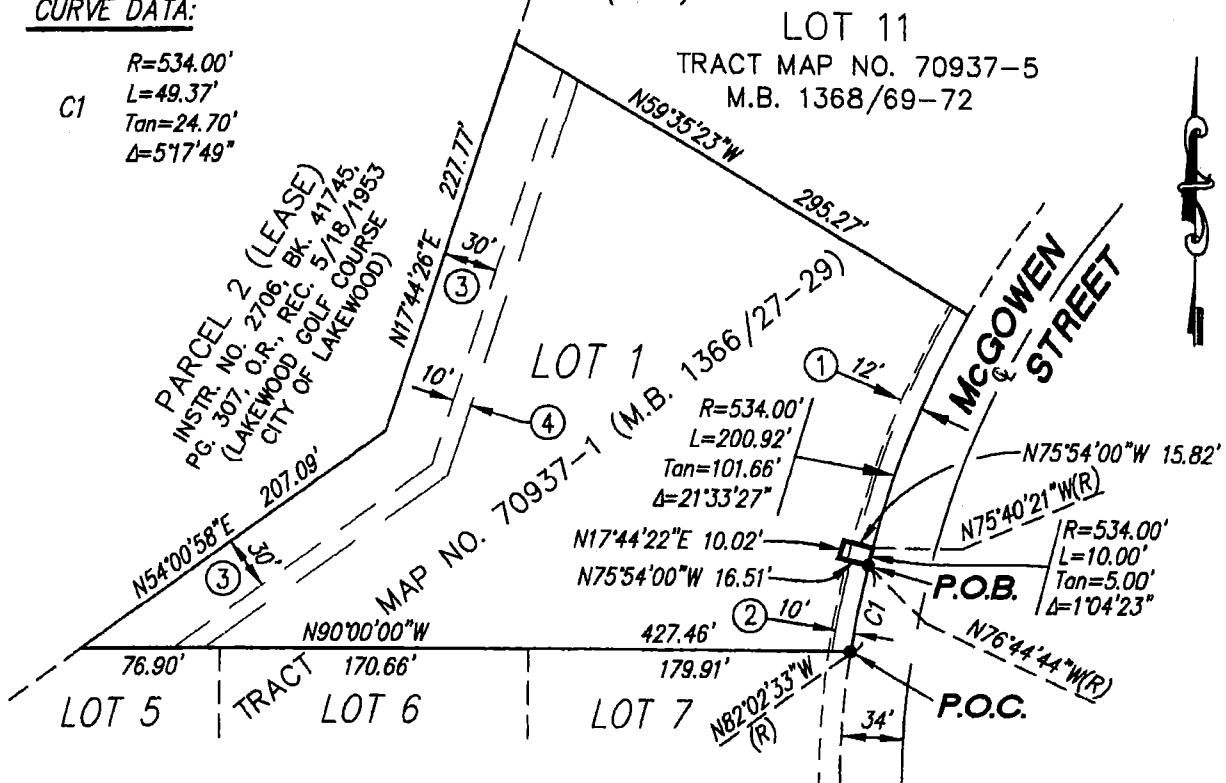
EL:SDJ

# EXHIBIT "A"

## PUBLIC EASEMENT DEDICATION (PLAT)

**CURVE DATA:**

C1  
 R=534.00'  
 L=49.37'  
 Tan=24.70'  
 Δ=5°17'49"



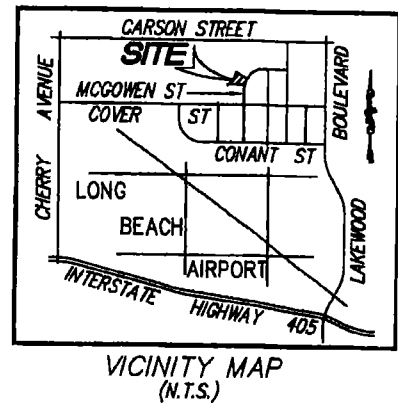
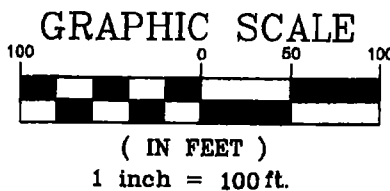
**EASEMENT NOTES & LEGEND:**

- ① = EXISTING 12' WIDE PEDESTRIAN INGRESS/EGRESS EASEMENT PER M.B. 1366, PG. 27-29
- ②④ = ENVIRONMENTAL UTILITY FACILITIES EASEMENT PER INSTR. NO. 2012-1495701, O.R.
- ③ = 30' WIDE UTILITY EASEMENT PER INSTR. NO. 2012-1495700, O.R.

**P.O.C.** = POINT OF COMMENCING

**P.O.B.** = POINT OF BEGINNING

INDICATES EASEMENT AREA TO BE DEDICATED TO THE CITY OF LONG BEACH FOR PUBLIC WATER PURPOSES



PREPARED BY:

*Matthew W. Spiro*  
 MATTHEW W. SPIRO DATE  
 L.S. 8461

APPLICANT:

2H PROPERTY 3060, LLC  
 C/O SAXON ENGINEERING SERVICES, INC.  
 2605 TEMPLE HEIGHTS DR., SUITE A  
 OCEANSIDE, CA 92056  
 (949) 366-2180

NOTE:

THIS PLAT WAS PREPARED FROM RECORD DATA AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY SHOWN HEREON.