

March 21, 2023

**C-27**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize the City Manager, or designee, to accept an easement deed from HKJ Gold, Inc., a California Corporation, and owner of the property owner at 5599 Atlantic Avenue, for the installation of public utilities; and,

Accept the Notice of Exemption from CEQA Number CE-22-142. (District 8)

**DISCUSSION**

HKJ Gold, Inc., owner of the property located at 5599 Atlantic Avenue, is installing a new fire line pursuant to an approved Long Beach Utilities Department construction drawing (Attachment A). A fire line service Double Check Detector Assembly will be installed on the property. These devices provide backflow prevention to protect water supplies from contamination. To accommodate the installation of the Double Check Detector Assembly, it is necessary that the property owner grant an easement to the City of Long Beach (City) for the installation at the property (Attachment B). The Public Works Department is asking the City Council to authorize acceptance of an easement deed to accomplish this purpose.

City staff conducted a review of affected agencies and there were no objections to the proposed easement.

In conformance with the California Environmental Quality Act (CEQA), Categorical Exemption Number CE-22-142 was issued on August 30, 2022 (Attachment C). The Public Works Department is requesting City Council to accept Categorical Exemption Number CE-22-142.

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on March 6 2023 and by Budget Management Officer Nader Kaamoush on March 2, 2023.

**TIMING CONSIDERATIONS**

City Council action on this matter is not time critical.

**FISCAL IMPACT**

An easement processing fee in the amount of \$3,213 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities.

HONORABLE MAYOR AND CITY COUNCIL

March 21, 2023

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There is no local job impact associated with this recommendation.

**SUGGESTED ACTION:**

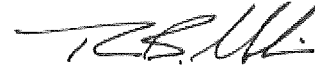
Approve recommendation.

Respectfully submitted,



ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

APPROVED:



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THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: A – APPROVED LONG BEACH WATER DEPARTMENT DRAWING  
B – EASEMENT DESCRIPTION AND SKETCH  
C – CATEGORICAL EXEMPTION

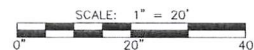
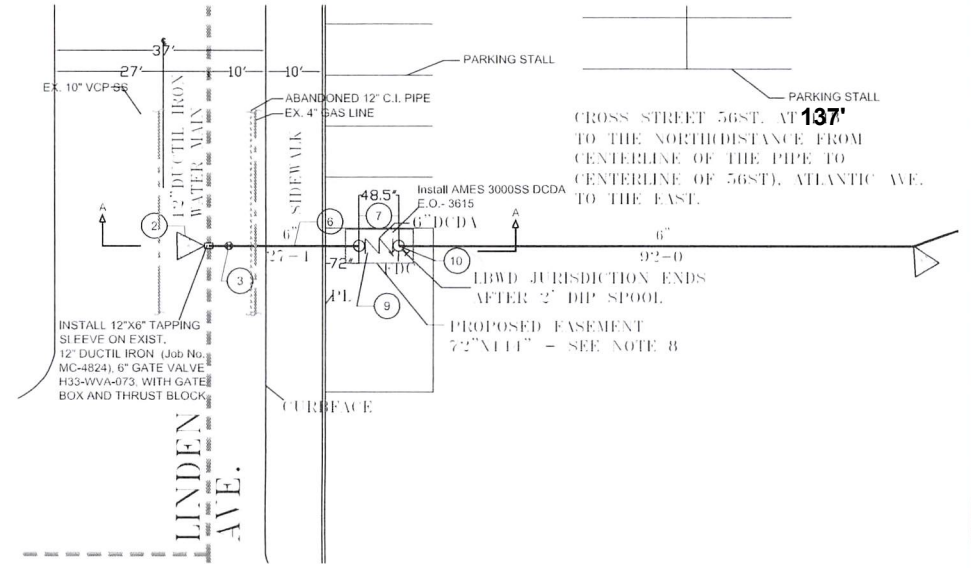
# ATTACHMENT A

## GENERAL NOTES

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT PHONE NUMBER 811 AT LEAST 48 WORKING HOURS PRIOR TO BREAKING GROUND PER CALIFORNIA GOVERNMENT CODE SECTION 4216.
- CONTRACTOR SHALL NOTIFY LBWD INSPECTION AT (562) 244-9334 48-HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EACH POINT OF CONNECTION IN THE FIELD, INCLUDING PIPE MATERIAL AND DEPTH.
- WATER SERVICE DEPTH SHALL HAVE COVER BETWEEN 36 AND 45 INCHES. IF EXISTING MAIN IS DEEPER THAN 45 INCHES, THE TRANSITION SHALL BE ACCOMPLISHED WITH A FLANGED 45" BEND CONNECTED TO THE TAPPING VALVE.
- ALL BURIED FITTINGS AT FLANGED CONNECTIONS, VALVES, COUPLINGS, WASHERS, AND DI PIPE SHALL BE COATED WITH NO-OX-ID 'A-SPECIAL' GREASE COMPOUND AND WRAPPED WITH NO-OX-ID PROTECTIVE WRAP. THE ENTIRE ASSEMBLY SHALL BE ENCASED WITH 8-MIL POLYETHYLENE WRAP AND SECURED WITH 10-MIL PIPE WRAP TAPE.
- THRUST RESTRAINING GASKETS SHALL BE USED IN ALL PUSH-ON JOINTS. THRUST BLOCKS SHALL BE INSTALLED AT ALL BURIED VERTICAL AND HORIZONTAL BENDS PER WDS-107. CONCRETE SHALL BE PER SSPWC 560-C-3250. PLACE THRUST BLOCKS AGAINST UNDISTURBED SOIL.
- HYDROSTATIC TEST SHALL BE PERFORMED AT 150 PSI FOR A DURATION OF NO LESS THAN 2 HOURS. HYDROSTATIC AND BACTERIOLOGICAL TESTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO CONSTRUCTING SYSTEM TIE-INS.
- AN EASEMENT SHALL BE DEDICATED TO THE L.B.W.D. TO PERMIT MAINTENANCE OF THE DEVICE. THE EASEMENT SHALL BE 10 FEET WIDE AND 5 FEET BEYOND THE SPOOL PIECE (MINIMUM).
- ALL CONSTRUCTION SHALL BE PER THIS APPROVED CONSTRUCTION DRAWING AND APPROVED MATERIALS LIST. CONTRACTOR SHALL HAVE A COPY OF APPROVED DESIGN PLAN AND MATERIALS SUBMITTALS ON SITE AT ALL TIMES. FAILURE TO COMPLY SHALL RESULT IN LBWD INSPECTORS STOPPING ALL WORK AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL RECORD DATA ON VALVE INFORMATION TABLE. ALL FIELD CHANGES, AND PROVIDE SIGNED 'AS-BUILT' DRAWING TO THE SATISFACTION OF LBWD PRIOR TO PROJECT CLOSE-OUT.
- NON-POTABLE PIPELINE CROSSINGS SHALL BE INSTALLED IN ACCORDANCE WITH LBWD STD. WDS-405.

## CONSTRUCTION NOTES

- TAP EXIST. 12" DUCTIL IRON WATER MAIN WITH 12"x6" LONG-BODY STAINLESS STEEL TAPPING SLEEVE (FIELD VERIFY POINT OF CONNECTION)
- INSTALL THRUST BLOCK PER WDS-107.
- INSTALL 6" FLG. VALVE NO. H33-WVA-073.
- INSTALL GATE BOX TO GRADE PER WDS-115, WDS-116 & WDS-119.
- INSTALL 6" FLG. X P.O. CONNECTING PIECE.
- INSTALL 6" P.O. DIP (CLASS 52) TRENCH & BACKFILL PER WDS-406. INSTALL TEMPORARY STEEL PLATES PER WDS-128.
- INSTALL 6" X 90" FLG. BEND.
- INSTALL 6" FABRICATED DIP SPOOL (CLASS 53).
- SET 6" AMES 3000SS DOUBLE CHECK DETECTOR ASSEMBLY. PROVIDE CHAINS FOR LOCKING HAND WHEELS.
- INSTALL 24" DIP SPOOL (CLASS 53). POINT OF CONNECTION FOR C-16 FIRE PROTECTION CONTRACTOR. THEY SHALL INSTALL TEST PLATE TO STAY IN PLACE UNTIL AFTER COMPLETION OF ON-SITE PRESSURE TESTING.
- INSTALL METER SUPPORT SLAB PER WDS-010.
- INSTALL PIPE STANDS PER WDS-008.
- TEMPORARY SPOOL AND BLOW-OFF VALVE REQUIRED ONLY DURING HYDROSTATIC TESTING.



**DCDA CERTIFIED:**  
NAME \_\_\_\_\_ DATE \_\_\_\_\_

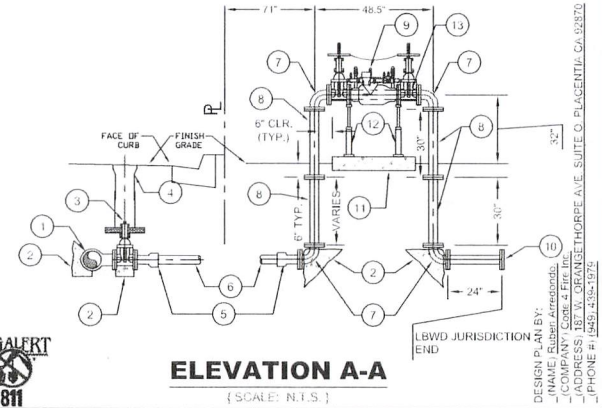
**OWNER REVIEW**  
*[Signature]*  
NAME \_\_\_\_\_ DATE 4/22/22

**APPROVED:**  
*[Signature]*  
FIRE LIFE SAFETY PLAN CHECK NO. **FUGD271566**  
DATE **6/16/22**

### VALVE INFORMATION TABLE

NEW VALVE	SIZE (IN.)	MAKE (MFG.)	STEM DEPTH	NO. OF TURNS	PIPE COVER	NORTH - SOUTH STREET	DIST. FROM PROP. LINE	DIST. FROM CURB	EAST - WEST STREET	DIST. FROM PROP. LINE	DIST. FROM CURB	DRAWING/FILE NO. REMARKS
H33-WVA-073	6"	AMES		3-6"		Linden Ave.	6'-0"	16'-0"	E. 56TH STREET	90'-0"	118'-6"	EO-3615_FL

METER LOCATION	W.O. #
6'-0" FT. E/W PL 90'-0" FT. S/N PL	F010814



DESIGNED BY: Ruben Arredondo - 01/10/2021  
DRAWN BY: Ruben Arredondo - 01/10/2021  
CHECKED BY: NAME \_\_\_\_\_ DATE \_\_\_\_\_  
RECORD DWG BY: \_\_\_\_\_  
APPROVED MANAGER OF ENGINEERING *[Signature]*  
DATE **6/23/22**

**LONG BEACH WATER DEPARTMENT**  
CHRISTOPHER J. GARNER  
GENERAL MANAGER



**6-INCH FIRELINE SERVICE**  
ATLANTIC BUILDING  
5599 Atlantic Ave.

SCALE: 1" = 20'  
ATLAS NO.: H33  
FILE: **EO-3615**  
FAMIS PROJECT CODE: **WAP789**  
MUNIS PROJECT CODE: **600202069**  
SHEET 1 OF 1 SHEET

DESIGN PLAN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 COMPANY: CORE & FIRE, INC.  
 ADDRESS: 1871 W. ORANGE THORPE AVE. SUITE C, PLACENTIA, CA 92870  
 PHONE #: (951) 438-4974

# EXHIBIT "A"

(LEGAL DESCRIPTION)

RECEIVED FOR 2nd  
CHK 2022-12-02  
JN 2022085

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LOCATED WITHIN LOT 3 OF TRACT NO. 5737, FILED IN BOOK 61, PAGE 40 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A STRIP OF LAND 6.00 FEET IN WIDTH, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF EAST 56TH STREET, (FORMERLY MARIAN STREET), AND LINDEN AVENUE AS SHOWN ON THE MAP OF SAID TRACT NO. 5737;

THENCE SOUTH 00°45'20" EAST ALONG THE CENTERLINE OF LINDEN AVENUE 137.00';

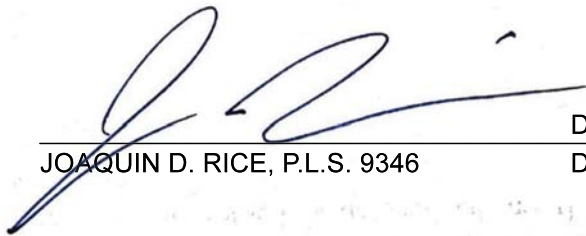
THENCE NORTH 89°14'40" EAST 30.00 FEET TO THE WEST LINE OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°14'40" EAST 12.00 FEET TO THE POINT OF TERMINATION.

CONTAINING AN AREA OF APPROXIMATELY 72 SQUARE FEET.

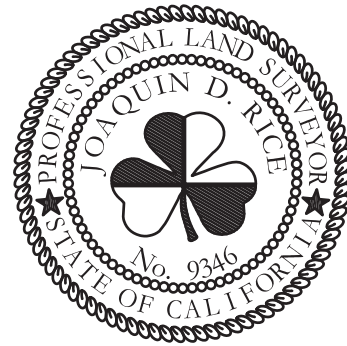
ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



JOAQUIN D. RICE, P.L.S. 9346

DECEMBER 1, 2022  
DATE



SHEET 1  
OF 1

SCALE: NONE

DATE: 12/01/2022

DRAFTER:  
JDR



**SHAMROCK SURVEYING**

21755 TOBARRA, MISSION VIEJO, CA 92692  
(949) 573-1533 / www.shamrocksurveying.com


# EXHIBIT "B"

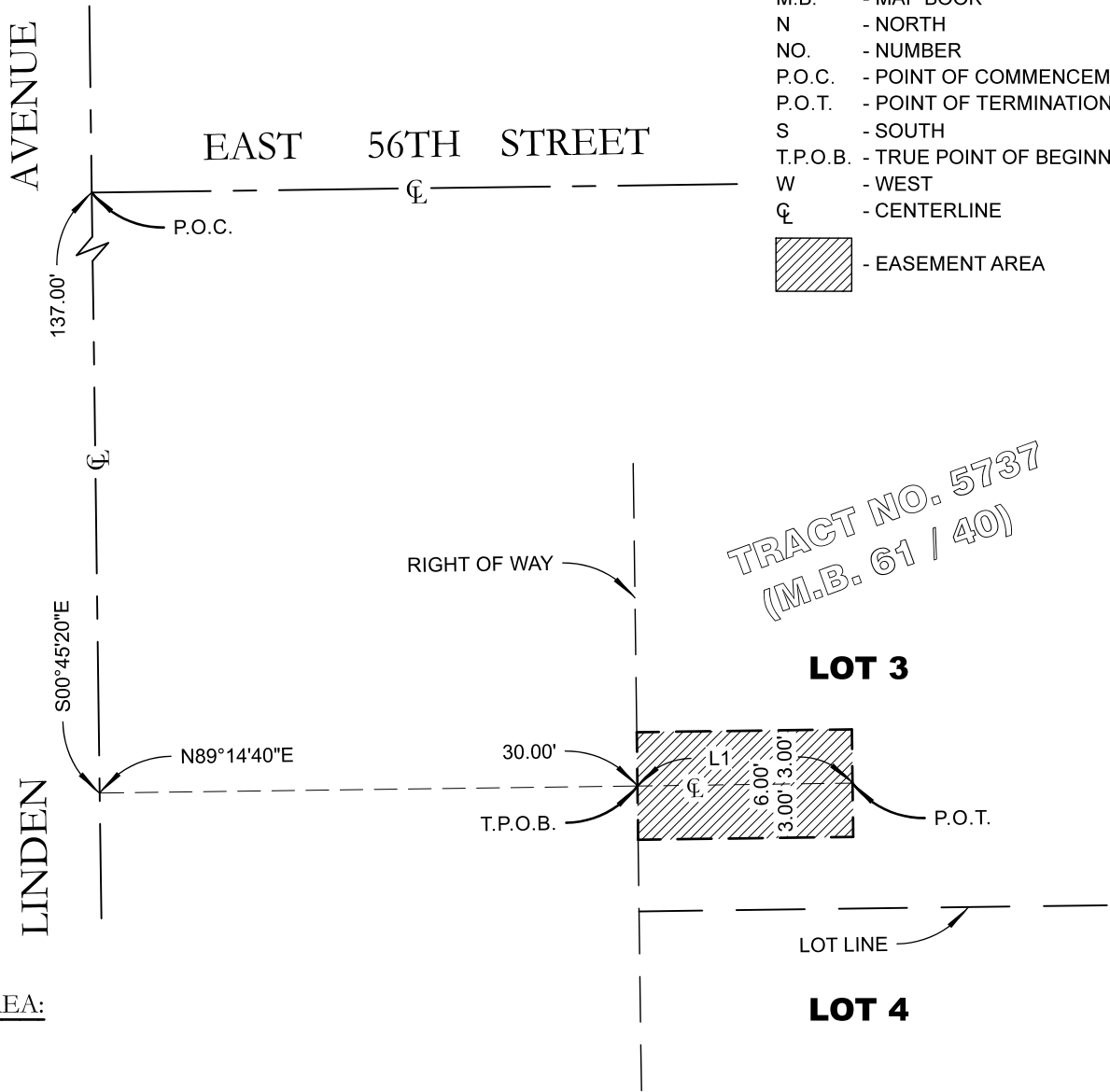
(PLAT)

LINE DATA:

L1 = N89°14'40"E 12.00'

LEGEND:

- E - EAST
- M.B. - MAP BOOK
- N - NORTH
- NO. - NUMBER
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINATION
- S - SOUTH
- T.P.O.B. - TRUE POINT OF BEGINNING
- W - WEST
- ☉ - CENTERLINE
-  - EASEMENT AREA



TRACT NO. 5737  
(M.B. 61 / 40)

**LOT 3**

**LOT 4**

EASEMENT AREA:

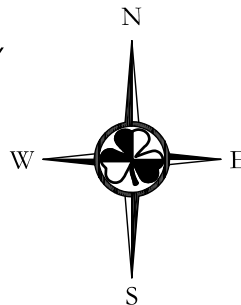
72 SQUARE FEET

BASIS OF BEARINGS:

THE BEARING OF N00°45'20"W ALONG THE CENTERLINE OF LINDEN AVENUE PER TRACT NO. 5737, BOOK 61, PAGE 40, OF MAPS, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S NOTE:

THIS PLAT IS BASED ON RECORD DATA PER TRACT NO. 5737 (M.B. 61/40). THE INTENTION OF THIS EASEMENT IS TO ENCOMPASS THE ACTUAL LOCATION OF FIRE SERVICE EQUIPMENT (TO BE INSTALLED) THE LOCATION OF SAID EQUIPMENT SUPERSEDES THE BEARINGS AND DISTANCES SHOWN HEREON, WHICH ARE TO BE USED AS AIDS IN LOCATING SAID EQUIPMENT.



SCALE: 1" = 10'



JOAQUIN D. RICE P.L.S. NO. 9346  
DATE: 12/01/2022

SHEET 1  
OF 1

SCALE: 1" = 10'

DATE: 12/05/2022

DRAFTER:  
JDR



**SHAMROCK SURVEYING**

21755 TOBARRA, MISSION VIEJO, CA 92692  
(949) 573-1533 / www.shamrocksurveying.com

## CEQA Notice of Exemption

TO:  Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
411 W. Ocean Blvd, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

Exemption Number: \_\_\_\_\_

Project Title (Application Number): \_\_\_\_\_

Project Location – Specific: \_\_\_\_\_

Project Location – City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

Public Agency Approving Project: **City of Long Beach, California**

Person or Agency Carrying Out Project: \_\_\_\_\_

Exempt Status: **(Check One)**

- Ministerial (Sec 21080(b)(1); 15268);
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: \_\_\_\_\_

Reasons why project is exempt:

**Lead Agency**

Contact Person: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Signature: *Margaret Lin* Date: \_\_\_\_\_ Title: \_\_\_\_\_