

**BOARD OF UTILITIES COMMISSIONERS**

1800 E. Wardlow Road, Long Beach, CA 90807
562.570.2300 | LBUtilities.org

February 2, 2023

Subject

Authorize the General Manager to execute a 12-month Revocable Facility Use Permit, with the City of Long Beach, for the use of available space at Long Beach Utilities Department-owned property at St. Louis Avenue and 32nd Street, to allow people living in recreational vehicles to dispose their sewage into sanitation dump stations and to provide access to water fill stations.

Executive Summary

On January 10, 2023, the City Council approved a declaration of emergency for homelessness. As part of the City's effort, the slogan of "Everybody In" has been used to convey that every City department is expected to contribute in some manner to addressing this issue.

A request has been made to Long Beach Utilities to allow its property located at St. Louis Avenue and 32nd Street (map attached) to be utilized for the purpose of allowing people living in recreational vehicles (RVs) to access the property to properly dispose of their sewage into sanitation dump stations and to have access to water fill stations.

The operating hours would be between 9am and 4pm (no overnight parking). Some minor fencing modifications to the site might be necessary, as well as new striping and directional signage. There will be on-site staffing provided, consisting of one attendant to assist visitors and one security guard. A shed will be constructed to provide shade for the staff. The plan is to add portable showers on site within the first six months. The site will not be open to the general public but rather the visitors will have to first obtain a voucher or some other advance permission to gain access to the site.

The expectation is the Long Beach Utilities would provide the site itself and both water and sewer connections to two or three sanitation dump stations (to be constructed). All other costs and responsibilities including improvements such as the fencing, striping, directional signage, the shed, any portable showers, and staffing will be borne by some entity other than Long Beach Utilities.

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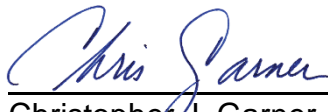
Page 2

The property site currently has other temporary tenants in the northern section of the property; however, this requested use should be able to be accommodated on the southern site. To date, there has been no market interest in a long-term lease of this portion of the site so there is no lost lease revenue reasonably expected in the foreseeable future.

Recommendation

Authorize the General Manager to execute a 12-month Revocable Facility Use Permit, with the City of Long Beach, for the use of available space at Long Beach Utilities Department-owned property at St. Louis Avenue and 32nd Street, to allow people living in recreational vehicles to dispose of their sewage into sanitation dump stations and to provide access to water fill stations.

Fiscal Impact: The cost to be incurred in FY 23 for the water and sewer connections is expected to be no more than \$200,000 but may be much less than that, depending on the actual configuration. This cost will be split between the Water and Sewer Funds and will be absorbed within both funds in the FY 23 Budget and will be included in future financial projections.

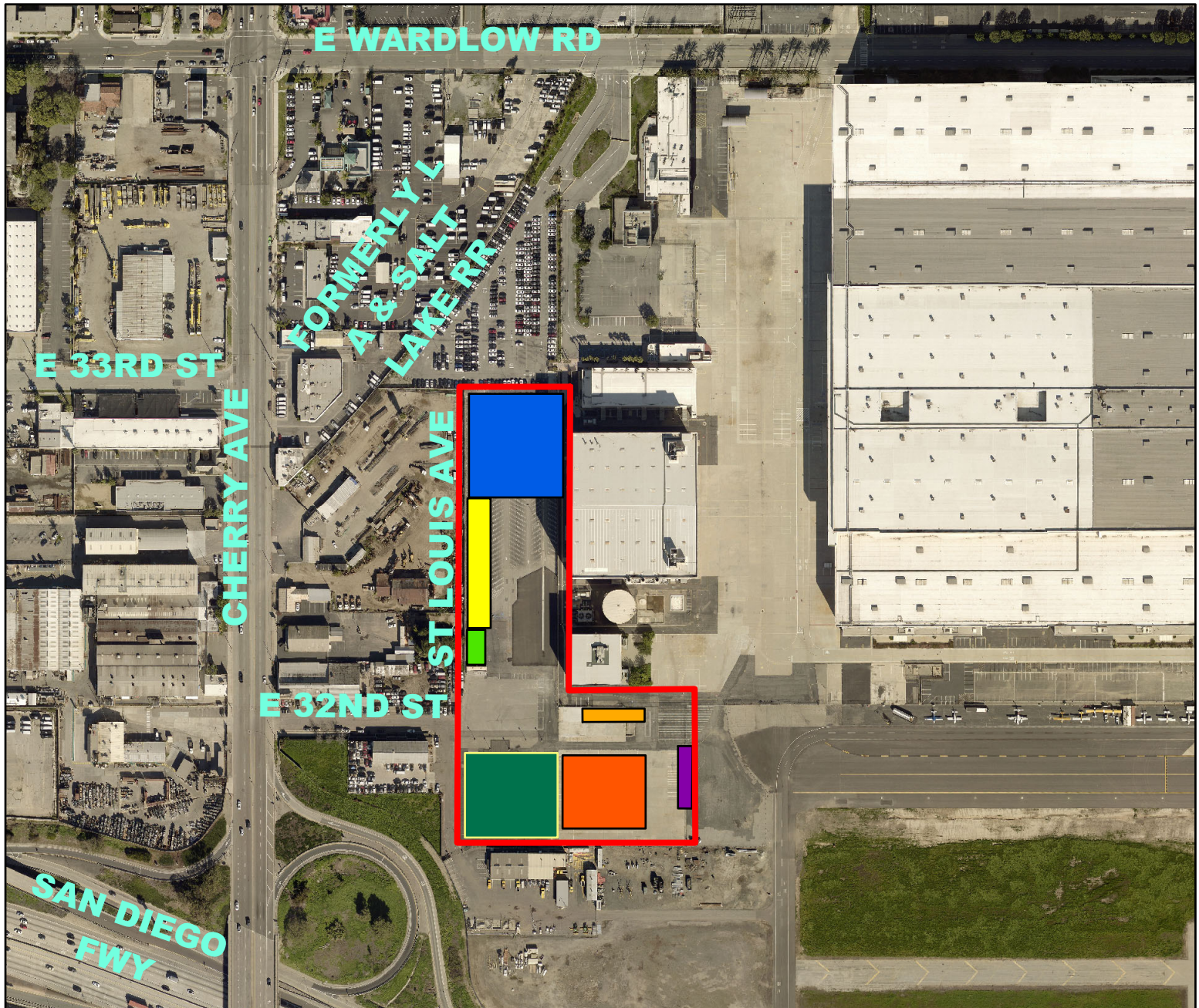


Christopher J. Garner
General Manager

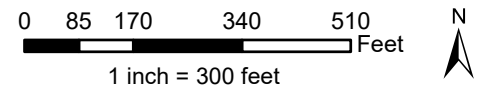
Attachment








Long Beach Utilities Department-Owned Property
St. Louis Avenue and 32nd Street (5.7 acres - 248,423 sq. ft.)

Exhibit A



Permitees:



-  CIT RFUP for 52,500 sq.ft (Term ends August 27, 2023)
-  E3 Automotive RFUP for 16,800 sq.ft (Term ends November 2023, 2028 if 5 additional periods of 1 year extensions are executed)
-  M & J Property Services RFUP for 3,000 sq. ft. (Term ends March 31, 2023)
-  LB Utilities Storage
-  Public Works' Rail Car Storage
-  Clutch Motorcycle RFUP for 41,800 sq. ft. (Term ends February 27, 2023)
-  RV Access to Sanitation Dump Stations and Water Fill Stations (Term to end February 2024)