

July 11, 2023

**C-30**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Authorize City Manager, or designee, to accept an easement deed from Airway Office Park, a California Limited Liability Corporation, and the owner of the property at 3810 Stineman Court, for the installation of public utilities; and,

Accept CEQA Notice of Determination, State Clearinghouse number 2001051048 for the development. (District 5)

**DISCUSSION**

Airway Office Park, LLC, owner of the property located at 3810 Stineman Court, is installing a new fire line pursuant to approved Long Beach Utilities Department construction drawings (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 (Attachment B). The Public Works Department is requesting 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 accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Notice of Determination, State Clearinghouse number 2001051048 was issued for this development (Attachment C).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on June 26, 2023 and by Budget Management Officer Nader Kaamouh on June 22, 2023.

**TIMING CONSIDERATIONS**

City Council action on this matter is not time critical.

HONORABLE MAYOR AND CITY COUNCIL

July 11, 2023

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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. 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 SKETCH & LEGAL DESCRIPTION  
C – NOTICE OF DETERMINATION SCH NO. 2001051048

# ENCLAVE PUBLIC WATER IMPROVEMENTS

CONANT STREET & STINEMAN AVENUE

## GENERAL CONSTRUCTION NOTES:

- ALL WORK AND MATERIALS SHALL BE APPROVED BY LBWD AND BE IN ACCORDANCE WITH THE AMENDMENTS TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION (GREEN BOOK). THE CURRENT LBWD STANDARD DRAWINGS AND THE LBWD SPECIFICATION WD-1-97 FOR THE CONSTRUCTION OF WATER SERVICE FACILITIES. THE CONTRACTOR IS REQUIRED TO HAVE THESE SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING WITH LBWD PROJECT ENGINEER AT (562) 570-2419 A MINIMUM OF SEVEN (7) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL APPLY FOR INSPECTION FROM THE LBWD AT (562) 244-9334 AT LEAST 48 HOURS PRIOR TO STARTING WORK ON ANY PROJECT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 811 A MINIMUM OF TWO DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES IMPACTED BY THIS PROJECT AND REQUEST THEIR ATTENDANCE TO THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, VERTICAL AND HORIZONTAL ALIGNMENT AND PROTECT IN PLACE ALL EXISTING WATER MAINS AND UNDERGROUND STRUCTURES.
- ALL PIPELINE STATIONS AND OFFSETS ARE REFERENCED TO CENTERLINE OF STREET EXCEPT AS NOTED.
- GRADE POINT ELEVATIONS ARE TO BOTTOM OF PIPE EXCEPT WHERE OTHERWISE NOTED.
- VALVE NUMBERS ARE FOR LBWD RECORD ONLY.
- WATER MAIN INSTALLATION SHALL NOT BE PERFORMED UNTIL THE NEW STREETS HAVE BEEN BROUGHT TO SUB GRADE ELEVATIONS AND COMPACTED TO 90% RELATIVE DENSITY.
- THE CONTRACTOR SHALL REMOVE AND RESTORE EXISTING ROADWAY PAVEMENT, SIDEWALK, CURB AND OTHER SURFACE IMPROVEMENTS OVER THE PIPE TRENCH AND PLACE TEMPORARY RESURFACING IN ACCORDANCE WITH THE APPLICABLE PROVISION OF THE STANDARD SPECIFICATIONS AS SUPPLEMENTED BY LBWD STANDARD DRAWING NO. WDS-406 TRENCH RESTORATION. LONG BEACH WATER DEPARTMENT RESERVES THE RIGHT TO REQUIRE SLURRY BACKFILL AT ITS DISCRETION.
- SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS SHALL COMPLY WITH THE "CRITERIA FOR THE SEPARATION OF WATER MAINS AND SANITARY SEWERS," PREPARED BY THE DEPARTMENT OF HEALTH, STATE OF CALIFORNIA AND LBWD STANDARD DRAWINGS WDS-405.
- FOR WATER SERVICE DURING CONSTRUCTION CONTRACTOR SHALL CONTACT LBWD AT (562) 570-2419 REGARDING SERVICE APPLICATION AND WATER COSTS.
- THE CONTRACTOR IS REQUIRED TO SUBMIT TRENCH GRADE SHEETS SHOWING ELEVATIONS TO BOTTOM OF PIPE PRIOR TO WATER LINE CONSTRUCTION. BACTERIAL COLIFORM TESTS WILL BE PERFORMED BY THE LBWD. ALL FEES PUBLISHED IN THE RULES AND REGULATIONS ADOPTED JULY 2006 ASSOCIATED WITH THE BACTERIAL TESTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT LBWD INSPECTOR TO MAKE ARRANGEMENTS FOR ALL REQUIRED BACTERIAL COLIFORM TESTS. THE CONTRACTOR SHALL MAKE PROVISIONS FOR TEMPORARY FILLING CONNECTION, DISINFECTION, PRESSURE TESTING AND FLUSHING AND DRAINING. THESE PROVISIONS MUST BE PRESENTED TO THE LBWD FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. HYDROSTATIC TESTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TESTS SHALL BE COMPLETE AND ACCEPTED PRIOR TO TIE-INS TO THE EXISTING WATER LINES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MATERIAL LISTS FOR APPROVAL TO LBWD AND SHALL HAVE ALL VALVES, PIPING AND APPURTENANCES ON JOB SITE BEFORE BEGINNING CONSTRUCTION.
- CONSTRUCTION HOURS ARE LIMITED FROM 7:00 A.M. TO 3:30 P.M. MONDAY THROUGH FRIDAY EXCEPT LBWD HOLIDAYS OR AS REQUIRED BY PERMIT. ARRANGEMENTS FOR INSPECTION AT OTHER TIMES REQUIRE PRIOR APPROVAL FROM LBWD.
- PLANS SHALL COMPLY WITH LONG BEACH FIRE DEPARTMENT (LBFD) REQUIREMENTS. LBFD STAMPED PLAN APPROVAL MUST BE OBTAINED PRIOR TO PLAN APPROVAL BY LBWD.
- LBWD'S RESPONSIBILITY ENDS AT THE METER (OR DCDA FOR FIRELINE SERVICES), OR AS SHOWN ON THE DESIGN DRAWING. ALL OTHER LINES EXTENDING FROM THIS POINT FALL UNDER THE DEVELOPER OR HOMEOWNER'S RESPONSIBILITY.
- NATIVE BACKFILL IS NOT TO BE USED ON THIS PROJECT DUE TO CONCERNS OF CONTAMINATED SOIL.

## MATERIALS:

- ALL MATERIALS MUST CONFORM TO THE LATEST LBWD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR DEVELOPER BUILT PROJECTS UNLESS OTHERWISE SPECIFIED AND APPROVED BY LBWD. IN LIEU OF REFERENCE TO LBWD SPECIFICATIONS, ALL STEEL HARDWARE SHALL BE TYPE 316 STAINLESS. NO CARBON STEEL OR TYPE 304 STAINLESS STEEL SHALL BE USED.
- ALL WATER MAINS SHALL BE AWWA C-900 PVC PIPE, DR-14, UNLESS OTHERWISE SHOWN.
- ALL DUCTILE IRON FITTINGS, GATE VALVES, BOLTED COUPLINGS, AND ALL METAL SURFACES OF THE RODS AND CLAMPS SHALL BE COATED WITH NO-OX-ID COMPOUND AND WRAPPED WITH NO-OX-ID TAPE AND SHALL BE ENCASED IN 6 INCHES OF WASHED SAND.
- THRUST BLOCKS AND RESTRAINT JOINT SYSTEMS SHALL BE INSTALLED AT ALL VERTICAL AND HORIZONTAL BENDS AS NOTED ON THE PLANS. (THRUST BLOCKS USE 2000 LBS. SOIL BEARING VALUE PER WDS-107.) THRUST BLOCKS FOR TAPPING TEES INSTALLED ON AC PIPE SHALL BE POURED 24 HOURS PRIOR TO TAPPING THE MAIN.
- ALL FITTINGS SHALL BE RESTRAINED PER LBWD STANDARDS. MECHANICAL JOINT FITTINGS SHALL BE USED ALONG THE MAINLINE WITH FLANGED END FITTINGS BETWEEN TEES AND LATERAL VALVES. VALVES SHALL BE FLANGED END X MECHANICAL JOINTS (FE X MJ) AT LATERAL TEES.
- SERVICE SADDLES AND CORPORATIONS SHALL BE COATED WITH NO-OX-ID COMPOUND AND WRAPPED WITH NO-OX-ID TAPE. DUCTILE IRON PIPE SHALL BE ENCASED WITH POLYETHYLENE WRAP AND IDENTIFICATION TAPE. ALL MAINLINES (INCLUDING PVC) SHALL BE ENCASED WITH IDENTIFICATION TAPE.

## METERS:

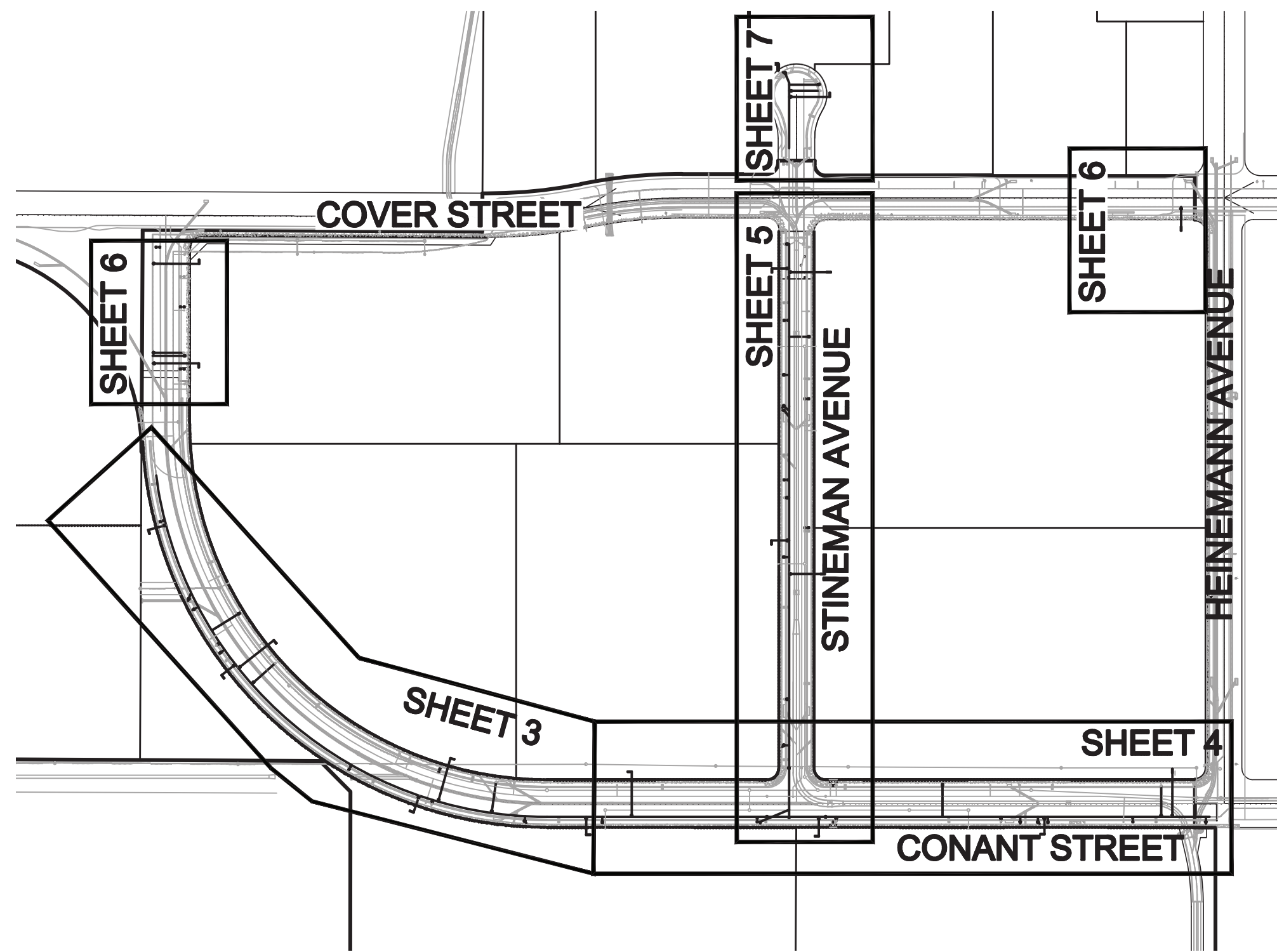
- THE LBWD IS RESPONSIBLE FOR THE INSTALLATION OF THE WATER METER ONLY. UPON RECEIPT OF THE APPLICATION AND PAYMENT OF THE PUBLISHED FEES, THE LBWD WILL FURNISH THE METER BOX FOR INSTALLATION BY THE CONTRACTOR. THE LBWD INSPECTOR WILL CHECK THE INSTALLATION, METER BOX PLACEMENT AND ALL APPURTENANCES INSTALLED BY THE CONTRACTOR BEFORE METER INSTALLATION.
- ANY WATER SERVICE BEING USED FOR IRRIGATION WILL REQUIRE A LBWD APPROVED BACK FLOW DEVICE INSTALLED ABOVE GRADE BY THE DEVELOPER/CONTRACTOR.
- DOMESTIC WATER SERVICE REQUIRING A BACK FLOW DEVICE MUST GET LBWD APPROVAL PRIOR TO INSTALLATION. CONTACT PETE YBARRA OF THE LBWD'S METER SHOP AT (562) 570-2415.
- ALL WATER METER SIZES 4" AND ABOVE WILL BE INSTALLED ABOVE GRADE PER LBWD STANDARD DRAWING WDS-011 AND THE DIMENSIONS REQUIRED FOR METER INSTALLATION CANNOT BE MODIFIED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL STANDARD HOUSE CONNECTION.
- THE LOCATION OF THE WATER SERVICE IS TO BE PERMANENTLY MARKED ON THE TOP OF THE CURB WITH A "W". THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND CONDITION OF ALL WATER SERVICES UNTIL SUCH TIME AS LBWD HAS INSTALLED THE INDIVIDUAL METERS.
- ALL SERVICES ARE TO BE METERED. BACK FLOW PREVENTION DEVICES ARE SUBJECT TO REVIEW AND APPROVAL OF THE LBWD.
- HOUSE WATER SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD TO AVOID CONFLICTS WITH DRIVEWAYS, HOUSE WALKS, FIRE HYDRANTS, ETC.
- A MINIMUM GRADE OF 45-INCHES IS REQUIRED ABOVE ALL WATERLINES. WHERE THE LBWD DETERMINES THAT IT IS IMPRACTICAL TO MAINTAIN THE MINIMUM GRADE, THE WATERLINE SHALL BE ENCASED PER WDS-106.
- NO WATER SERVICE SHALL BE CLOSER THAN TWO (2) FEET TO A COUPLING.
- A MINIMUM SEPARATION BETWEEN WATER SERVICES SHALL BE THREE (3) FEET.
- WATER METER BOXES SHALL BE LOCATED PERPENDICULAR TO AND BEHIND THE CURB.

## SHUTDOWNS:

- ONLY THE LBWD AND THEIR APPROVED REPRESENTATIVES SHALL OPERATE VALVES. WHEN IT IS NECESSARY TO SHUT DOWN AN EXISTING WATER SYSTEM FOR THE PURPOSES OF CONNECTING TO AND/OR THE TESTING OF THE NEWLY INSTALLED FACILITIES. THE CONTRACTOR SHALL REQUEST A SCHEDULED SHUT DOWN FROM THE LBWD THROUGH THE PROJECT INSPECTOR. THE CONTRACTOR SHALL GIVE A MINIMUM ADVANCE NOTICE OF (7) DAYS WHEN REQUESTING LBWD VALVE OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL BUSINESSES AND RESIDENTS IN WRITING SEVEN (7) DAYS PRIOR TO THE DATE OF THE CONSTRUCTION WITH A NOTICE INFORMING THEM OF ALL POSSIBLE INCONVENIENCES INCURRED BY THE CONSTRUCTION. CONTRACTOR SHALL FOLLOW WITH A (24) HOUR DOOR HANGER REMINDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF ALL NOTICES. SAID NOTIFICATIONS SHALL INCLUDE CONTRACTOR'S NAME AND TELEPHONE NUMBER FOR CONTACT.
- THE LBWD CANNOT GUARANTEE A COMPLETE SHUT DOWN OF EXISTING WATER MAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEWATERING OF THE CONSTRUCTION SITE AND THE PROPER DISPOSAL OF WATER RUN OFF IN ACCORDANCE WITH THE CITY OF LONG BEACH NPDES REQUIREMENTS.
- IN CASES WHERE THE LBWD DETERMINES THAT THE PROPOSED SHUT DOWN MAY NOT BE FEASIBLE OR MAY CAUSE AN EXCESSIVE HARDSHIP TO EXISTING CUSTOMERS, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO PROPOSE AN ALTERNATIVE PLAN FOR LBWD APPROVAL EXPLAINING THE CONSTRUCTABILITY OF THE DESIGN. CONTINGENCY PLANS INCLUSIVE OF BOTTLED WATER AND PORTABLE TOILETS PER NUMBER OF CUSTOMERS MAY BE REQUIRED.
- THE SHUTDOWN OF WATER SERVICES FOR THE PURPOSE OF CONSTRUCTION SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) HOURS. FOR CONSTRUCTION THAT EXCEEDS (4) HOURS THE CONTRACTOR MUST PROVIDE TEMPORARY HIGH LINE CONNECTIONS WHERE DEEMED APPLICABLE BY THE LBWD.

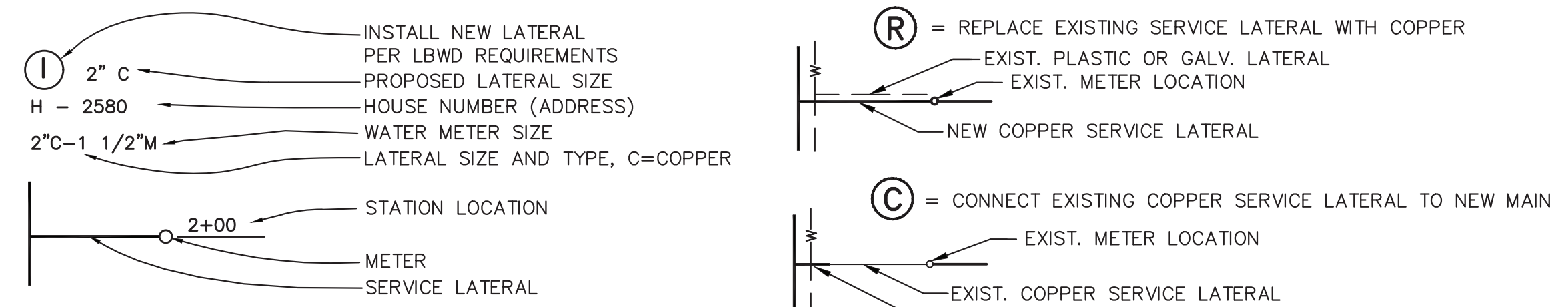
## CROSS-CONNECTION TEST:

- BEFORE LBWD'S ACCEPTANCE OF THE POTABLE AND RECLAIMED WATER SYSTEMS, THE CONTRACTOR SHALL CONDUCT A CROSS-CONNECTION TEST UNDER THE WITNESS OF LONG BEACH HEALTH DEPARTMENT AND LBWD. THE SUBCONTRACTOR SHALL COORDINATE WITH ALL AGENCIES AND PERFORM THE TEST AT ITS OWN COST. THE CONTRACTOR SHALL SUBMIT A CROSS CONNECTION TEST PLAN AND SCHEDULE TO LBWD FOR REVIEW AND APPROVAL AT LEAST 7 DAYS PRIOR TO THE TEST.



**INDEX MAP**  
SCALE: 1"=200'

## SERVICE LEGEND

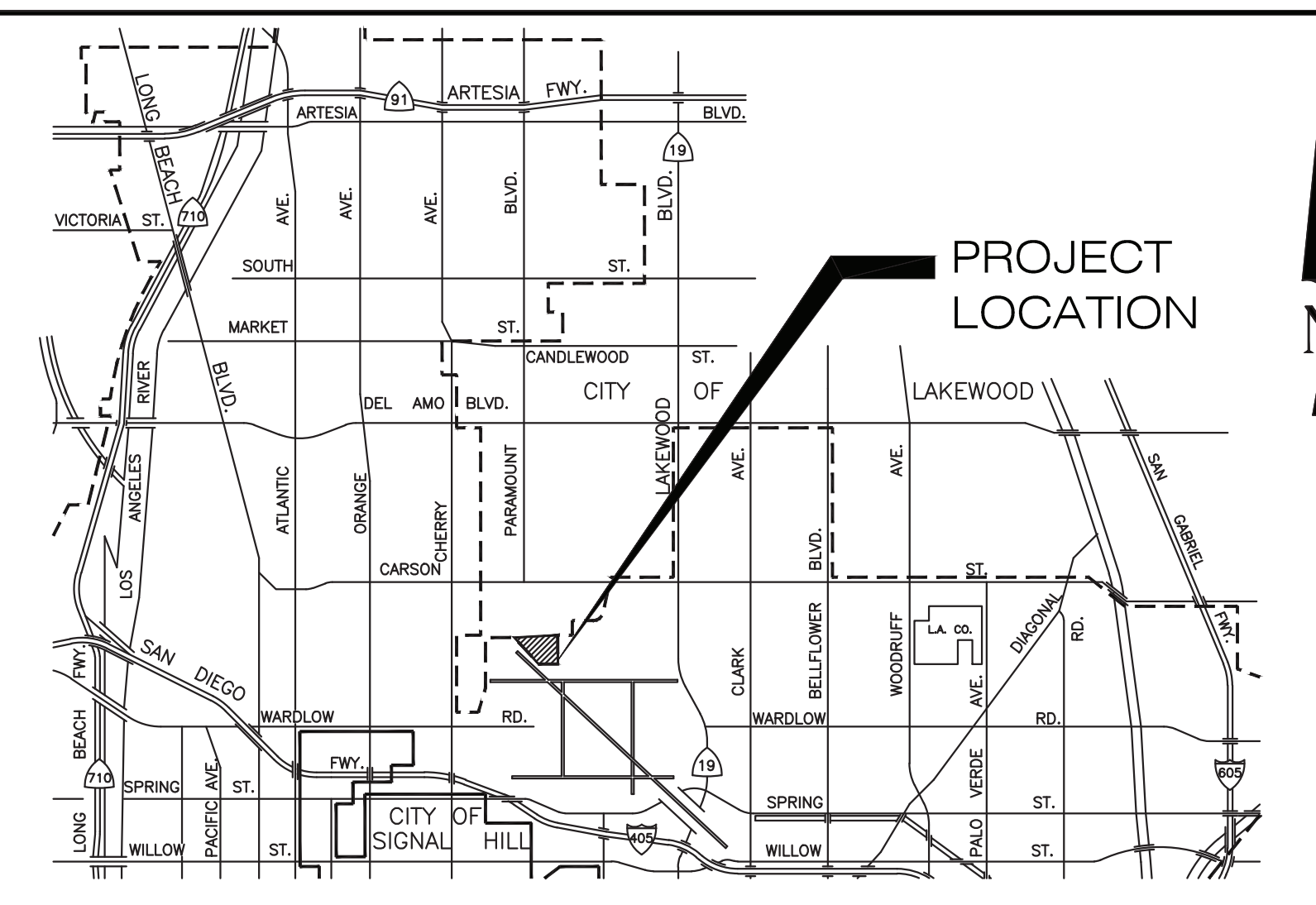


## ABBREVIATIONS

BOP	-	BOTTOM OF PIPE
C	-	CENTERLINE
CO	-	CLEAN OUT
D.I.	-	DUCTILE IRON
D.I.P.	-	DUCTILE IRON PIPE
DW	-	DOMESTIC WATER
EXIST	-	EXISTING
FE	-	FLANGED END
FW	-	FIRE WATER
GETS	-	GROUNDWATER EXTRACTION TREATMENT SYSTEM
INV	-	INVERT
LBWD	-	LONG BEACH WATER DISTRICT
MJ	-	MECHANICAL JOINT
OFF	-	OFFSET
PROP	-	PROPOSED
RW	-	RECLAIMED WATER
S	-	SLOPE
SMH	-	SEWER MANHOLE
SD	-	STORM DRAIN
SS	-	SANITARY SEWER
STA	-	STATION
STD	-	STANDARD
TOP	-	TOP OF PIPE
V.C.P.	-	VITRIFIED CLAY PIPE
WDS	-	WATER DEPARTMENT STANDARDS

## UNDERGROUND UTILITY LEGEND

---	E	---	EX. ELECTRICAL LINE
---	W	---	EX. DOMESTIC WATER
---	SD	---	EX. STORM DRAIN
---	SS	---	EX. SANITARY SEWER
---	RW	---	EX. RECYCLED WATER
---	T	---	EX. TELEPHONE LINE
---	W	---	PROP. DOMESTIC WATER
---		---	PROP. STORM DRAIN
---	SS	---	PROP. SANITARY SEWER
---		---	PROP. RECYCLED WATER



## VICINITY MAP

THOMAS GUIDE PG. 765, GRID J7

SCALE: NONE

## SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES AND QUANTITIES
3	DW LINE "A" PLAN & PROFILE: STA 4+23.88 TO 14+00.00
4	DW LINE "A" PLAN & PROFILE: STA 14+00.00 TO 24+04.27
5	DW LINE "B" PLAN & PROFILE: STA 9+78.00 TO 19+18.05

## C.L.B. BENCHMARK NO. BM1339

L&T IN CATCH BASIN 90' N'LY & 30' W'LY OF CL INT PARAMOUNT BLVD & COVER ST  
ELEV.=56.081 DATUM: N.G.V.D. 29, C.L.B. C.L.B. ADJUSTMENT DATE: 1985

## BASIS OF BEARINGS:

THE BEARINGS SHOWN ON HEREON ARE BASED THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, 2011.00 EPOCH, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), AND WERE DETERMINED BY GLOBAL POSITIONING (GPS) TIES TO TWO CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) REFERRED TO AS "BKMS" AND "BLSA". THE BEARING BETWEEN SAID STATIONS BEING NORTH 18°39'42" WEST BASED ON POSITIONS COMPUTED IN JULY 2020, ND PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).

## NOTE:

- ALL METERS MUST BE PAID FOR PRIOR TO LBWD SUPPLYING AND INSTALLING THE METERS.
- WATER SYSTEM WILL NOT BE USED FOR POTABLE SERVICE UNLESS A FLUSHING PROGRAM IS MAINTAINED OR THE SYSTEM LOOP IS COMPLETED.

## NOTE:

THESE PLANS HAVE BEEN REVIEWED BY THE LONG BEACH WATER DEPARTMENT FOR CONFORMANCE WITH WATER DEPARTMENT STANDARDS AND FOR COMPLIANCE WITH THE GENERAL CONCEPTUAL DESIGN OF THE WATER SYSTEM SHOWN ON THESE PLANS. NO DETAILED MATHEMATICAL CHECK WAS MADE OF THE ACCURACY OF THE EXISTING OR PROPOSED DIMENSIONS, STATIONS, LINES OR GRADES SHOWN, NOR OF EXISTING OR PROPOSED UTILITY SUBSTRUCTURES. FULL RESPONSIBILITY IS PLACED UPON THE CONSULTANT REGISTERED CIVIL ENGINEER.



## RECORD DRAWING

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THESE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BY INCORPORATED HEREIN AS A RESULT.

DATE BY DAVID HOOPFER (MICHAEL BAKER INTERNATIONAL)



11/4/22

**Michael Baker INTERNATIONAL**

5 Hutton Centre Drive Suite 500 Santa Ana, CA 92707 Phone: (949) 472-3505 MBAKERINTL.COM

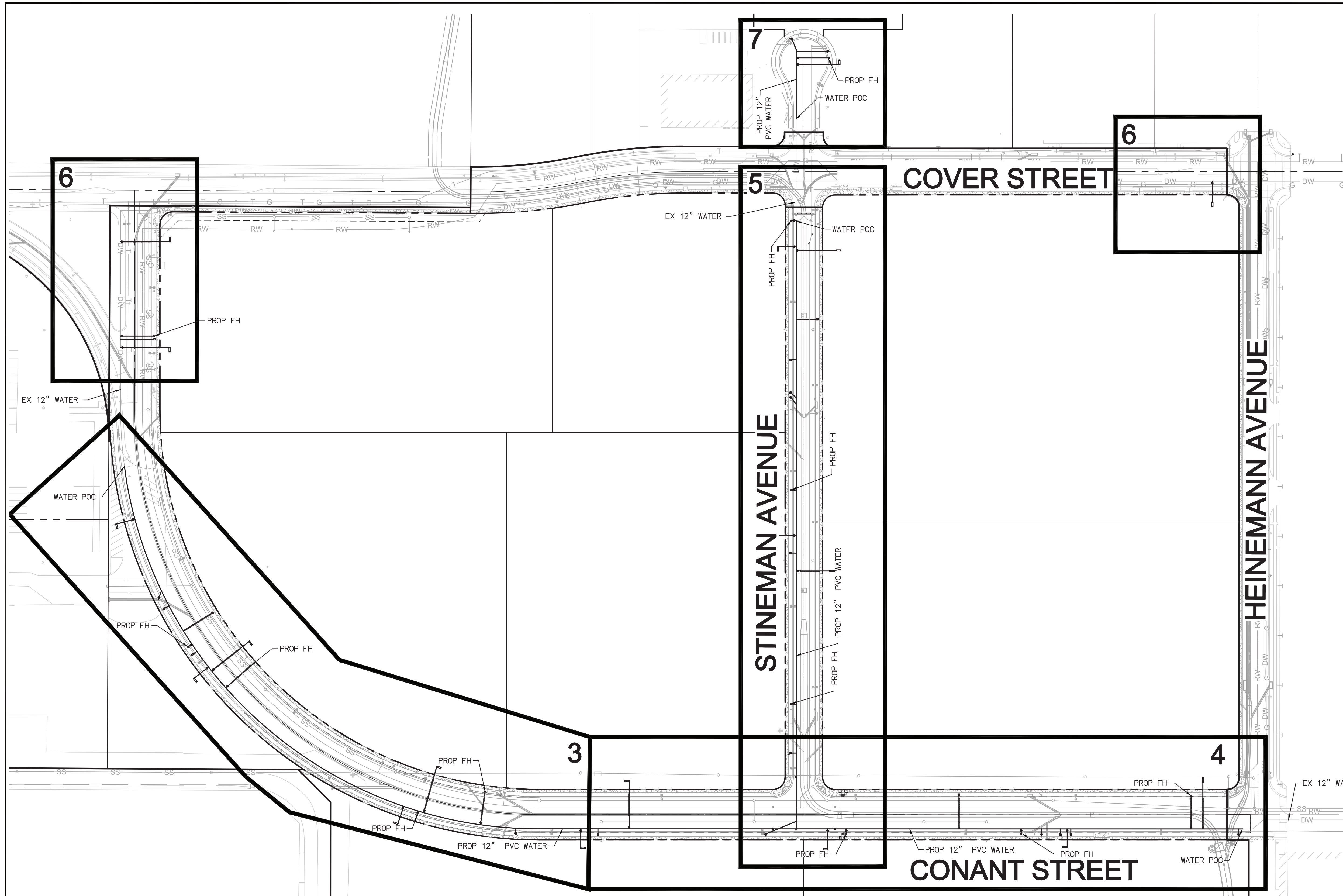
REV.	DATE	DESCRIPTION	BY	CK'D.	APP'D.

DEPARTMENT	CHECKED BY	DATE	DRAWN BY	CW	DATE	SCALE
FIRE			CHECKED BY	DH	DATE	1"= 40'
CITY ENG.			CORRECTED BY		DATE	SERVICE ATLAS PAGE
SAS			AS-BUILT BY		DATE	SECTION MAP
EDISON CO.			POSTED GIS		DATE	FIELD BOOK
SEN. TEL. CO.			GATE VALVES REC.		DATE	PAGE
			CONSTRUCTED BY		DATE	SPEC. NO.
						CONTRACT NO.

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

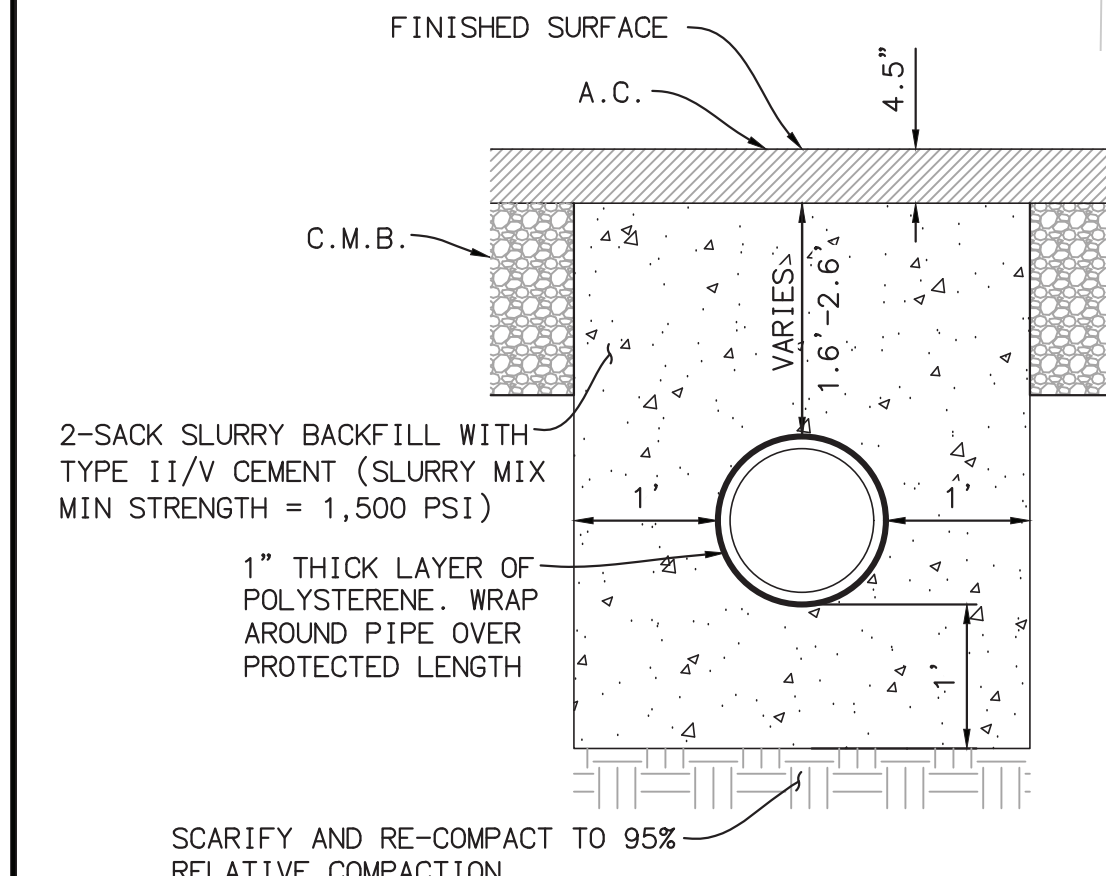
**LONG BEACH ENCLAVE PUBLIC DOMESTIC WATER IMPROVEMENTS**  
TITLE SHEET, NOTES, BENCHMARK AND LOCATION MAP

DRAWING-FILE NUMBER:  
**MC-5067**  
MUNIS: 6002020252 FAMS: WAPM-HR  
SHEET 1 OF 7 SHEETS

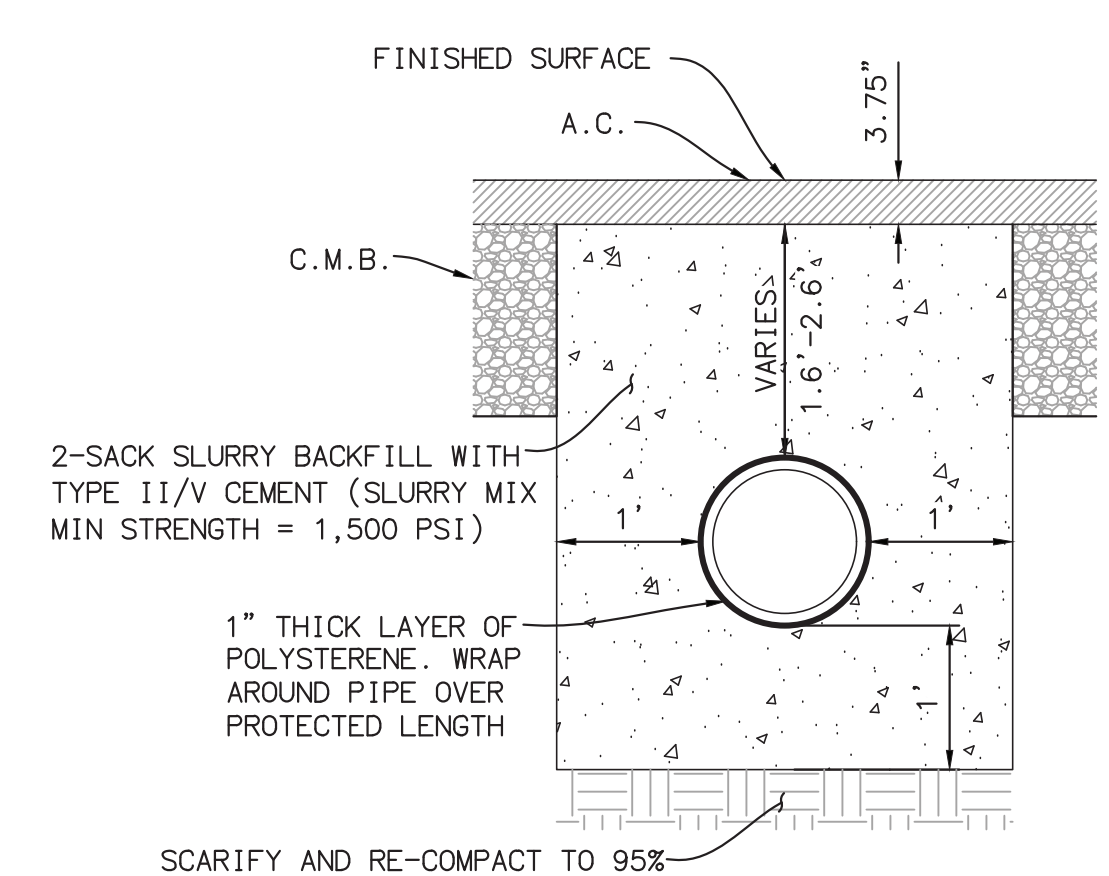


CONSTRUCTION NOTES		UNIT	QUANTITY
1	INSTALL 12" C900 DR14 PVC DOMESTIC WATER MAIN (WITH ALL JOINTS RESTRAINED) AND TRENCH PER WDS-406.	LF	3,064
2	INSTALL 24" STEEL WATER MAIN ENCASUREMENT PER LBWD STD. WDS-106.	LF	156
3	INSTALL 6" FIRE HYDRANT PER LBWD STD. WDS-102.	EA	12
4	INSTALL 2" METER SERVICE CONNECTION PER LBWD STD. WDS-001 & METER BOX PER LBWD STD. WDS-009.	EA	10
5	INSTALL 12"x12" (MJ X MJ) D.I. TEE WITH RESTRAINED JOINTS AND THRUST BLOCKS PER LBWD STD. WDS-107.	EA	1
6	INSTALL 12"x6" (MJ X FE) D.I. TEE WITH RESTRAINED JOINTS AND THRUST BLOCKS PER LBWD STD. WDS-107.	EA	11
7	CONSTRUCT CONCRETE BLANKET PER LBWD STD. WDS-129.	EA	4
8	INSTALL 12" (MJ X MJ) D.I. GATE VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.	EA	3
9	INSTALL 12" D.I. 11.25 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.	EA	20
10	INSTALL 12" D.I. 22.5 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.	EA	4
11	INSTALL 12" D.I. 45 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.	EA	6
12	INSTALL 6" (FE X MJ) D.I. VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.	EA	12
13	INSTALL 10" FIRE SERVICE LATERAL WITH 22" STEEL ENCASUREMENT PER LBWD STD. WDS-106 UNDER STORM DRAIN, RECYCLED WATER & SANITARY SEWER.	LF	164
14	REMOVE EXISTING GAP AND THRUST BLOCK, CONNECT TO EXISTING WATER MAIN PER 2-PHASE CONNECTION DETAIL.	EA	4
15	INSTALL 10" FIRE SERVICE LINE WITH 12"x10" (MJ X FE) D.I. TEE, 10" (FE X MJ) D.I. VALVE AND 10" DOUBLE DETECTOR CHECK PER LBWD STD. WDS-006.	EA	15
16	INSTALL 2-SACK SLURRY TO 4.5" BELOW FINISH SURFACE PER DETAIL ON SHEET 2.	LF	482
17	INSTALL 2" AIR RELIEF ASSEMBLY OPTION 3 PER LBWD STD. WDS-212.	EA	5
18	INSTALL 4" BLOW-OFF ASSEMBLY WITH 12"x4" (MJ X FE) D.I. TEE AND 4" (FE X MJ) D.I. VALVE PER LBWD STD. WDS-113.1.	EA	5
19	INSTALL 2-SACK SLURRY TO 3.75" BELOW FINISH SURFACE PER DETAIL ON SHEET 2.	LF	50
20	INSTALL 4" DEAD END BLOW-OFF ASSEMBLY WITH (MJ X FE) ADAPTER PER LBWD STD. WDS-112 & THRUST BLOCK PER LBWD STD. 107.	EA	1
21	REMOVE EXISTING FIRE HYDRANT, 6" LATERAL, 6" GATE VALVE & THRUST BLOCK AND INSTALL 6" BLIND FLANGE ON EXISTING TEE.	EA	1
22	INSTALL 6" FIRE HYDRANT LATERAL WITH 14" STEEL ENCASUREMENT PER LBWD STD. WDS-106 UNDER STORM DRAIN, RECYCLED WATER & SANITARY SEWER.	LF	78
23	INSTALL 10" FIRE SERVICE WITH 12"x10" LONG BODY TAPPING SLEEVE, 10" (FE X MJ) D.I. VALVE AND 10" DOUBLE DETECTOR CHECK PER LBWD STD. WDS-006.	EA	3
24	INSTALL 12"x6" TAPPING SLEEVE WITH 6" FLANGE OUTLET AND THRUST BLOCK PER WDS-107.	EA	1

- ADDITIONAL GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN THE PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.
  - THE CONSTRUCTION DRAWINGS SHOW THE GENERAL LOCATION AND DEPTH OF UNDERGROUND UTILITIES BASED ON THE BEST INFORMATION AVAILABLE TO LBWD. LBWD DOES NOT GUARANTEE THE LOCATION OR DEPTH OF UNDERGROUND UTILITIES AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIND THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES IN AREAS REQUIRING EXCAVATION.
  - THE CONTRACTOR SHALL PERFORM UTILITY RESEARCH FOR THE PROJECT AREAS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THE PLANS, AND IS RESPONSIBLE FOR ANY DAMAGE TO THESE LINES OR STRUCTURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY EACH RESPECTIVE UTILITY AND UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA, 811 TO DETERMINE THE EXACT FIELD LOCATION OF UTILITIES WHICH MAY CONFLICT WITH THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, PAVEMENT, CURBS, TRAFFIC STRIPING AND MARKINGS, TRAFFIC SIGNAL DETECTOR LOOPS, STRUCTURES, SIGNS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, AS A RESULT OF HIS OPERATIONS, AND WILL BE REQUIRED TO REPAIR OR REPLACE IN KIND TO THE SATISFACTION OF AND AS DIRECTED BY THE CITY, THE ENGINEER, UTILITY COMPANY, OR PROPERTY OWNER.
  - THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER THE CITY OF LONG BEACH TRAFFIC CONTROL STANDARDS AND REQUIREMENTS.
  - ADEQUATE TRAFFIC AND SAFETY MEASURES SHALL BE MAINTAINED BY PROPER SCHEDULING OF FACILITY INSTALLATION, PAVEMENT RECONSTRUCTION AND USE OF APPROVED TRAFFIC CONTROL DEVICES, AND IN ACCORDANCE WITH PERMITS SECURED OR PROVIDED.
  - ALL CONCRETE SIDEWALKS, CURBS, OR CROSS GUTTERS TO BE REPLACED SHALL BE SAW CUT TO THE NEAREST TRANSVERSE SCORE MARK, ADJUSTABLE CONTROL JOINT, OR WEAKENED PLANE JOINT AND REPLACED IN CONFORMANCE WITH SPWC STD PLAN 120-2. ALL EXPOSED CONCRETE SURFACES SHALL CONFORM IN GRADE, COLOR AND FINISH TO ALL ADJOINING CURBS AND WALKS.
  - THE CONTRACTOR SHALL REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE INTEGRITY HAS BEEN COMPROMISED. ALL RESTRIPING WILL REQUIRE TWO COATS (TWO PASSES) AS A MINIMUM AND BE SUPPLEMENTAL TO RAISED REFLECTIVE PAVEMENT MARKERS AS REQUIRED.
  - ALL LANDSCAPING AND GRASS AREAS SHALL BE RESTORED TO ITS ORIGINALLY CONDITION (REPLACE GRASS WITH SOD). THE CONTRACTOR SHALL REPAIR AND/OR REMODEL EXISTING IRRIGATION SYSTEMS AS NECESSARY TO FACILITATE CONSTRUCTION TO THE SATISFACTION OF THE WATER DEPARTMENT AND CITY ENGINEER.

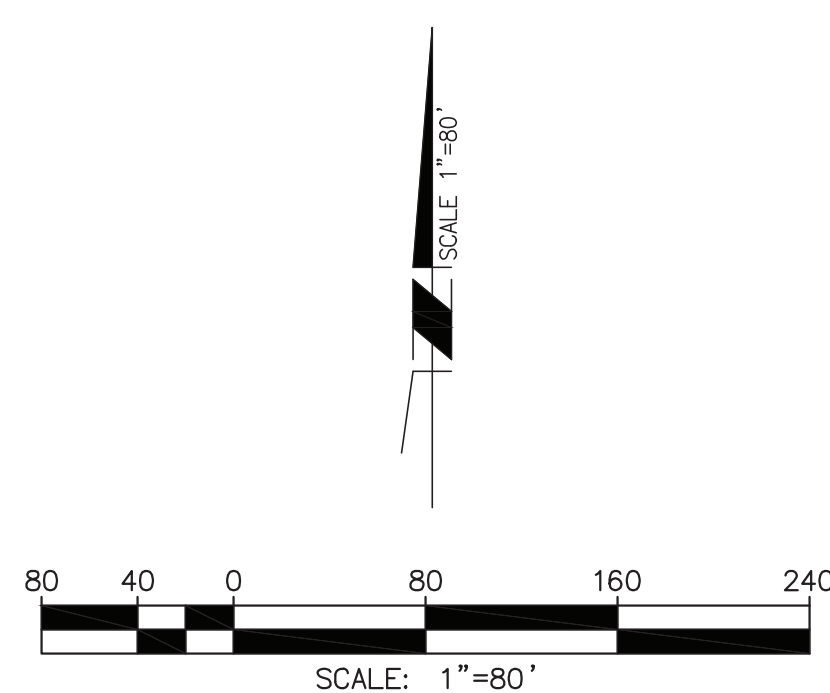


**16 2-SACK SLURRY DETAIL**  
(TO 4.5" BELOW FS)  
NO TO SCALE



**19 2-SACK SLURRY DETAIL**  
(TO 3.75" BELOW FS)  
NO TO SCALE

**INDEX MAP**  
SCALE: 1"=80'



**RECORD DRAWING**  
THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THESE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.  
DATE: 11/4/22 BY DAVID HOOPFER (MICHAEL BAKER INTERNATIONAL)

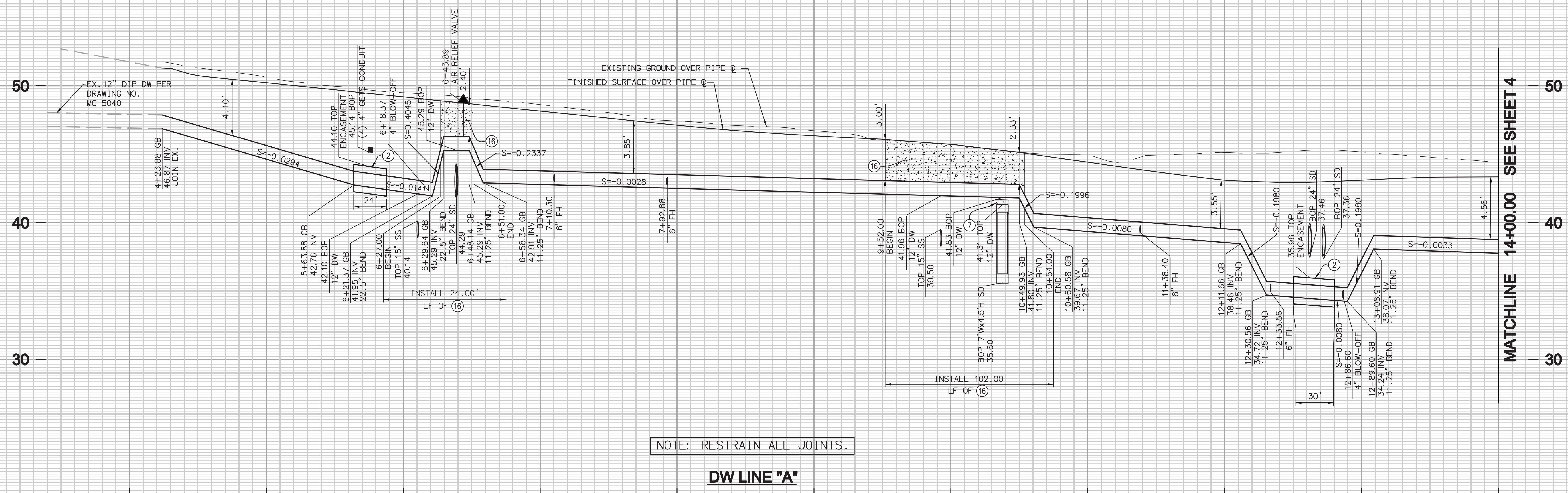


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**LONG BEACH WATER DEPARTMENT**  
CHRISTOPHER J. GARNER  
GENERAL MANAGER

**LONG BEACH ENCLAVE PUBLIC DOMESTIC WATER IMPROVEMENTS CONSTRUCTION NOTES, QUANTITY ESTIMATES AND INDEX MAP**  
DRAWING-FILE NUMBER: **MC-5067**  
MUNIS: 6002020252 WAPM-HR  
SHEET 2 OF 7 SHEETS

PROFILE SCALE  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'



NOTE: RESTRAIN ALL JOINTS.

DW LINE "A"

CONSTRUCTION NOTES

- 1) INSTALL 12" C900 DR14 PVC DOMESTIC WATER MAIN (WITH ALL JOINTS RESTRAINED) AND TRENCH PER WDS-406.
- 2) INSTALL 24" STEEL WATER MAIN ENCASUREMENT PER LBWD STD. WDS-106.
- 3) INSTALL 6" FIRE HYDRANT PER LBWD STD. WDS-102.
- 4) INSTALL 2" METER SERVICE CONNECTION PER LBWD STD. WDS-001 & METER BOX PER LBWD STD. WDS-009.
- 6) INSTALL 12"x6" (MJ X FE) D.I. TEE WITH RESTRAINED JOINTS AND THRUST BLOCKS PER LBWD STD. WDS-107.
- 7) CONSTRUCT CONCRETE BLANKET PER LBWD STD. WDS-129.
- 9) INSTALL 12" D.I. 11.25 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.
- 10) INSTALL 12" D.I. 22.5 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.
- 12) INSTALL 6" (FE X MJ) D.I. VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.
- 13) INSTALL 10" FIRE SERVICE LATERAL WITH 22" STEEL ENCASUREMENT PER LBWD STD. WDS-106 UNDER STORM DRAIN, RECYCLED WATER & SANITARY SEWER.
- 14) REMOVE EXISTING CAP AND THRUST BLOCK, CONNECT TO EXISTING WATER MAIN PER 2-PHASE CONNECTION DETAIL.
- 15) INSTALL 10" FIRE SERVICE LINE WITH 12"x10" (MJ X FE) D.I. TEE, 10" (FE X MJ) D.I. VALVE AND 10" DOUBLE DETECTOR CHECK PER LBWD STD. WDS-006.
- 16) INSTALL 2-SACK SLURRY TO 4.5" BELOW FINISH SURFACE PER DETAIL ON SHEET 2.
- 17) INSTALL 2" AIR RELIEF ASSEMBLY OPTION 3 PER LBWD STD. WDS-212.
- 18) INSTALL 4" BLOW-OFF ASSEMBLY WITH 12"x4" (MJ X FE) D.I. TEE AND 4" (FE X MJ) D.I. VALVE PER LBWD STD. WDS-113.1.
- 20) REMOVE EXISTING FIRE HYDRANT, 6" LATERAL, 6" GATE VALVE & THRUST BLOCK AND INSTALL 6" BLIND FLANGE ON EXISTING TEE.
- 22) INSTALL 6" FIRE HYDRANT LATERAL WITH 14" STEEL ENCASUREMENT PER LBWD STD. WDS-106 UNDER STORM DRAIN, RECYCLED WATER & SANITARY SEWER.

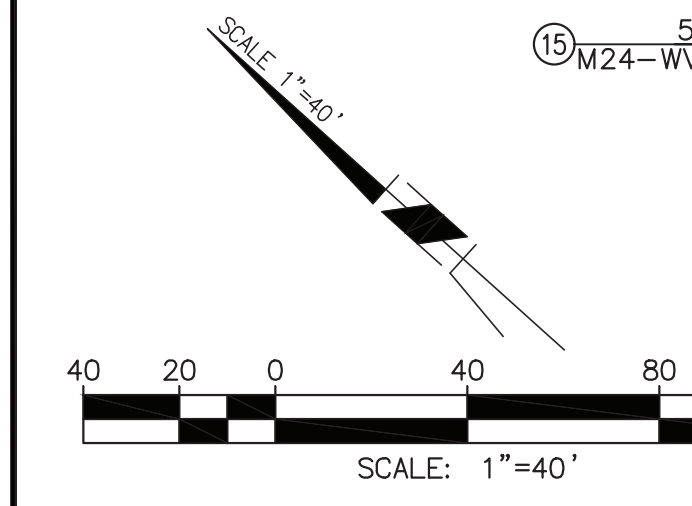
LINE AND CURVE TABLE

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 07°54'05" W	---	21.55'	---
2	80°21'09"	647.50'	908.06'	546.72'

MATCHLINE 3+00.00 SEE SHEET 6

MATCHLINE 9+00.00 SEE LEFT

SEE WEST END 2 PHASE MAIN CONNECTION DETAIL ON THIS SHEET



VALVE INFORMATION SHEET

THE CONTRACTOR MUST COMPLETE THE VALVE INFORMATION FORM(S) ON THE PLANS BASED ON THE LIST OF APPROVED MATERIALS FOR WATERLINE CONSTRUCTION (WD-1-97) AND FIELD MEASUREMENTS TAKEN BY THE CONTRACTOR. THE LBWD WILL NOT RELEASE THE METERS TO THE CONTRACTOR UNTIL THE VALVE INFORMATION IS PROVIDED TO THE SATISFACTION OF LBWD.

NEW VALVE		SIZE (IN.)	MAKE (MFG.)	STEM DEPTH	NO. OF TURNS	PIPE COVER	NORTH - SOUTH STREET		EAST - WEST STREET		DRAWING/FILE NO. REMARKS	ABANDONED VALVE	
GIS STRUCTURE	DISTRICT & VALVE NO.						DIST. FROM PROP. LINE	DIST. FROM CURB	DIST. FROM PROP. LINE	DIST. FROM CURB		GIS STRUCTURE	DISTRICT & VALVE NO.
M25-WVA-050		10					STINEMAN AVENUE		CONANT STREET	MC-5067, FL		M25-WVA-033	
M25-WVA-051		6					STINEMAN AVENUE		CONANT STREET	MC-5067, FH			
M25-WVA-052		6					STINEMAN AVENUE		CONANT STREET	MC-5067, FH			
M25-WAR-053		2					STINEMAN AVENUE		CONANT STREET	MC-5067, ARV			
M25-WVA-036		10					STINEMAN AVENUE		CONANT STREET	MC-5067, FL			
M25-WVA-037		6					STINEMAN AVENUE		CONANT STREET	MC-5067, FH			
M25-WVA-038		6					STINEMAN AVENUE		CONANT STREET	MC-5067, FH			
M25-WBO-035		4					STINEMAN AVENUE		CONANT STREET	MC-5067, BO			
M24-WBO-039		4					STINEMAN AVENUE		CONANT STREET	MC-5067, BO			
M24-WVA-040		10					STINEMAN AVENUE		CONANT STREET	MC-5067, FL			
M25-WVA-061		10					STINEMAN AVENUE		CONANT STREET	MC-5067, FL			
M24-WVA-066		10					STINEMAN AVENUE		CONANT STREET	MC-5067, FL			
M24-WVA-067		10					STINEMAN AVENUE		CONANT STREET	MC-5067, FL			

VALVE TYPES AVAILABLE  
 WVA, WBO, WRI, WAR & WIM

WEST END 2-PHASE MAIN CONNECTION DETAIL  
 (PER WDS-101)  
 NOT TO SCALE

PHASE I: CONSTRUCT NEW 12" C900 DR 14 PVC WATER MAIN IN CONANT STREET WITH TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. PRESSURE TEST, CHLORINATE- AND OBTAIN CLEARANCE FOR BACTERIA TESTS. NOTE: PRESSURE TESTING AGAINST CLOSED VALVE IS PROHIBITED.

PHASE II: REMOVE TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. INSTALL NEW TRANSITION COUPLING & CONNECT NEW 12" PVC MAIN TO EX. 12" D.I.P. MAIN WITH MECHANICAL JOINT FITTINGS. BAC-T TEST EXISTING PHASE II PIPELINE PRIOR TO FINAL CONNECTION.

DW LINE "A"

CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.



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 M24-WBO-039  
 M24-WVA-040

LONG BEACH WATER DEPARTMENT

CHRISTOPHER J. GARNER  
 GENERAL MANAGER

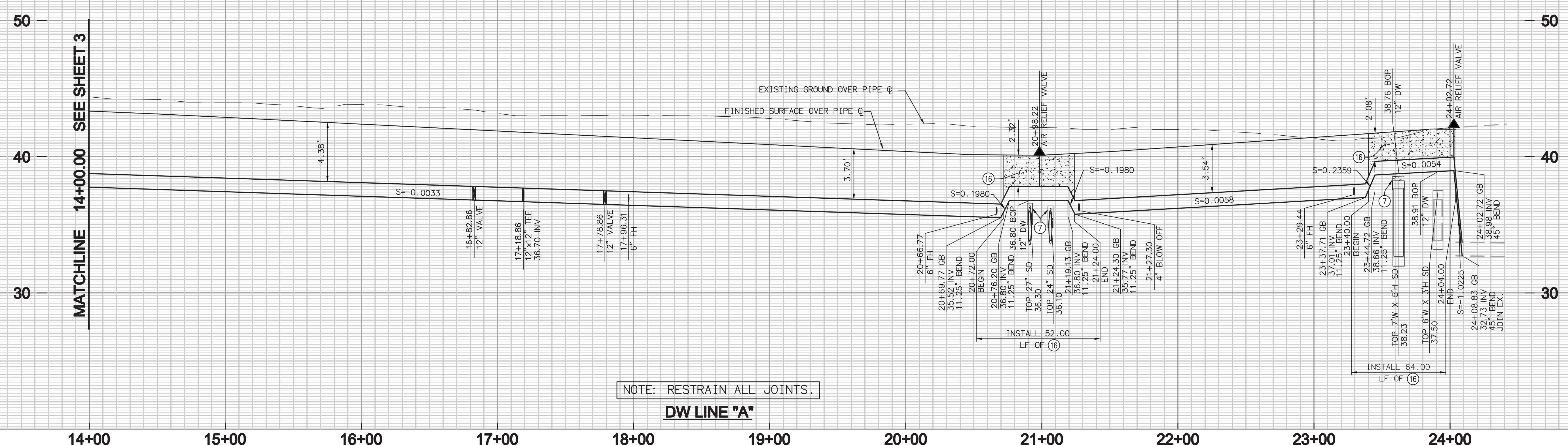


LONG BEACH ENCLAVE  
 PUBLIC DOMESTIC WATER IMPROVEMENTS  
 DW LINE "A" PLAN AND PROFILE  
 STA 4+23.88 TO 14+00.00

DRAWING-FILE NUMBER:  
**MC-5067**

MUNIS: 6002020252  
 WAPM-HR  
 SHEET 3 OF 7 SHEETS

PROFILE SCALE  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'



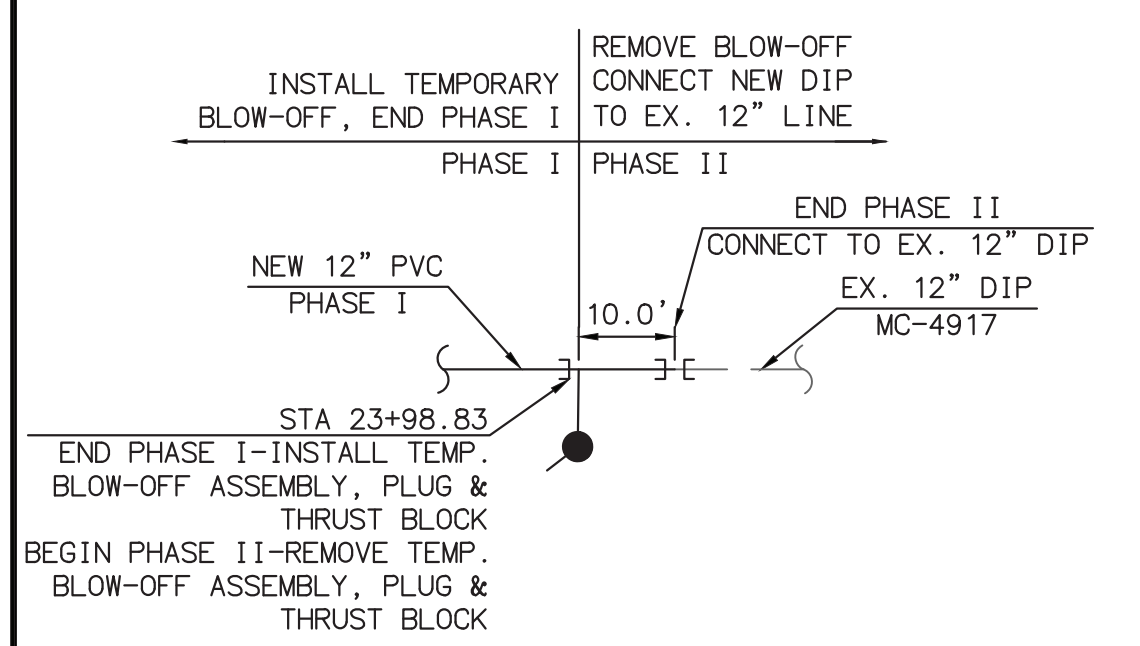
NOTE: RESTRAIN ALL JOINTS.

DW LINE "A"

CONSTRUCTION NOTES

- ① INSTALL 12" C900 DR14 PVC DOMESTIC WATER MAIN (WITH ALL JOINTS RESTRAINED) AND TRENCH PER WDS-406.
- ② INSTALL 6" FIRE HYDRANT PER LBWD STD. WDS-102.
- ③ INSTALL 2" METER SERVICE CONNECTION PER LBWD STD. WDS-001 & METER BOX PER LBWD STD. WDS-009.
- ④ INSTALL 12"x12" (MJ X MJ) D.I. TEE WITH RESTRAINED JOINTS AND THRUST BLOCKS PER LBWD STD. WDS-107.
- ⑤ INSTALL 12"x6" (MJ X FE) D.I. TEE WITH RESTRAINED JOINTS AND THRUST BLOCKS PER LBWD STD. WDS-107.
- ⑥ CONSTRUCT CONCRETE BLANKET PER LBWD STD. WDS-129.
- ⑦ INSTALL 12" (MJ X MJ) D.I. GATE VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.
- ⑧ INSTALL 12" D.I. 11.25 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.
- ⑨ INSTALL 12" D.I. 45 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.
- ⑩ INSTALL 6" (FE X MJ) D.I. VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.
- ⑪ INSTALL 10" FIRE SERVICE LATERAL WITH 22" STEEL ENCASEMENT PER LBWD STD. WDS-106 UNDER STORM DRAIN, RECYCLED WATER & SANITARY SEWER.
- ⑫ REMOVE EXISTING CAP AND THRUST BLOCK, CONNECT TO EXISTING WATER MAIN PER 2-PHASE CONNECTION DETAIL.
- ⑬ INSTALL 10" FIRE SERVICE LINE WITH 12"x10" (MJ X FE) D.I. TEE, 10" (FE X MJ) D.I. VALVE AND 10" DOUBLE DETECTOR CHECK PER LBWD STD. WDS-006.
- ⑭ INSTALL 2-SACK SLURRY TO 4.5" BELOW FINISH SURFACE PER DETAIL ON SHEET 2.
- ⑮ INSTALL 2" AIR RELIEF ASSEMBLY OPTION 3 PER LBWD STD. WDS-212.
- ⑯ INSTALL 4" BLOW-OFF ASSEMBLY WITH 12"x4" (MJ X FE) D.I. TEE AND 4" (FE X MJ) D.I. VALVE PER LBWD STD. WDS-113.1.

NO	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 89°59'44" W	---	1082.45'	---



**PHASE I:** CONSTRUCT NEW 12" C900 DR 14 PVC WATER MAIN IN CONANT STREET WITH TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. PRESSURE TEST, CHLORINATE- AND OBTAIN CLEARANCE FOR BACTERIA TESTS.  
 NOTE: PRESSURE TESTING AGAINST CLOSED VALVE IS PROHIBITED.

**PHASE II:** REMOVE TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. INSTALL NEW TRANSITION COUPLING & CONNECT NEW 12" PVC MAIN TO EX. 12" D.I.P MAIN WITH MECHANICAL JOINT FITTINGS. BAC-T TEST EXISTING PHASE II PIPELINE PRIOR TO FINAL CONNECTION.

**14 EAST END 2-PHASE MAIN CONNECTION DETAIL (PER WDS-101)**  
 NOT TO SCALE

VALVE INFORMATION SHEET

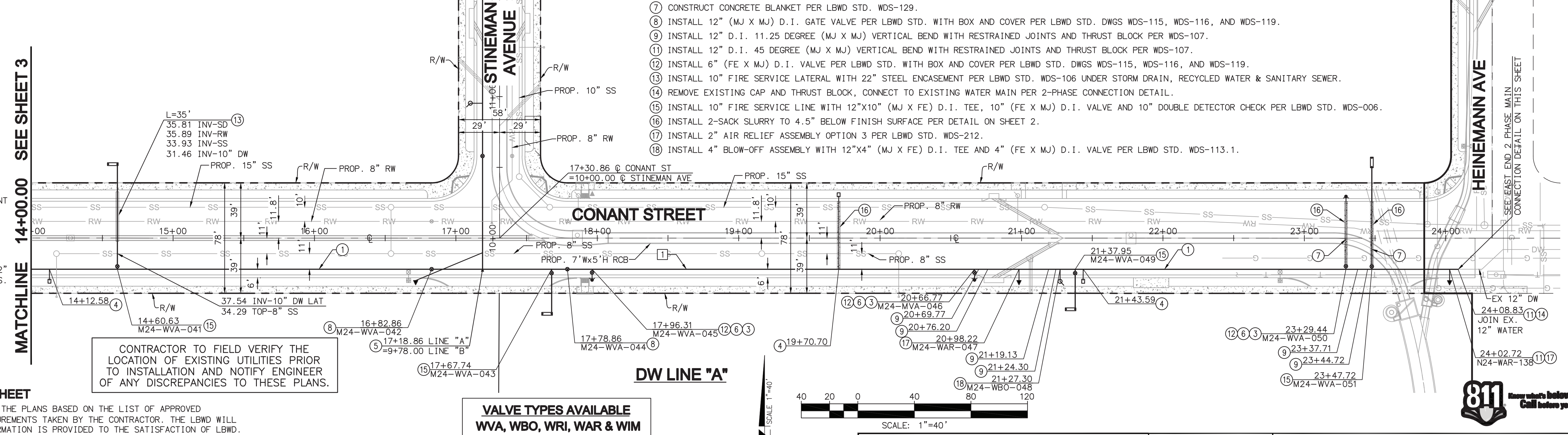
THE CONTRACTOR MUST COMPLETE THE VALVE INFORMATION FORM(S) ON THE PLANS BASED ON THE LIST OF APPROVED MATERIALS FOR WATERLINE CONSTRUCTION (WD-1-97) AND FIELD MEASUREMENTS TAKEN BY THE CONTRACTOR. THE LBWD WILL NOT RELEASE THE METERS TO THE CONTRACTOR UNTIL THE VALVE INFORMATION IS PROVIDED TO THE SATISFACTION OF LBWD.

NEW VALVE										ABANDONED VALVE					
GIS STRUCTURE	DISTRICT & VALVE NO.	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	GIS STRUCTURE	DISTRICT & VALVE NO.
M24-WVA-041		10					STINEMAN AVENUE			CONANT STREET			MC-5067, FL		
M24-WVA-042		12					STINEMAN AVENUE			CONANT STREET			MC-5067, GV		
M24-WVA-043		10					STINEMAN AVENUE			CONANT STREET			MC-5067, FL		
M24-WVA-044		12					HEINEMANN AVENUE			CONANT STREET			MC-5067, GV		
M24-WBO-048		4					HEINEMANN AVENUE			CONANT STREET			MC-5067, BO		
M24-WAR-047		2					HEINEMANN AVENUE			CONANT STREET			MC-5067, ARV		
M24-WVA-050		6					HEINEMANN AVENUE			CONANT STREET			MC-5067, FH		
M24-WVA-045		6					HEINEMANN AVENUE			CONANT STREET			MC-5067, FH		
M24-WVA-046		6					HEINEMANN AVENUE			CONANT STREET			MC-5067, FH		
M24-WVA-049		10					HEINEMANN AVENUE			CONANT STREET			MC-5067, FL		
M24-WVA-051		10					HEINEMANN AVENUE			CONANT STREET			MC-5067, FL		
N24-WAR-138		2					HEINEMANN AVENUE			CONANT STREET			MC-5067, ARV		

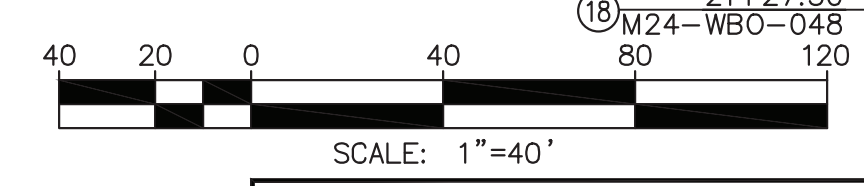
VALVE TYPES AVAILABLE  
 WVA, WBO, WRI, WAR & WIM

CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.

MATCHLINE SEE SHEET 5



DW LINE "A"



RECORD DRAWING

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DATE: 11/4/22 BY: DAVID HOOPFER (MICHAEL BAKER INTERNATIONAL)



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

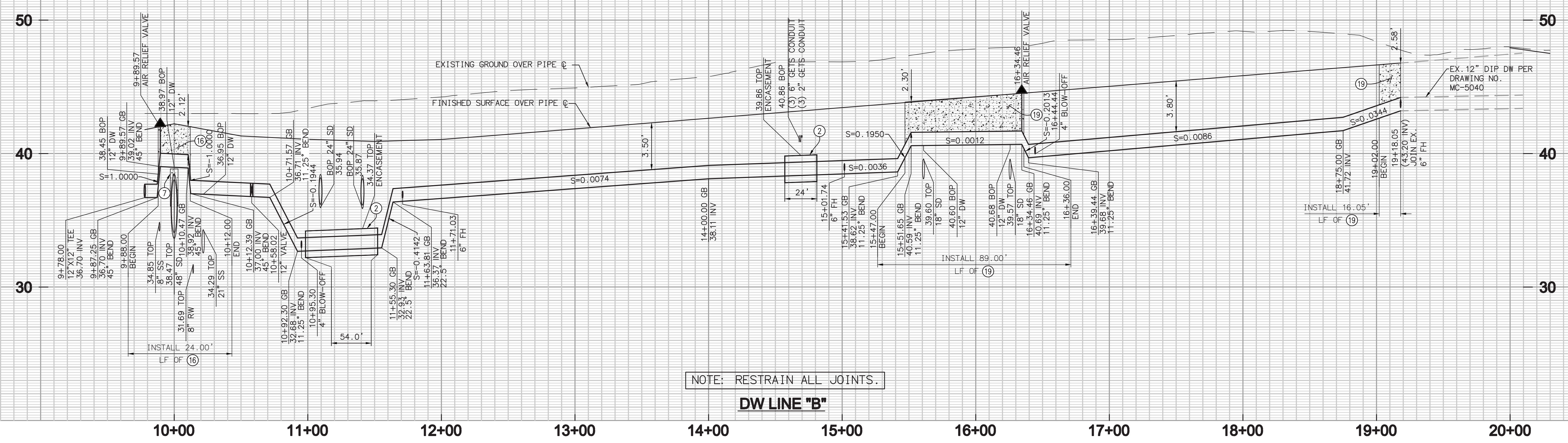


**LONG BEACH ENCLAVE PUBLIC DOMESTIC WATER IMPROVEMENTS**  
 DW LINE "A" PLAN AND PROFILE  
 STA 14+00.00 TO 24+08.83

DRAWING-FILE NUMBER:  
**MC-5067**

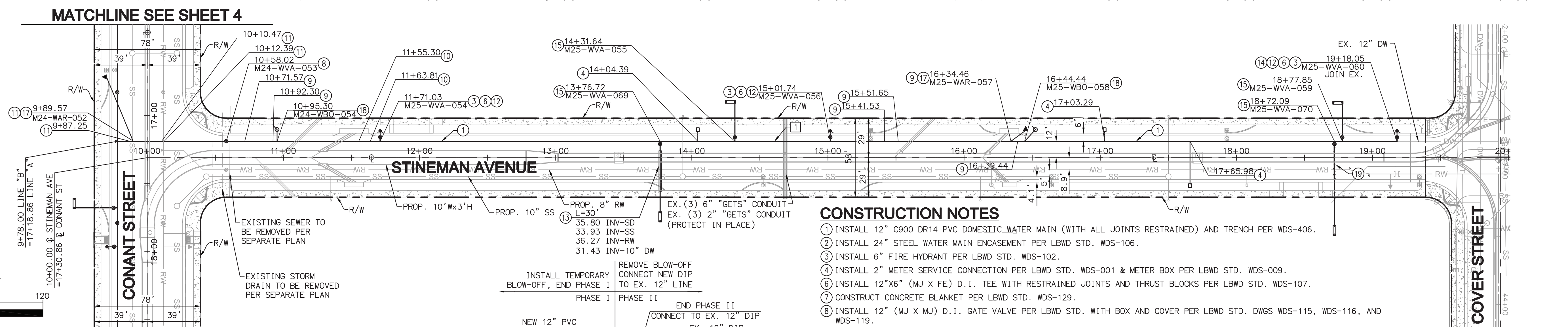
MUNIS: 6002020252	FAMS: WAPM-HR
SHEET 4 OF 7 SHEETS	

PROFILE SCALE  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'



NOTE: RESTRAIN ALL JOINTS.

DW LINE "B"



PHASE I: CONSTRUCT NEW 12" C900 DR 14 PVC WATER MAIN IN STINEMAN AVENUE WITH TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. PRESSURE TEST, CHLORINATE- AND OBTAIN CLEARANCE FOR BACTERIA TESTS.  
 NOTE: PRESSURE TESTING AGAINST CLOSED VALVE IS PROHIBITED.

PHASE II: REMOVE TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. INSTALL NEW TRANSITION COUPLING & CONNECT NEW 12" PVC MAIN TO EX. 12" D.I.P. MAIN WITH MECHANICAL JOINT FITTINGS. BAC-T TEST EXISTING PHASE II PIPELINE PRIOR TO FINAL CONNECTION.

VALVE INFORMATION SHEET

THE CONTRACTOR MUST COMPLETE THE VALVE INFORMATION FORM(S) ON THE PLANS BASED ON THE LIST OF APPROVED MATERIALS FOR WATERLINE CONSTRUCTION (WD-1-97) AND FIELD MEASUREMENTS TAKEN BY THE CONTRACTOR. THE LBWD WILL NOT RELEASE THE METERS TO THE CONTRACTOR UNTIL THE VALVE INFORMATION IS PROVIDED TO THE SATISFACTION OF LBWD.

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	ABANDONED VALVE
GIS STRUCTURE	DISTRICT & VALVE NO.												GIS STRUCTURE
M24-WAR-052		2				STINEMAN AVENUE			CONANT STREET			MC-5067, ARV	
M24-WVA-053		12				STINEMAN AVENUE			CONANT STREET			MC-5067, GV	
M25-WVA-054		6				STINEMAN AVENUE			CONANT STREET			MC-5067, FH	
M25-WBO-054		4				STINEMAN AVENUE			CONANT STREET			MC-5067, BO	
M25-WVA-055		10				STINEMAN AVENUE			CONANT STREET			MC-5067, FL	
M25-WVA-056		6				STINEMAN AVENUE			CONANT STREET			MC-5067, FH	
M25-WAR-057		2				STINEMAN AVENUE			CONANT STREET			MC-5067, ARV	
M25-WBO-058		4				STINEMAN AVENUE			CONANT STREET			MC-5067, BO	
M25-WVA-059		10				STINEMAN AVENUE			CONANT STREET			MC-5067, FL	
M25-WVA-060		6				STINEMAN AVENUE			CONANT STREET			MC-5067, FH	
M25-WVA-069		10				STINEMAN AVENUE			CONANT STREET			MC-5067, FL	
M25-WVA-070		10				STINEMAN AVENUE			CONANT STREET			MC-5067, FL	

NORTH END 2-PHASE MAIN CONNECTION DETAIL (PER WDS-101)



VALVE TYPES AVAILABLE  
 WVA, WBO, WRI, WAR & WIM

CONSTRUCTION NOTES

- INSTALL 12" C900 DR14 PVC DOMESTIC WATER MAIN (WITH ALL JOINTS RESTRAINED) AND TRENCH PER WDS-406.
- INSTALL 24" STEEL WATER MAIN ENCASEMENT PER LBWD STD. WDS-106.
- INSTALL 6" FIRE HYDRANT PER LBWD STD. WDS-102.
- INSTALL 2" METER SERVICE CONNECTION PER LBWD STD. WDS-001 & METER BOX PER LBWD STD. WDS-009.
- INSTALL 12"x6" (MJ X FE) D.I. TEE WITH RESTRAINED JOINTS AND THRUST BLOCKS PER LBWD STD. WDS-107.
- CONSTRUCT CONCRETE BLANKET PER LBWD STD. WDS-129.
- INSTALL 12" (MJ X MJ) D.I. GATE VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.
- INSTALL 12" D.I. 11.25 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.
- INSTALL 12" D.I. 22.5 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.
- INSTALL 12" D.I. 45 DEGREE (MJ X MJ) VERTICAL BEND WITH RESTRAINED JOINTS AND THRUST BLOCK PER WDS-107.
- INSTALL 6" (FE X MJ) D.I. VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.
- INSTALL 10" FIRE SERVICE LATERAL WITH 22" STEEL ENCASEMENT PER LBWD STD. WDS-106 UNDER STORM DRAIN, RECYCLED WATER & SANITARY SEWER.
- REMOVE EXISTING CAP AND THRUST BLOCK, CONNECT TO EXISTING WATER MAIN PER 2-PHASE CONNECTION DETAIL.
- INSTALL 10" FIRE SERVICE LINE WITH 12"x10" (MJ X FE) D.I. TEE, 10" (FE X MJ) D.I. VALVE AND 10" DOUBLE DETECTOR CHECK PER LBWD STD. WDS-006.
- INSTALL 2-SACK SLURRY TO 4.5" BELOW FINISH SURFACE PER DETAIL ON SHEET 2.
- INSTALL 2" AIR RELIEF ASSEMBLY OPTION 3 PER LBWD STD. WDS-212.
- INSTALL 4" BLOW-OFF ASSEMBLY WITH 12"x4" (MJ X FE) D.I. TEE AND 4" (FE X MJ) D.I. VALVE PER LBWD STD. WDS-113.1.
- INSTALL 2-SACK SLURRY TO 3.75" BELOW FINISH SURFACE PER DETAIL ON SHEET 2.

LINE & CURVE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N00°00'16"E	--	940.05'	--

CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.



RECORD DRAWING  
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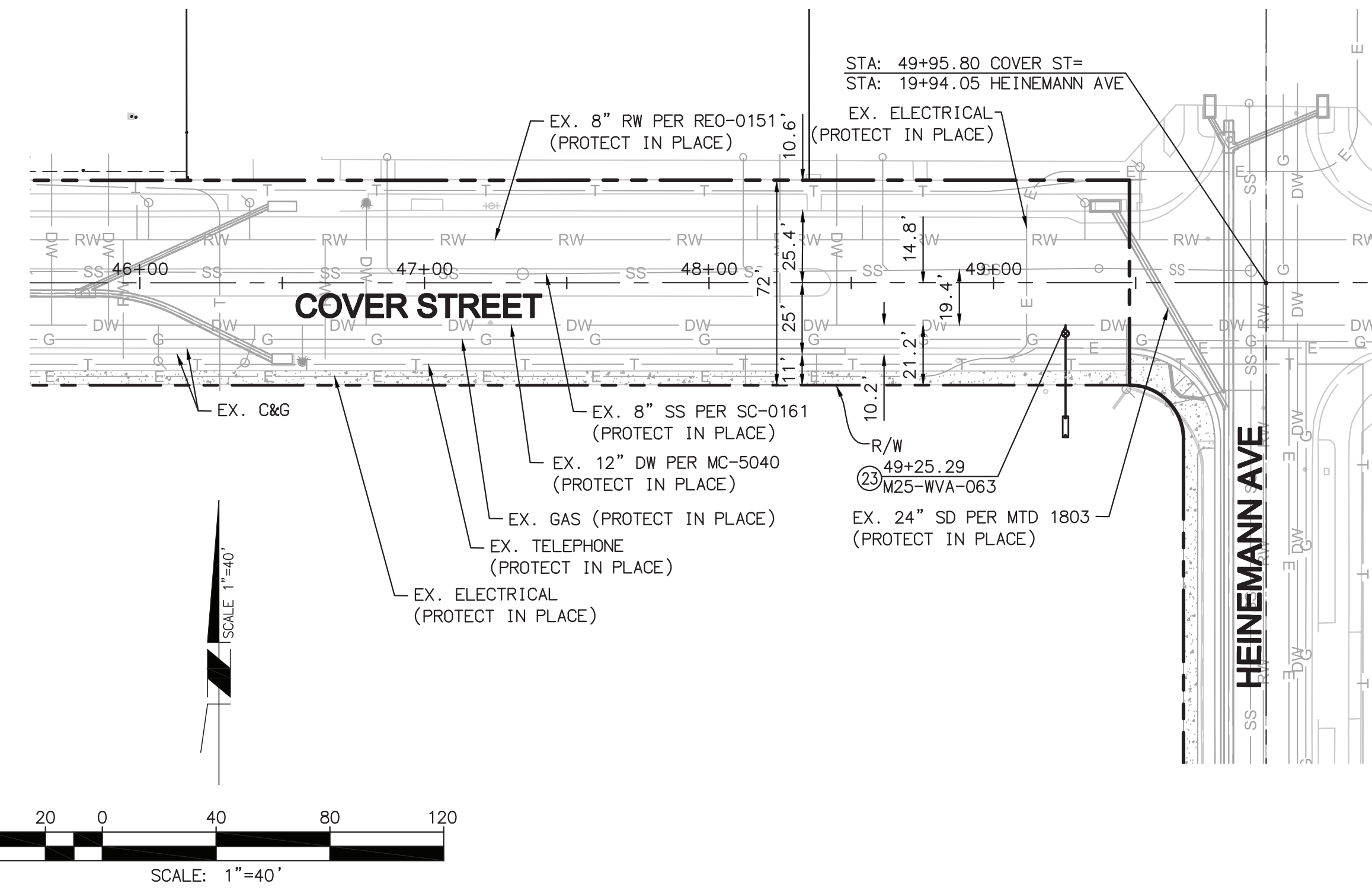
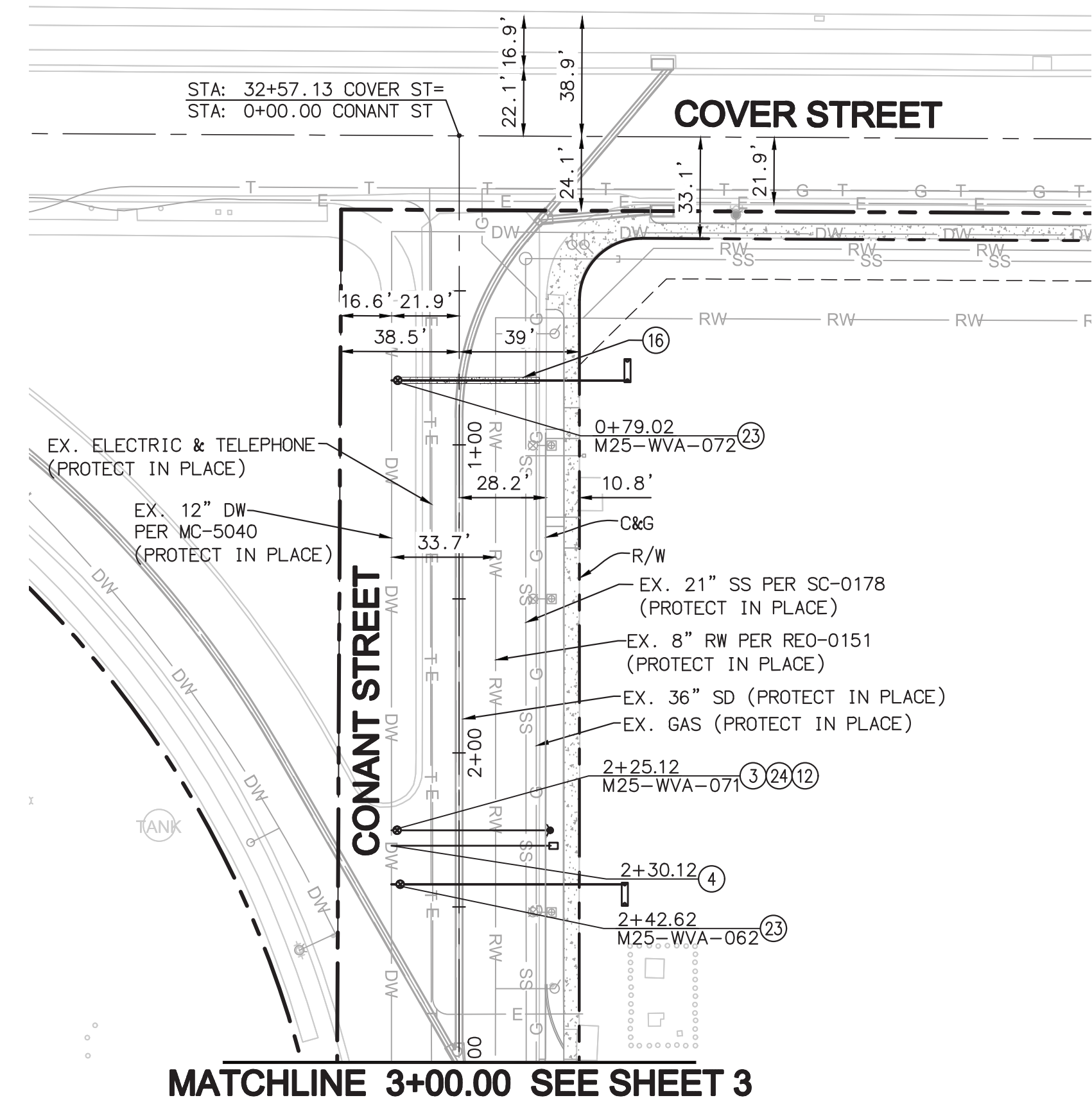
**Michael Baker INTERNATIONAL**  
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**LONG BEACH WATER DEPARTMENT**  
 CHRISTOPHER J. GARNER  
 GENERAL MANAGER

**LONG BEACH ENCLAVE PUBLIC DOMESTIC WATER IMPROVEMENTS**  
 DW LINE "B" PLAN AND PROFILE  
 STA 9+78.00 TO 19+18.05

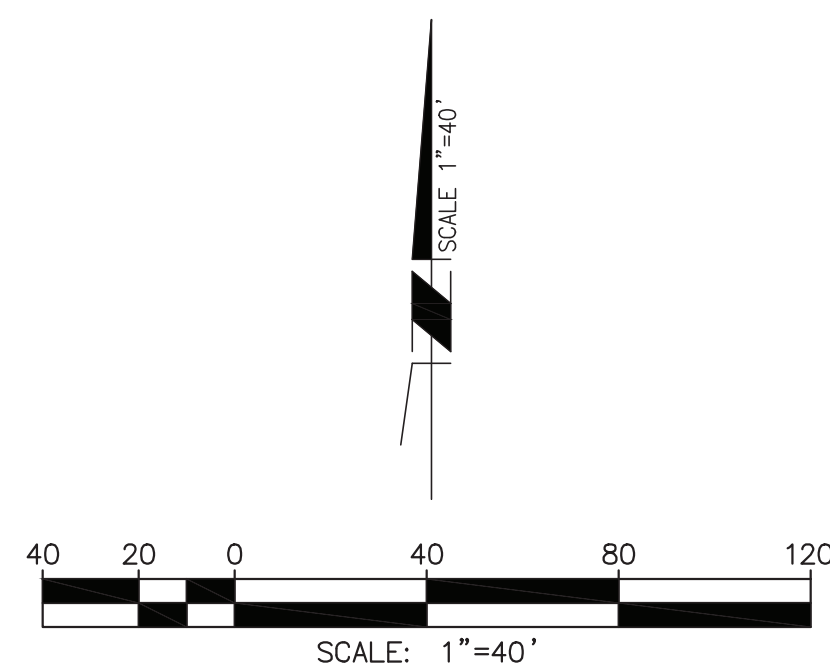
DRAWING-FILE NUMBER:  
**MC-5067**

MUNIS: 6002020252 FAMS: WAPM-HR  
 SHEET 5 OF 7 SHEETS



**CONSTRUCTION NOTES**

- ③ INSTALL 6" FIRE HYDRANT PER LBWD STD. WDS-102.
- ④ INSTALL 2" METER SERVICE CONNECTION PER LBWD STD. WDS-001 & METER BOX PER LBWD STD. WDS-009.
- ⑫ INSTALL 6" (FE X MJ) D.I. VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.
- ⑯ INSTALL 2-SACK SLURRY TO 4.5" BELOW FINISH SURFACE PER DETAIL ON SHEET 2.
- ⑰ INSTALL 10" FIRE SERVICE WITH 12"x10" LONG BODY TAPPING SLEEVE, 10" (FE X MJ) D.I. VALVE AND 10" DOUBLE DETECTOR CHECK PER LBWD STD. WDS-006.
- ⑳ INSTALL 12"x6" TAPPING SLEEVE WITH 6" FLANGE OUTLET AND THRUST BLOCK PER WDS-107.

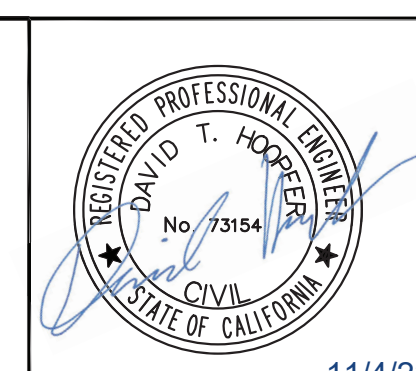


THE CONTRACTOR MUST COMPLETE THE VALVE INFORMATION FORM(S) ON THE PLANS BASED ON THE LIST OF APPROVED MATERIALS FOR WATERLINE CONSTRUCTION (WD-1-97) AND FIELD MEASUREMENTS TAKEN BY THE CONTRACTOR. THE LBWD WILL NOT RELEASE THE METERS TO THE CONTRACTOR UNTIL THE VALVE INFORMATION IS PROVIDED TO THE SATISFACTION OF LBWD.

NEW VALVE										VALVE TYPES AVAILABLE		ABANDONED VALVE			
GIS STRUCTURE	DISTRICT & VALVE NO.	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	GIS STRUCTURE	DISTRICT & VALVE NO.
M25-WVA-062		10					CONANT STREET			COVER STREET			MC-5067, FL		
M25-WVA-063		10					HEINEMANN AVENUE			COVER STREET			MC-5067, FL		
M25-WVA-071		6					CONANT STREET			COVER STREET			MC-5067, FH		
M25-WVA-072		10					CONANT STREET			COVER STREET			MC-5067, FL		

CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.

**RECORD DRAWING**  
 THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THESE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.  
 DATE \_\_\_\_\_ BY DAVID HOOPFER (MICHAEL BAKER INTERNATIONAL)



**Michael Baker INTERNATIONAL**  
 5 Hutton Centre Drive  
 Suite 500  
 Santa Ana, CA 92707  
 Phone: (949) 472-3505  
 MBAKERINTL.COM

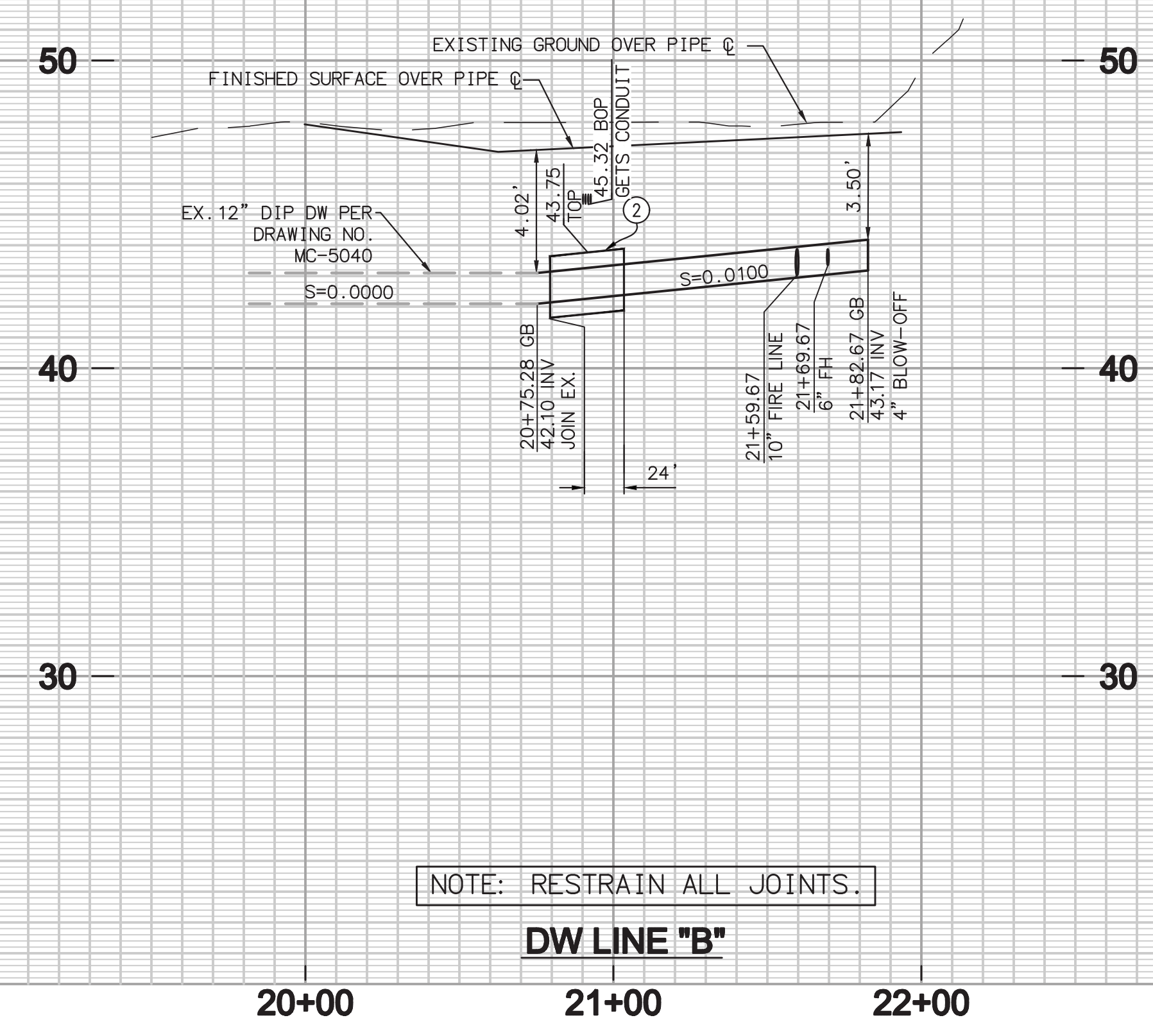
**LONG BEACH WATER DEPARTMENT**  
 CHRISTOPHER J. GARNER  
 GENERAL MANAGER

**LONG BEACH ENCLAVE PUBLIC DOMESTIC WATER IMPROVEMENTS DW SERVICE AND FIRE LATERAL CONNECTIONS TO EXISTING DW PLAN**

DRAWING-FILE NUMBER:  
**MC-5067**  
 MUNIS: 6002020252 FAMS: WAPM-HR  
 SHEET 6 OF 7 SHEETS



PROFILE SCALE  
 HORIZ. 1" = 40'  
 VERT. 1" = 4'

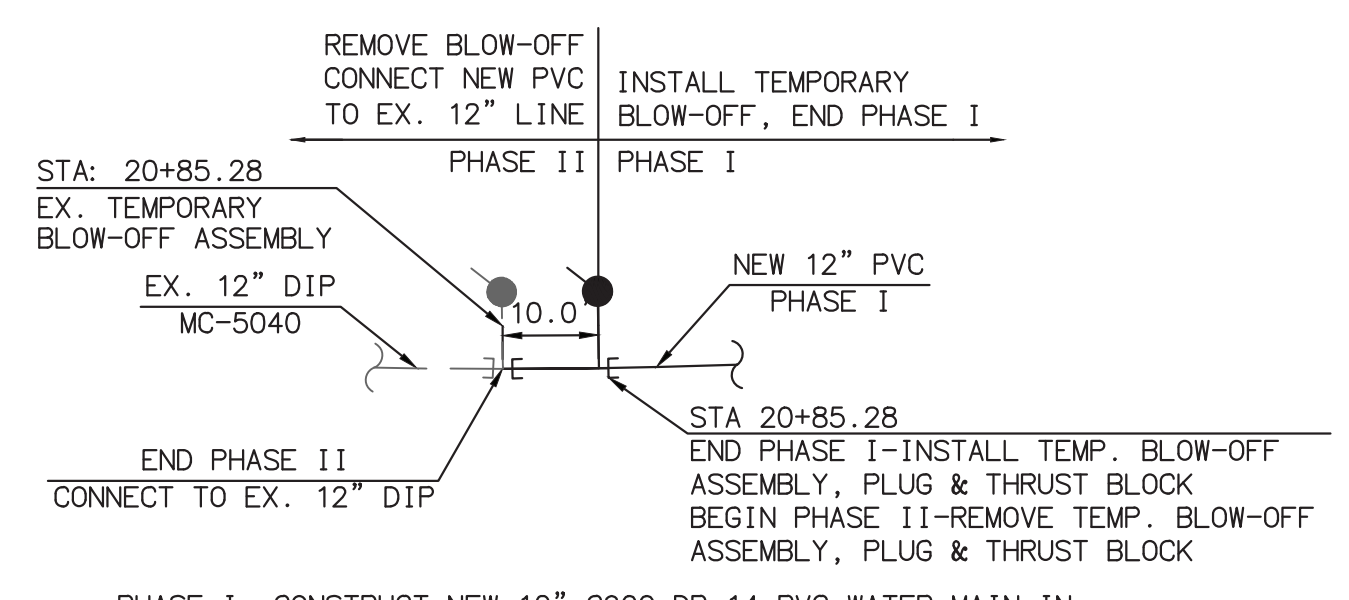


NOTE: RESTRAIN ALL JOINTS.

DW LINE "B"

CONSTRUCTION NOTES

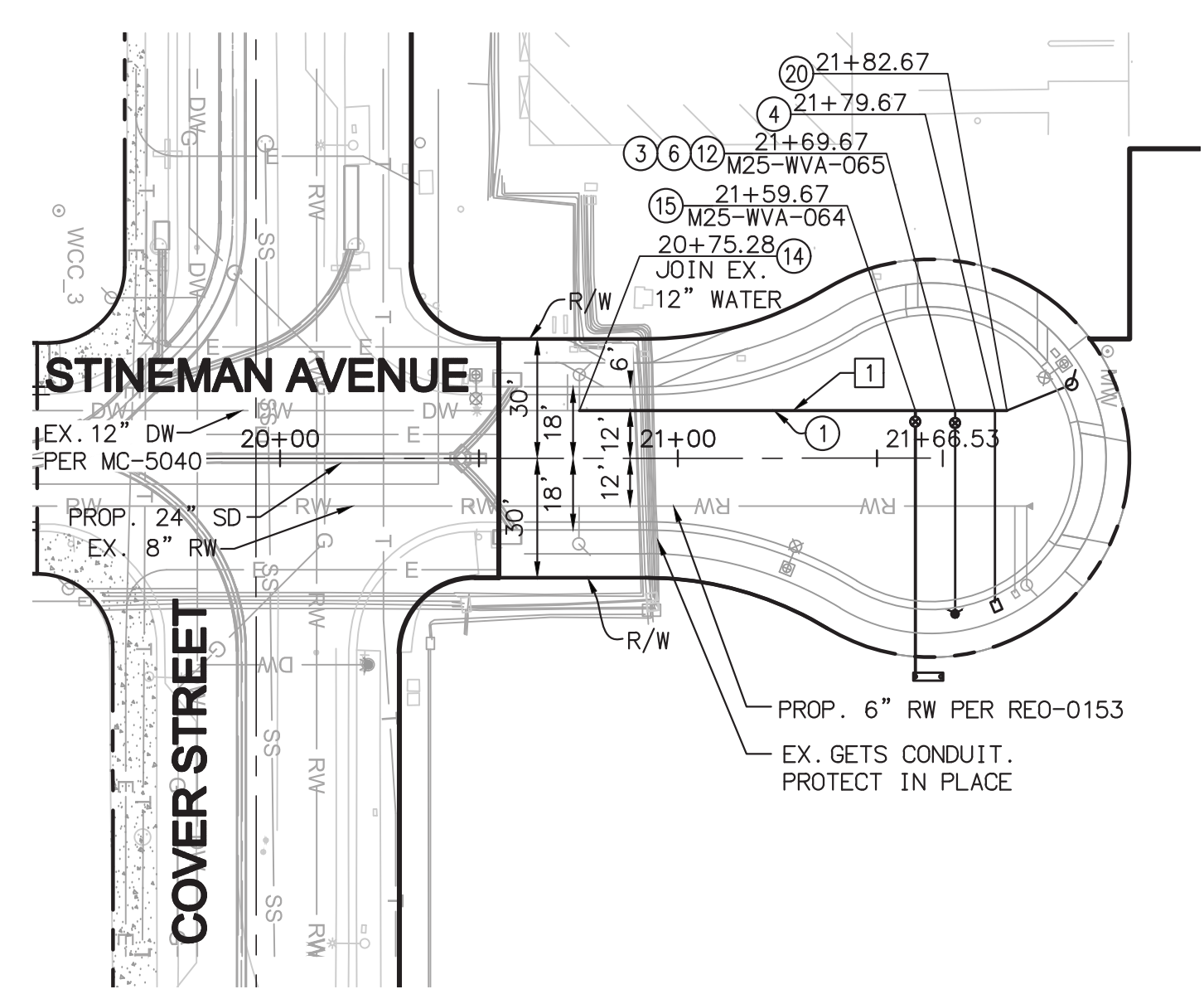
- 1 INSTALL 12" C900 DR14 PVC DOMESTIC WATER MAIN (WITH ALL JOINTS RESTRAINED) AND TRENCH PER WDS-406.
- 2 INSTALL 24" STEEL WATER MAIN ENCASEMENT PER LBWD STD. WDS-106.
- 3 INSTALL 6" FIRE HYDRANT PER LBWD STD. WDS-102.
- 4 INSTALL 2" METER SERVICE CONNECTION PER LBWD STD. WDS-001 & METER BOX PER LBWD STD. WDS-009.
- 6 INSTALL 12"x6" (MJ X FE) D.I. TEE WITH RESTRAINED JOINTS AND THRUST BLOCKS PER LBWD STD. WDS-107.
- 12 INSTALL 6" (FE X MJ) D.I. VALVE PER LBWD STD. WITH BOX AND COVER PER LBWD STD. DWGS WDS-115, WDS-116, AND WDS-119.
- 14 REMOVE EXISTING CAP AND THRUST BLOCK, CONNECT TO EXISTING WATER MAIN PER 2-PHASE CONNECTION DETAIL.
- 15 INSTALL 10" FIRE SERVICE LINE WITH 12"x10" (MJ X FE) D.I. TEE, 10" (FE X MJ) D.I. VALVE AND 10" DOUBLE DETECTOR CHECK PER LBWD STD. WDS-006.
- 20 INSTALL 4" DEAD END BLOW-OFF ASSEMBLY WITH (MJ X FE) ADAPTER PER LBWD STD. WDS-112 & THRUST BLOCK PER LBWD STD. 107.



PHASE I: CONSTRUCT NEW 12" C900 DR 14 PVC WATER MAIN IN STINEMAN AVENUE WITH TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. PRESSURE TEST, CHLORINATE- AND OBTAIN CLEARANCE FOR BACTERIA TESTS.  
 NOTE: PRESSURE TESTING AGAINST CLOSED VALVE IS PROHIBITED.

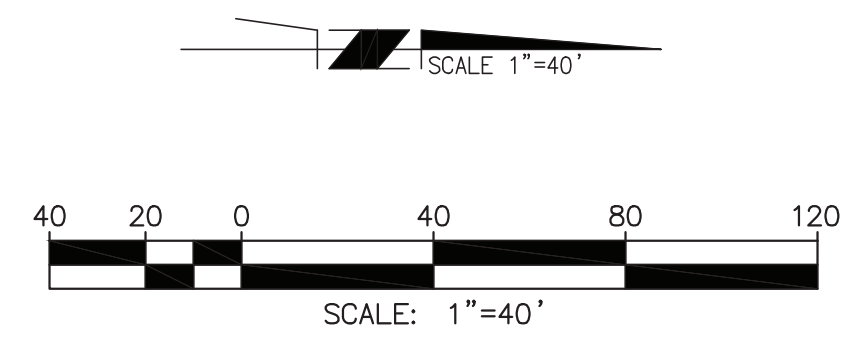
PHASE II: REMOVE TEMPORARY BLOW-OFF, ISOLATION PLATE, AND GASKET SEAL. INSTALL NEW TRANSITION COUPLING & CONNECT NEW 12" PVC MAIN TO EX. 12" D.I.P. MAIN WITH MECHANICAL JOINT FITTINGS. BAC-T TEST EXISTING PHASE II PIPELINE PRIOR TO FINAL CONNECTION.

14 SOUTH END 2-PHASE MAIN CONNECTION DETAIL (PER WDS-101)  
 NOT TO SCALE



DW LINE "B"

LINE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 00°00'16" E	--	107.39'	--



CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.



VALVE INFORMATION SHEET

THE CONTRACTOR MUST COMPLETE THE VALVE INFORMATION FORM(S) ON THE PLANS BASED ON THE LIST OF APPROVED MATERIALS FOR WATERLINE CONSTRUCTION (WD-1-97) AND FIELD MEASUREMENTS TAKEN BY THE CONTRACTOR. THE LBWD WILL NOT RELEASE THE METERS TO THE CONTRACTOR UNTIL THE VALVE INFORMATION IS PROVIDED TO THE SATISFACTION OF LBWD.

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
M25-WVA-064	10					STINEMAN COURT			COVER STREET			MC-5067, FL
M25-WVA-065	6					STINEMAN COURT			COVER STREET			MC-5067, FH

VALVE TYPES AVAILABLE  
 WVA, WBO, WRI, WAR & WIM

ABANDONED VALVE	
GIS STRUCTURE	DISTRICT & VALVE NO.

RECORD DRAWING

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THESE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

DATE BY DAVID HOOPFER (MICHAEL BAKER INTERNATIONAL)



**Michael Baker INTERNATIONAL**

5 Hutton Centre Drive  
 Suite 500  
 Santa Ana, CA 92707  
 Phone: (949) 472-3505  
 MBAKERINTL.COM

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



**LONG BEACH ENCLAVE PUBLIC DOMESTIC WATER IMPROVEMENTS**  
 DW LINE "A" PLAN AND PROFILE  
 STA 20+75.28 TO 21+82.67

DRAWING-FILE NUMBER: <b>MC-5067</b>	
MUNIS: 6002020252	FAMS: WAPM-HR
SHEET 7 OF 7 SHEETS	

1  
2  
3 **LEGAL DESCRIPTION**

4  
5 **LONG BEACH WATER DISTRICT**  
6 **FIRE LINE EASEMENT**  
7

8 That certain parcel of land situated in the City of Long Beach, County of Los Angeles,  
9 State of California, being that portion of Lot 5 of Tract No. 70937-1 filed in Book 1366,  
10 Pages 27 through 29 of Maps in the Office of the County Recorder of said Los Angeles  
11 County, included within a strip of land 17.00 feet wide, the centerline of which is described  
12 as follows:

13  
14 **COMMENCING** at the intersection of the centerline of Cover Street with the centerline of  
15 Stineman Court as shown on said Tract No. 70937-1; thence along said centerline of  
16 Stineman Court North 00°00'37" West 169.53 feet to the northerly terminus of said  
17 centerline; thence leaving said centerline South 89°41'02" East 50.00 feet to a point in  
18 the easterly Right-of-Way line of said Stineman Court and the **TRUE POINT OF**  
19 **BEGINNING**, said point being on a curve concave westerly and having a radius of  
20 50.00 feet, a radial line of said curve from said point bears North 89°41'02" West; thence  
21 continuing radially from said curve South 89°41'02" East 10.40 feet.

22  
23 Said strip of land shall be lengthened or shortened so as to terminate westerly in said  
24 easterly Right-of-Way line of Stineman Court.

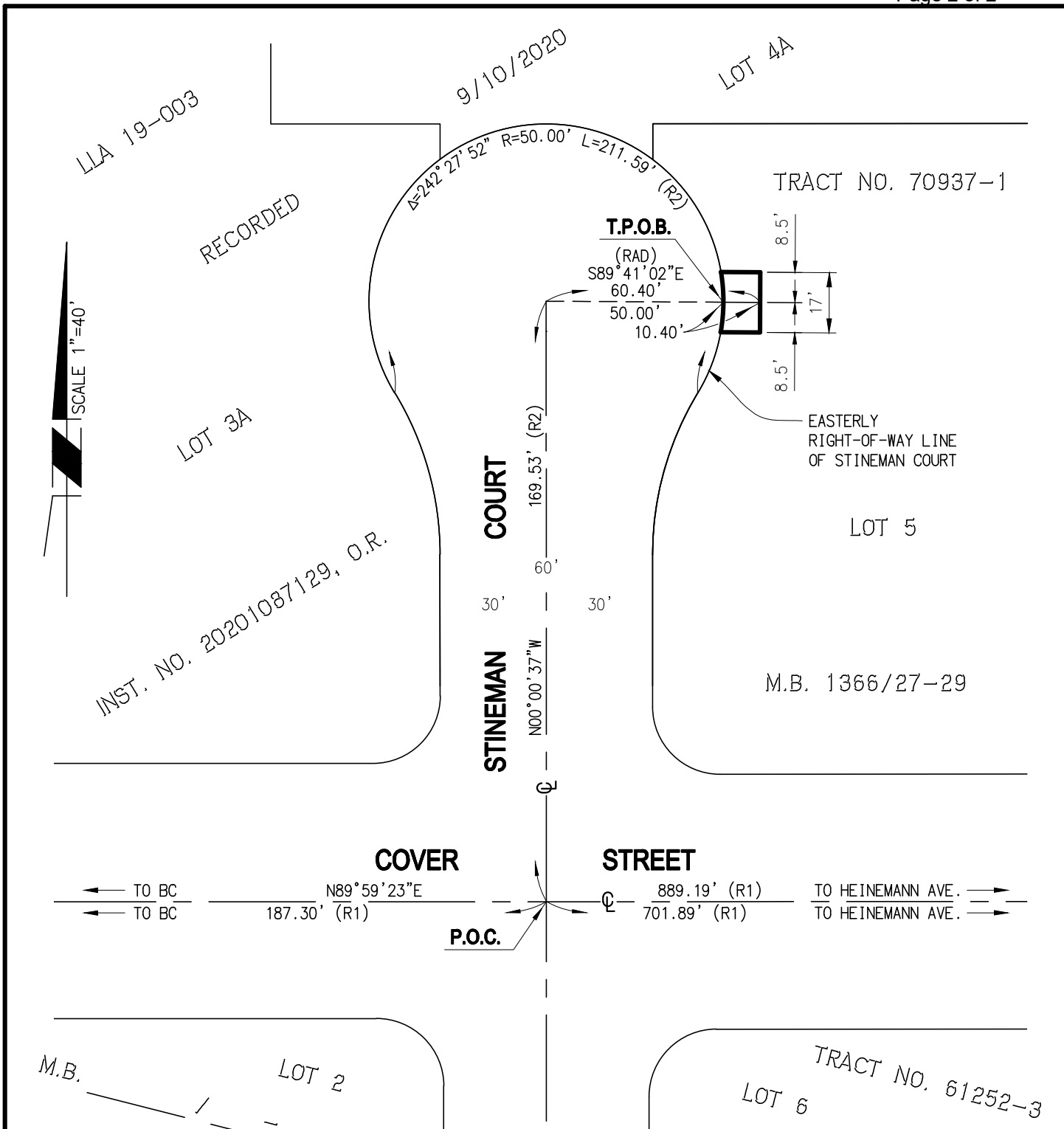
25  
26 **CONTAINING:** 181 Square Feet, more or less.

27  
28 **SUBJECT TO** all Covenants, Rights, Right-of-Way and Easements of Record.

29  
30 **EXHIBIT "B"** attached and by this reference made a part hereof.  
31  
32  
33

34  
35 \_\_\_\_\_  
36 Steven C. Slocum, P.L.S. 9044                      Date  
37 Michael Baker International  
38 5 Hutton Centre, Suite 500  
39 Santa Ana, California 92707  
40 JN 179558





**REFERENCES**

- R1 TRACT NO. 61252-3,  
M.B. \_\_\_\_/\_\_\_\_-\_\_\_\_
- R2 TRACT NO. 70937-1,  
M.B. 1366/27-29

**LEGEND**

- S.F. SQUARE FEET
- BC BEGINNING OF CURVE

**EXHIBIT "B"**

SKETCH TO ACCOMPANY A  
LEGAL DESCRIPTION FOR

**LONG BEACH WATER DISTRICT  
FIRE LINE EASEMENT  
CONTAINING: 181 S.F. +/-**

**SHEET 1 OF 1 SHEETS**

**Michael Baker**

**INTERNATIONAL**

5 Hutton Centre Drive, Suite 500  
Santa Ana, CA 92707

(949) 472-3505 · MBAKERINTL.COM

JANUARY 4, 2023

179558

# Attachment C

## NOTICE OF DETERMINATION

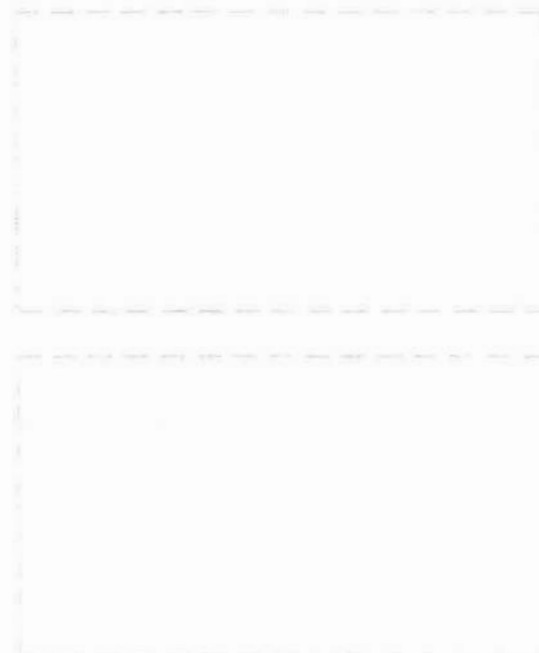
TO:  Office of the County Clerk  
Environmental Filings  
12400 E. Imperial Highway, Room 1201  
Norwalk, CA 90650

Office of Planning and Research  
1400 Tenth St., Room 121  
Sacramento, CA 95814

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

Contact: Cuentin Jackson, Planner  
Phone: (562) 570-6345

Lead Agency (if different from above): N/A



**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number** (if submitted to Clearinghouse): 2001051048

**Project Title:** Airway Creative Offices

**Project Applicant:** Richard Lewis for Urbana Development

**Project Location** (include county): 3810 Stineman Court (sub-addressed from 3855 Lakewood Blvd), City of Long Beach, County of Los Angeles, CA 90808

**Project Description:** Construction of two new 2-story creative office buildings of 26,472 square-feet and 31,528 square-feet, with up to fourteen individual commercial condominium tenant suites, and 230 parking stalls.

This is to advise that the City of Long Beach Planning Commission (lead agency) has approved the above-described project on **March 3, 2022**, and has made the following determinations regarding the above-described project:

1. The project ( will/ will not) have a significant effect on the environment.
2.  The project was determined to be within the scope of a previously-certified EIR.  
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures ( were/ were not) made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program ( was/ was not) adopted for this project.
5. A Statement of Overriding Considerations ( was/ was not) adopted for this project.
6. Findings ( were/ were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at:

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

Signature (Public Agency) Cuentin Jackson Title: Planner

Date: 3/3/2022 Date Received for filing at OPR \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code