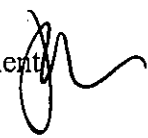



**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Eric Haaland AICP, Associate Planner 

DATE: July 25, 2007

SUBJECT: Coastal Development Permit to Allow Construction of Two Buried Sewer Mains to Replace an existing Sewer Main with a New Above-ground Equipment Room Adjacent to Existing Beach Access Stairs between 26th Street and 27th Street (Sanitation Districts of Los Angeles County)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT THE PUBLIC HEARING, DISCUSS** the proposal, and **APPROVE** the request.

APPLICANT

Los Angeles County Sanitation Districts
1955 Workman Mill Road
Whittier, CA 90601

LOCATION

<u>Location</u>	L.A. County Beach/The Strand/27 th St. east of bike path and north of 26 th St. (See Site Location Map).
<u>Area District</u>	III

LAND USE

<u>General Plan</u>	Open Space	
<u>Zoning</u>	OS, Open Space	
<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
	Public Beach & Street	Public Sewer Mains & Above-ground Equipment Room
<u>Neighboring Zoning/Land Uses</u>	North	OS/Beach
	South	OS/Beach
	East	PS/Lifeguard Headquarters
	West	OS/Public Beach & Ocean

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Site Size:	15,000 sq. ft.	N/A
Building Floor Area:	290 sq. ft,	N/A.
Parking:	None	N/A
Vehicle Access	Bikepath via Marine/36 th St.	N/A

BACKGROUND

On January 11, 2006, the existing sewage pumping facility underneath The Strand between 26th Street and 27th Street failed, resulting in a sewage spill on the beach nearby. In response, the County Sanitation District is proposing to upgrade the facility with two new sewer mains and related pumping equipment. A new above-ground building housing the equipment requires Planning Commission approval of a Coastal Development Permit, which is appealable to the City Council and the State Coastal Commission.

DISCUSSION

The submitted plans show two sewer mains and related equipment to be installed underneath the Strand and 27th Street, and a 290 square foot building. The equipment building would match the existing building on the south side of a pair of existing beach access stairs. The new building would result in a symmetrical configuration centered on the stair facility. The building would have approximately 11-foot tall concrete walls, measured from the bike path, and an open metal guardrail above. The building roof would be used as a public view-deck surface contiguous with The Strand, as is the case with the existing equipment building. A louvered door facing the bike path and beach appears to be the only visual variation from the existing building. Provision of the door implies that additional pavement will be necessary in the approximately 10-foot wide space between the building and the bike path that is currently planted with ice plant. A photo-simulation of the proposed building is attached to this report.

The county's attached narrative explains the project with specific attention to construction timing and traffic detours. The Planning Commission expressed substantial concerns for summer beach disruption and bike path detouring related to a previous storm drain project at this location. The proposed schedule is to start work in October 2007 after the Hometown Fair 10K run, and to end in May 2008, prior to Memorial Day weekend. The detour plans call for a temporary asphalt bike path west of the permanent bike path similar to the previous storm drain project, and a temporary wooden walkway across the adjacent lifeguard headquarters lawn for Strand pedestrians. The applicant estimates that Strand pedestrians will need to be detoured to Manhattan Avenue between 26th and 28th Streets for up to a week during one key phase of construction.

The project also involves trenching in the streets which would affect vehicular access in the area. Normal street parking and circulation would be temporarily altered, however, the applicant indicates that lifeguard, resident, and emergency access would not be interrupted.

A public notice for the project was mailed to property owners and residents within 100 feet of the site and published in the Beach Reporter newspaper. Staff has received no comments from project neighbors or other members of the community

Required Findings:

Section A.96.150 of the Local Coastal Program establishes that certain findings be made by the Planning Commission in granting coastal development permit approval. Staff believes that those findings can be made as follows:

- A. The project conforms with the certified Manhattan Beach Local Coastal Program in that it is a public works project benefiting public health and ocean water quality and does not permanently disrupt coastal access.
- B. The project is in conformity with the public access and recreation policies of the California Coastal Act since reduced threats to ocean water quality will enhance coastal recreation opportunities, permanent coastal access will not be affected, and temporary access limitations due to construction will be restricted to appropriate levels as conditioned by the attached resolution.

ENVIRONMENTAL REVIEW

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301, based on staff's determination that the project is a minor alteration of an existing storm drain facility, and will not have a significant impact on the environment.

CONCLUSION

Staff supports the request finding that the project is important to public health, beach protection, and coastal water quality, and would conform to the City's Local Coastal Program

A draft Resolution of approval is attached, which would act as the actual Coastal Development Permit, if the project is approved by the Commission with no further appeal. Several standard conditions typically included in a separate coastal permit document have been placed in the resolution as well as the discussed special conditions.

Attachments:

Draft Resolution No. PC 07-
Applicant material

- c: LA County Sanitation Districts, Applicant
LA County Beaches & Harbors Dept.
Jim Arndt, Public Works Director
Dana Greenwood, City Engineer

RESOLUTION NO PC 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT CONSTRUCTION OF TWO BURIED SEWER MAINS TO REPLACE AN EXISTING SEWER MAIN WITH A NEW ABOVE-GROUND EQUIPMENT ROOM ADJACENT TO EXISTING BEACH ACCESS STAIRS BETWEEN 26TH STREET AND 27TH STREET (Los Angeles County Sanitation Districts)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on July 25, 2007, to consider an application for a coastal development permit to Allow Construction of Two Buried Sewer Mains to Replace an existing Sewer Main with a New Above-ground Equipment Room Adjacent to Existing Beach Access Stairs between 26th Street and 27th Street
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicant for the Coastal Development Permit is the Los Angeles County Sanitation Districts. The properties involved in the project is owned by Los Angeles County and the City of Manhattan Beach.
- D. The applicant proposes to construct two sewer mains and related equipment to be installed underneath the Strand and 27th Street, and a 290 square foot building alongside the county beach bike path.
- E. The property is located within Area District III and is zoned OS Open Space and PS Public and Semipublic. The surrounding land uses consist of single and multiple family residences, a lifeguard headquarters facility, a public park, and public beach.
- F. The General Plan designation for the property is Open Space and Public/Semipublic, and the Local Coastal Program/Land Use Plan designation is also Open Space and Public/Semipublic.
- G. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 based on staff's determination that the project is a minor alteration of an existing sewer facility that doesn't expand the current use, and will not have a significant impact on the environment.
- H. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- I. The project is in accordance with the objectives and policies of the Manhattan Beach Coastal Program, as follows:
 1. The proposal is consistent with the surrounding coastal zone area and complies with the applicable standards of the Manhattan Beach Coastal Zone Zoning Code.
 2. The project conforms with the certified Manhattan Beach Local Coastal Program in that it is a public works project benefiting public health and ocean water quality and does not permanently disrupt coastal access.

3. The project is in conformity with the public access and recreation policies of the California Coastal Act since reduced threats to ocean water quality will enhance coastal recreation opportunities, permanent coastal access will not be affected, and temporary access limitations due to construction will be restricted to appropriate levels.

- J. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976, as follows;
 - Section 30212 (a) (2): The proposed facility does not impact public access to the shoreline, and adequate public access is provided and shall be maintained along The Strand, the beach bike path, Ocean Drive, 26th Street, and 27th Street .
 - Section 30221: The project goal of improved ocean water quality will enhance coastal recreation opportunities.

- K. This Resolution upon its effectiveness constitutes the Coastal Development Permit for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Coastal Development Permit amendment subject to the following conditions:

Standard Conditions

1. *Compliance.* All development must occur in strict compliance with the proposal as set forth in the application for said permit, subject to any special conditions set forth below. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. *Expiration.* The Coastal Development Permit shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with the Manhattan Beach Municipal Code (MBMC) Section 10.84.090.
3. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the Planning Commission.
4. *Inspections.* The Community Development Department Staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
5. *Assignment.* The permit may be assigned to any qualified persons subject to submittal of the following information to the Director of Community Development:
 - a. a completed application and application fee as established by the City's Fee Resolution;
 - b. an affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit;
 - c. evidence of the assignee's legal interest in the property involved and legal capacity to undertake the development as approved and to satisfy the conditions required in the permit;
 - d. the original permittee's request to assign all rights to undertake the development to the assignee; and,
 - e. a copy of the original permit showing that it has not expired.
6. *Terms and Conditions are Perpetual.* These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

7. *Effective Date.* This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030, and the City of Manhattan Beach Local Coastal Program - Implementation Program Section A.96.160 have expired; and, following the subsequent Coastal Commission appeal period (if applicable) which is 10 working days following notification of final local action.

Special Conditions

8. The subject Coastal Development Permit will be implemented in conformance with all provisions and policies of the Certified Manhattan Beach Local Coastal Program (LCP) and all applicable development regulations of the LCP - Implementation Program.
9. The final construction plans shall be in substantial conformance with the plans and information contained within the project staff report as approved by the Planning Commission on July 25, 2007. Those plans shall include preservation of as much planted area adjacent to the proposed equipment building as is feasible and appropriate.
10. The final plan for maintaining temporary pedestrian access in the project area for The Strand and to the beach, and temporary bicycle access for the bikepath shall be submitted for approval by the Community Development Department prior to project construction. Bike path detours east of the existing bike path location shall be prohibited. Obstructions/detours from normal bike path operation shall not be permitted during the summer season between Memorial Day and Labor Day weekends. Obstructions/detours from normal Strand operation shall not be permitted between Memorial Day and Hometown Fair (in October) weekends.
11. Project construction shall not begin prior to October 8, 2007, in order to avoid bike path and Strand obstructions during the summer season and Hometown Fair Run.
12. All electrical, telephone, cable television system, and similar service wires and cables shall be installed in underground to the appropriate utility pole(s) in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department. The final construction plans shall identify all existing adjacent undergrounded utilities.
13. All permits, permissions, and standards from Los Angeles County and the City of Manhattan Beach shall be observed as applicable. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
14. A Traffic Management Plan shall be submitted to the Community Development Department, to be approved by the Police and Public Works Departments prior to construction. The plan shall provide for the management of all construction related traffic, adjacent resident traffic, and pass-by traffic, during all phases of construction, including delivery of materials and parking of construction related vehicles
15. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
16. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of July 25, 2007 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen
Recording Secretary

WRITTEN EVIDENCE

The project is one of several ways the L.A County Sanitation Districts is trying to mitigate against another sewage spill similar to the one that happened on January 11, 2006. The project will replace an existing force main that was constructed in 1949 and provide redundancy in case of failure one of the sewers. Therefore, the construction is in accordance with the objectives and policies of the City of Manhattan Beach local coastal program, because it provides for a safe and sanitary beach environment.

There will be no redesign of city streets or pedestrian walkways, and the project is buried beneath the street. Therefore, the resulting project is located and designed in a manner which maximizes pedestrian orientation consistent with the commercial development policies of the local Coastal program.

The result of the project will not be a reduction of parking facilities.

DESCRIPTION AND DOCUMENTATION

The property is owned by the State of California and managed by Los Angeles County Department of Beaches and Harbors. The Districts has an easement for construction and operation of the pumping plant and force mains.

**County Sanitation Districts of Los Angeles County
South Bay Cities Pumping Plant Force Mains No. 2 and No. 3 Project Summary**

Project Description

The project consists of construction of two approximately 500 feet long, 22-inch diameter High Density Polyethylene (HDPE) force mains and appurtenant structures including a discharge junction structure and a valve structure. This project will provide redundancy to the existing force main constructed in 1949. The project begins approximately 50 feet south of the intersection of The Strand and 27th Street, then northerly in The Strand to 27th Street, then easterly in 27th Street to the intersection of 27th Street and Bayview Drive, all within the City of Manhattan Beach.

Construction Schedule

Construction will begin no earlier than October 8, 2007 and is expected to be completed by May 15, 2008. By May 1, 2008, the Contractor will be required to assess whether construction will be completed by May 15, 2008 and if construction will not be completed, the Contractor will begin restoration and will not be allowed to resume construction until after October 7, 2008. Work will be performed between 7:30 a.m. and 5:00 p.m. Monday through Friday. No construction will take place outside of the normal working hours unless approved by the City and the Districts.

Force Mains

The construction of the two 22-inch HDPE force mains will begin at the intersection of 27th Street and Bayview Drive and end in the valve structure adjacent to The Strand and to the existing South Bay Cities Main Pumping Plant. The Contractor will be required to begin construction at the downstream end of the project which is located at the intersection of 27th Street and Bayview Drive. Construction of the force mains will begin after October 8, 2007 and is expected to be completed by January 31, 2008. During construction, the Contractor will maintain access to local residents and to the lifeguard headquarters and parking lot. Traffic control will be implemented per WATCH manual and in general will involve the following: 27th Street between the Strand and Ocean Drive will be opened for local and emergency access only. 27th Street between Ocean Drive and Bayview Drive will have one lane available east bound. "No Parking" signs will be posted along the 27th Street during the working hours for the duration of the project.

Valve Structure

Construction of the valve structure is expected to begin no earlier than January 2, 2008 and be completed by May 15, 2008. When completed, the only visible evidence of the project will be a new, stuccoed block structure housing the valve piping. The new structures will be constructed to match the existing pump station structure as shown in the attached rendering (proposed shown on the left side of the rendering).

The Strand will remain open to pedestrian traffic except for a brief period during construction of force mains where they cross The Strand. As long as safety permits, a pedestrian detour consisting of a wooden walkway through the grassy area immediately to the east of The Strand will be maintained. This detour will be submitted for approval by the City of Manhattan Beach prior to being constructed. When this detour cannot be safely maintained, pedestrian traffic will be detoured to Manhattan Avenue at 26th Street and then back to the Strand at 28th Street. The stairway on the south side of the pumping plant will be open to the public throughout the project. During non-working hours, the Contractor will cover any excavation with steel plates to allow pedestrian and City of Manhattan Beach or other necessary Los Angeles County vehicular traffic on The Strand.

The Strand

The Contractor will provide access to The Strand at all times by maintaining a portion of it open during construction or providing a detour for pedestrian traffic during working hours. The Strand will remain open during all work, except for a brief period (under a week under normal circumstances) during construction of the force main across The Strand. The potential detour would direct pedestrian traffic to Manhattan Avenue at 26th Street and will be diverted back to the Strand at 28th Street. The stairway on the south side of the pumping plant will be open to public at all times. During non-working hours, the Contractor will cover any excavation with steel plates to allow pedestrian and City of Manhattan Beach or other necessary Los Angeles County vehicular traffic on The Strand.

LACDPW Bike Path

Construction of the valve structure may impact the existing bike path. If any work to be performed is done from the bike path, the Contractor will be required to construct a temporary bike path. The temporary bike path will begin approximately 100 feet south of 27th Street and end 50 feet north of 27th Street. Signage will be per the current WATCH manual. The bike path shall be constructed of asphalt concrete pavement. After construction, the bike path will be removed and the beach area restored.

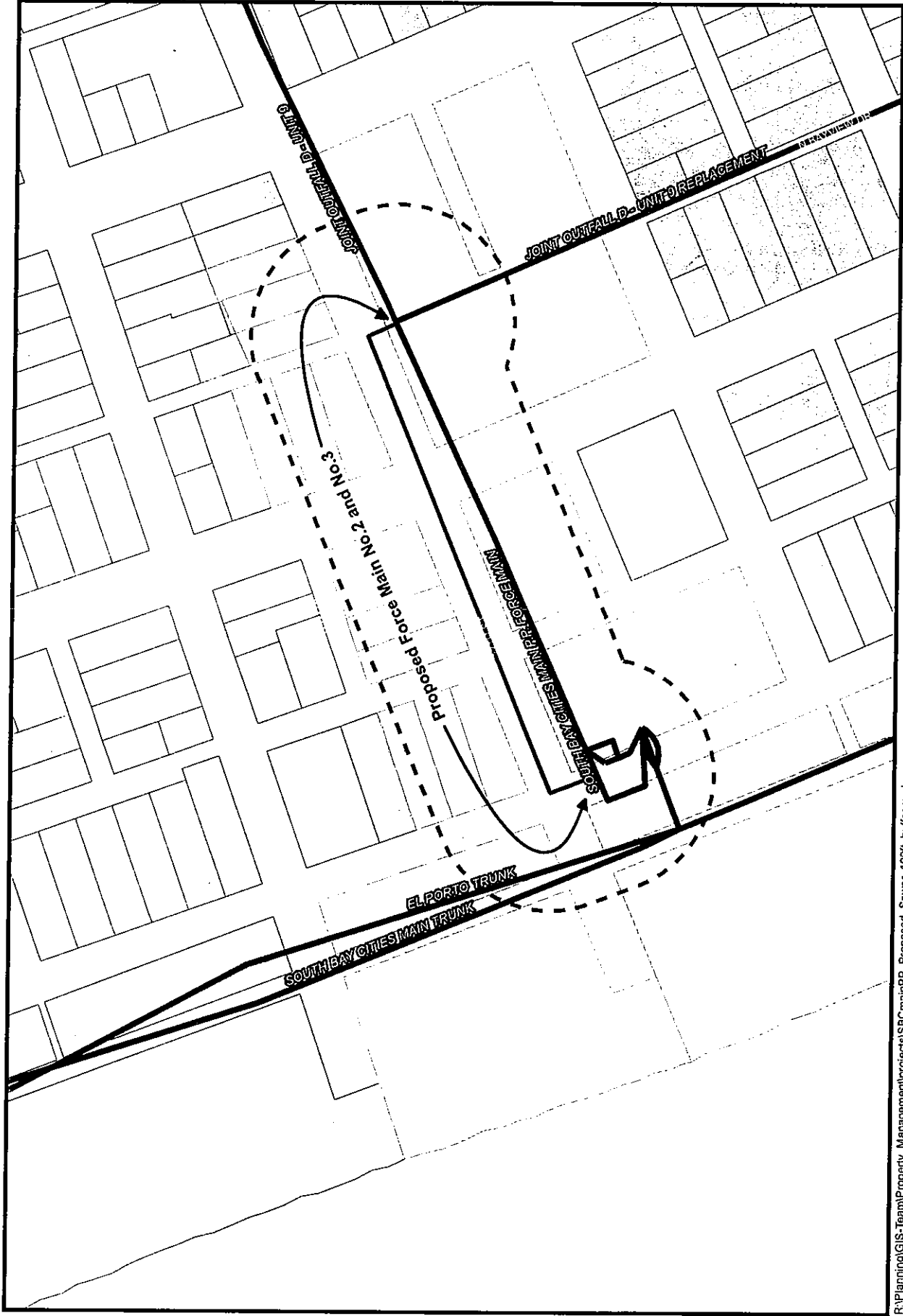
Traffic Control –Parking and 27th Street

Construction along 27th Street is expected to have a duration of approximately 3 months. The Contractor shall not use the parking lots along 27th street for any reason. Equipment shall only be parked in standard city parking spots along the streets, and that the equipment will not extend beyond the standard parking width. For the duration of the project, 27th Street between Ocean Drive and the Strand will remain open to local and emergency traffic only. 27th Street east of Ocean Drive will have one lane available during construction.

Restoration

Upon the completion of the project, all the surfaces will be restored in kind per the City of Manhattan Beach street restoration requirements.

SOUTH BAY CITIES MAIN PUMPING PLANT FORCE MAIN No.2 AND No.3



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SOUTH BAY CITIES MAIN PUMPING PLANT FORCE MAIN No.2 AND No.3



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0 200 400 Feet



SOUTH BAY CITIES MAIN PUMPING PLANT FORCE MAIN No.2 AND No.3

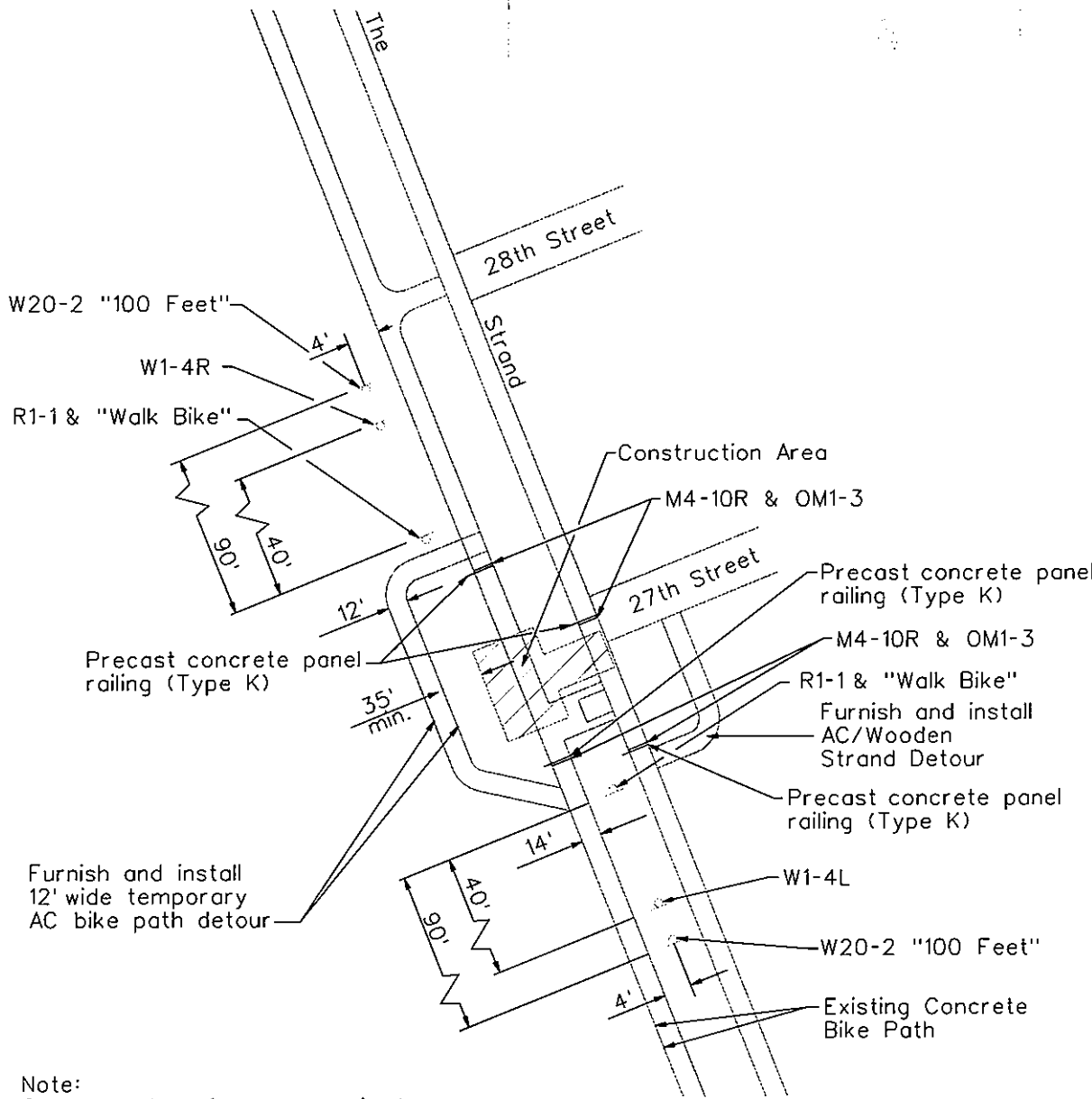


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0 200 400 Feet





Note:
 Grade sand surface as required
 to install temporary bike path
 with abrupt grade changes

NOT TO SCALE

Disclaimer:
 This is a general plan
 and subject to change.

LEGEND

Sign (from MUTCD, 2003 and the
 2004 California Supplement)
 Signs shall be mounted on top of
 a Type 1 barricade

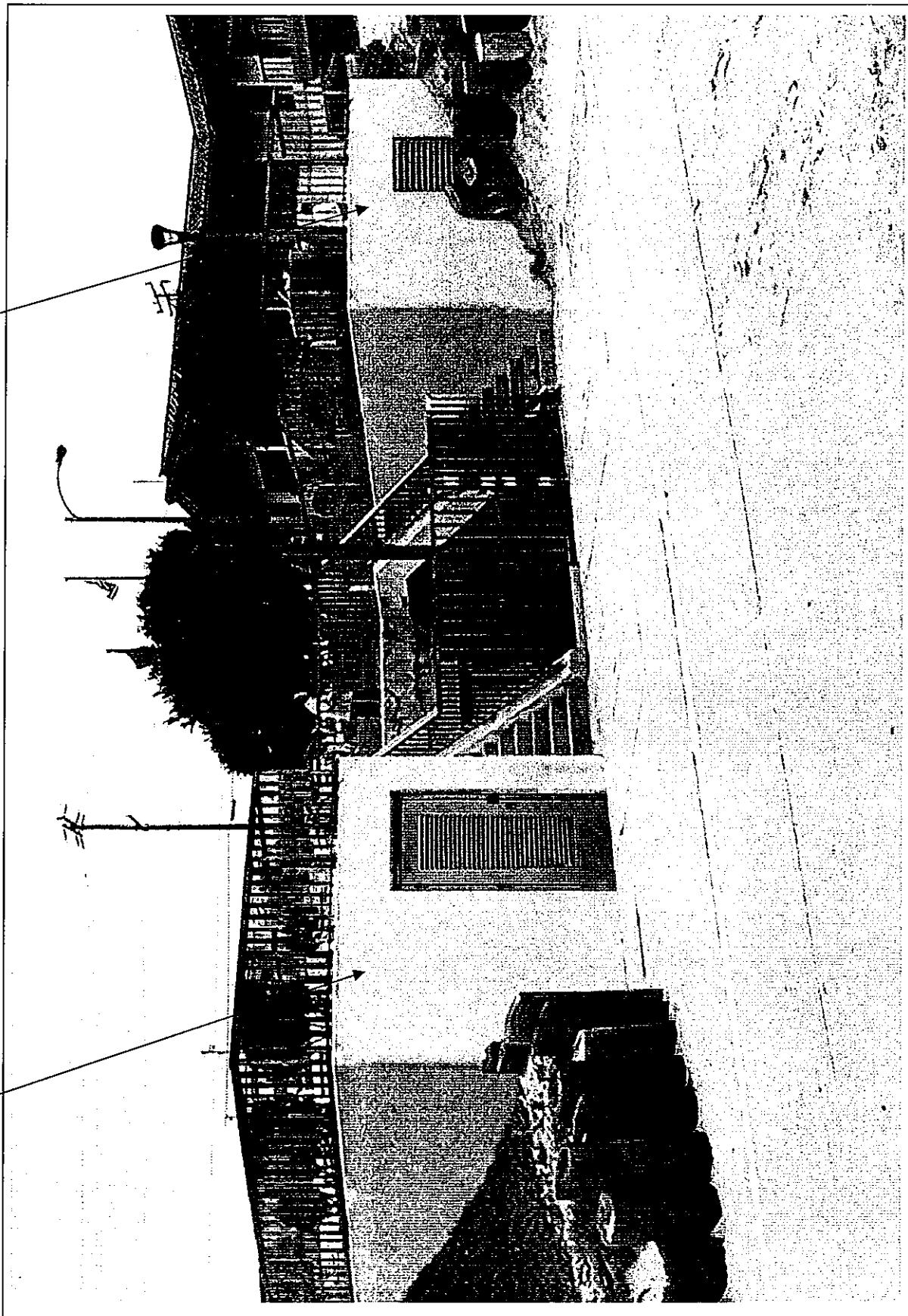
PRELIMINARY DESIGN FOR
 BIKE PATH AND THE STRAND DETOUR

Existing Conditions



Existing Equipment Building

Proposed Equipment Building

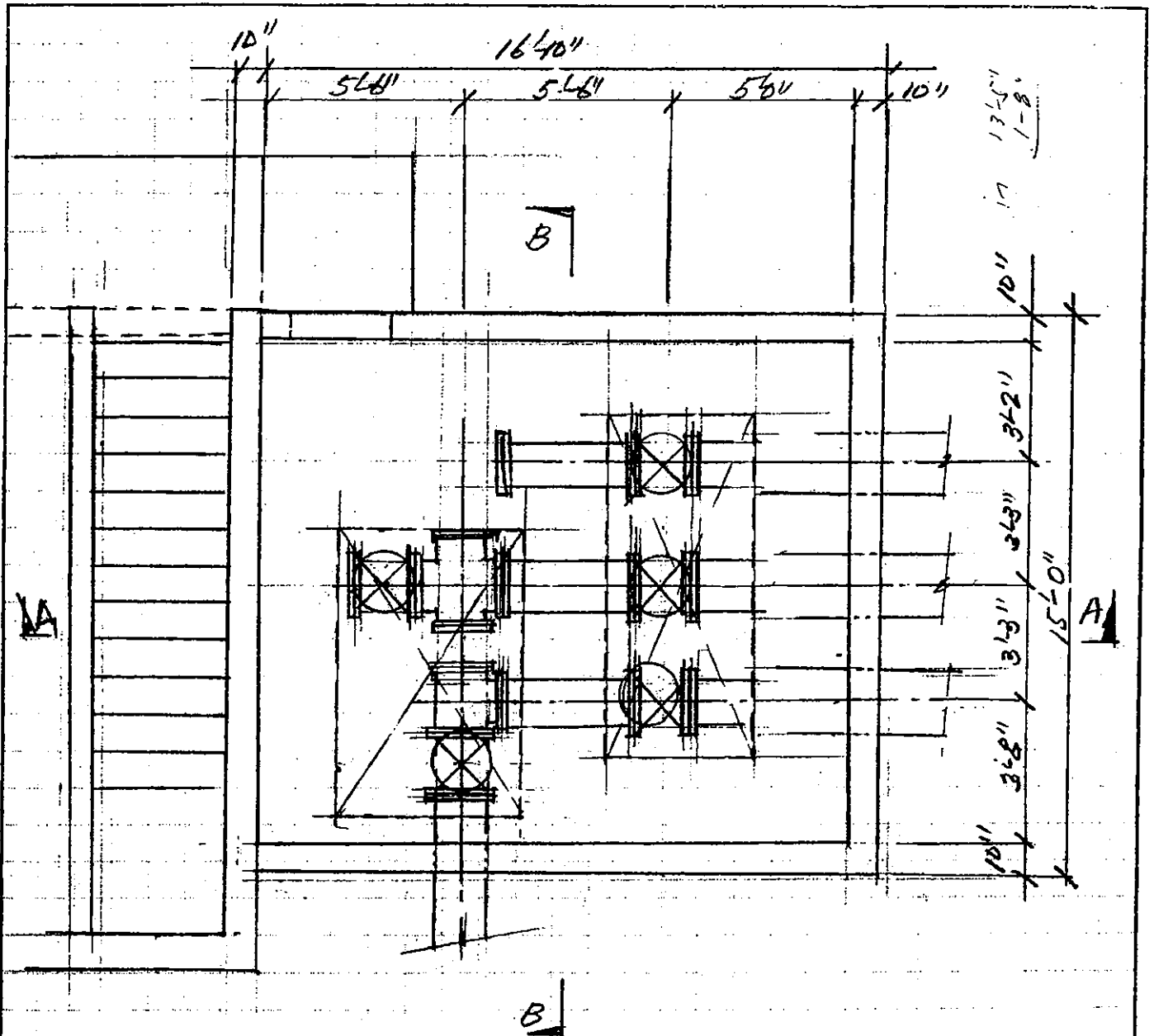


BEI ENGINEERING & DESIGN, INC.

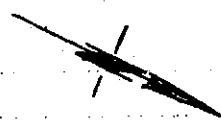
PROJECT: SBCITEL PP

SHEET NO. 1 OF _____

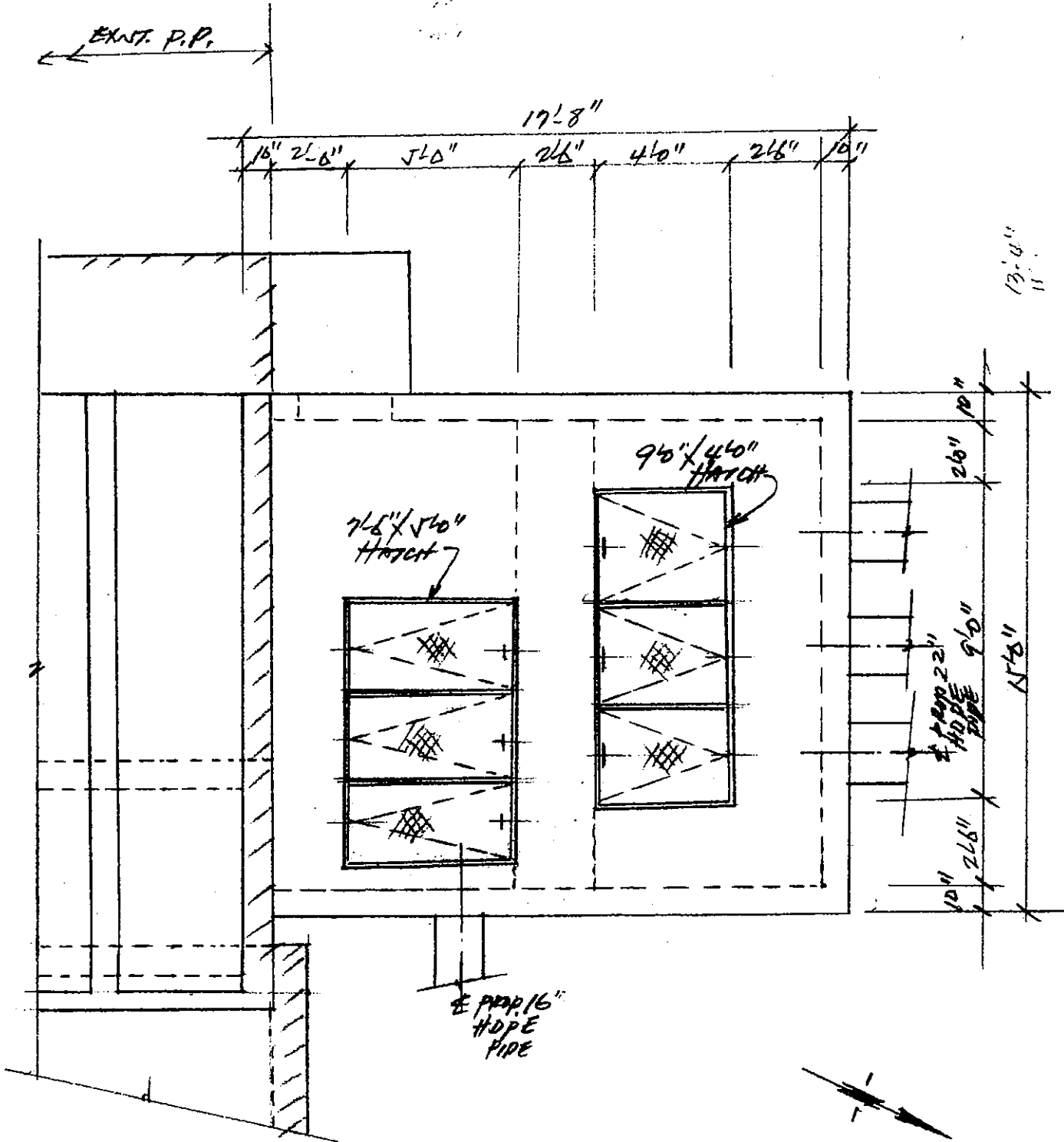
CALCULATED BY: BERT E. INOUE DATE: 6/07



PLAN-SECTION
1/4"=1'-0"



SOUTH BAY CITY P.P.
SHT. 2



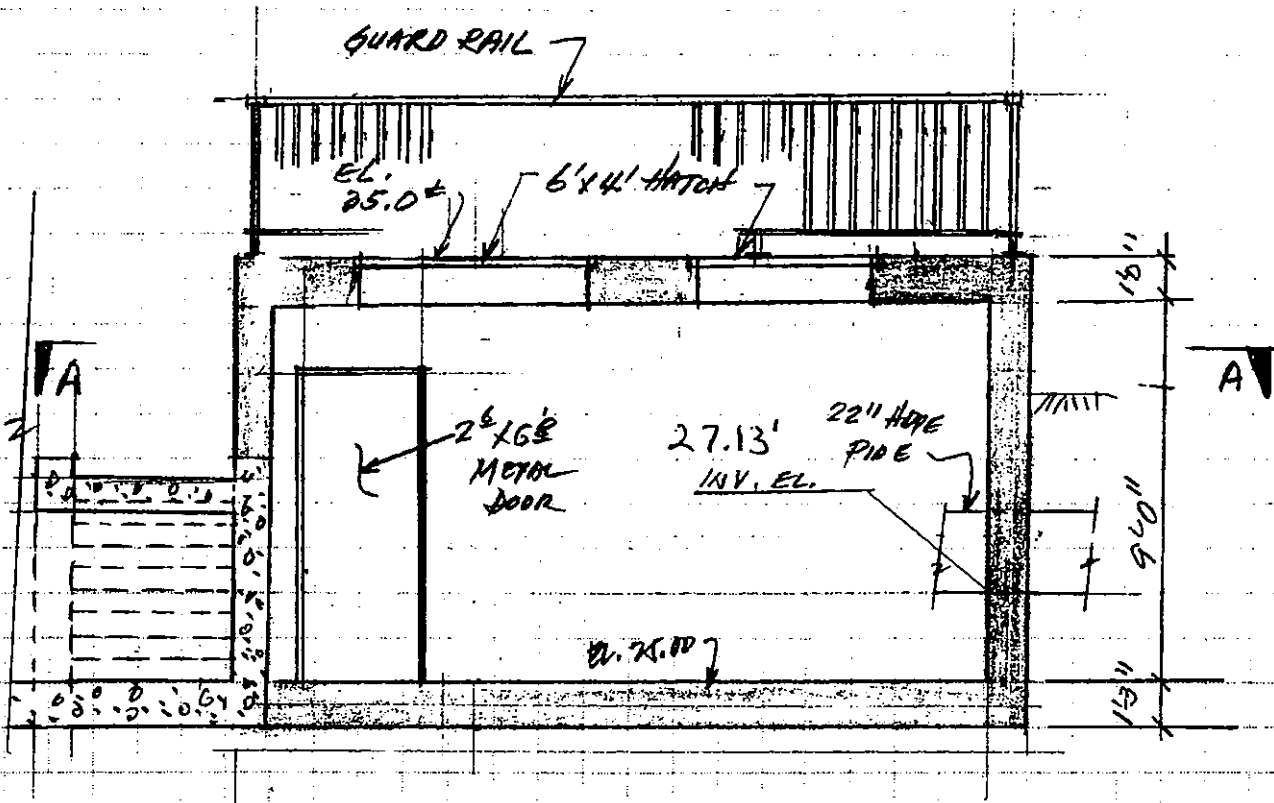
ROOF PLAN
1/4" = 1'-0"

BEI ENGINEERING & DESIGN, INC.

PROJECT: SO. BAY CITY P.P.F.M #243

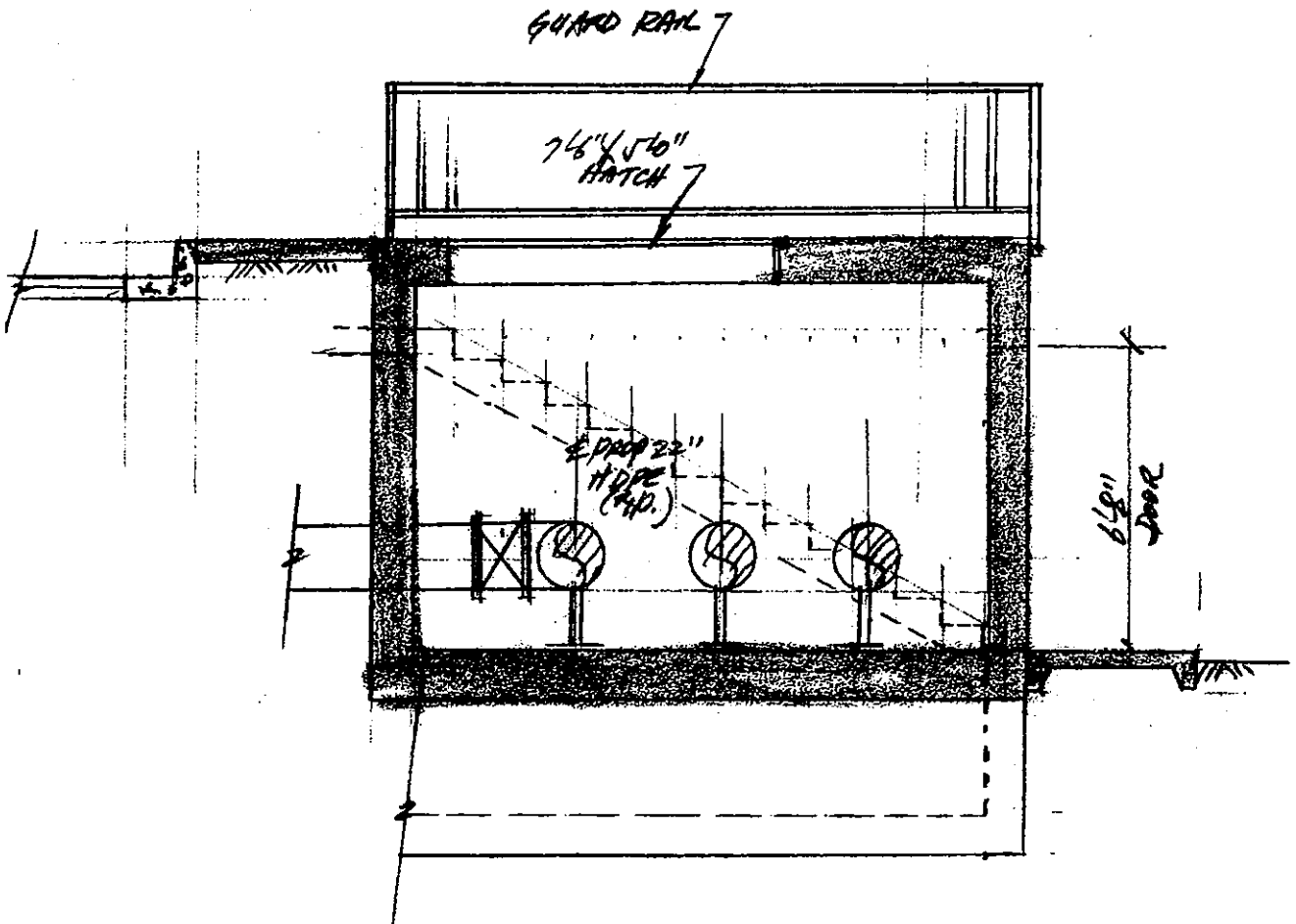
SHEET NO. 3 OF

CALCULATED BY: BERT E. INOUE DATE: 3/67



SECTION B-B
1/4" = 1'0"

SOUTH BAY CITIES PP FIN
ET. 4

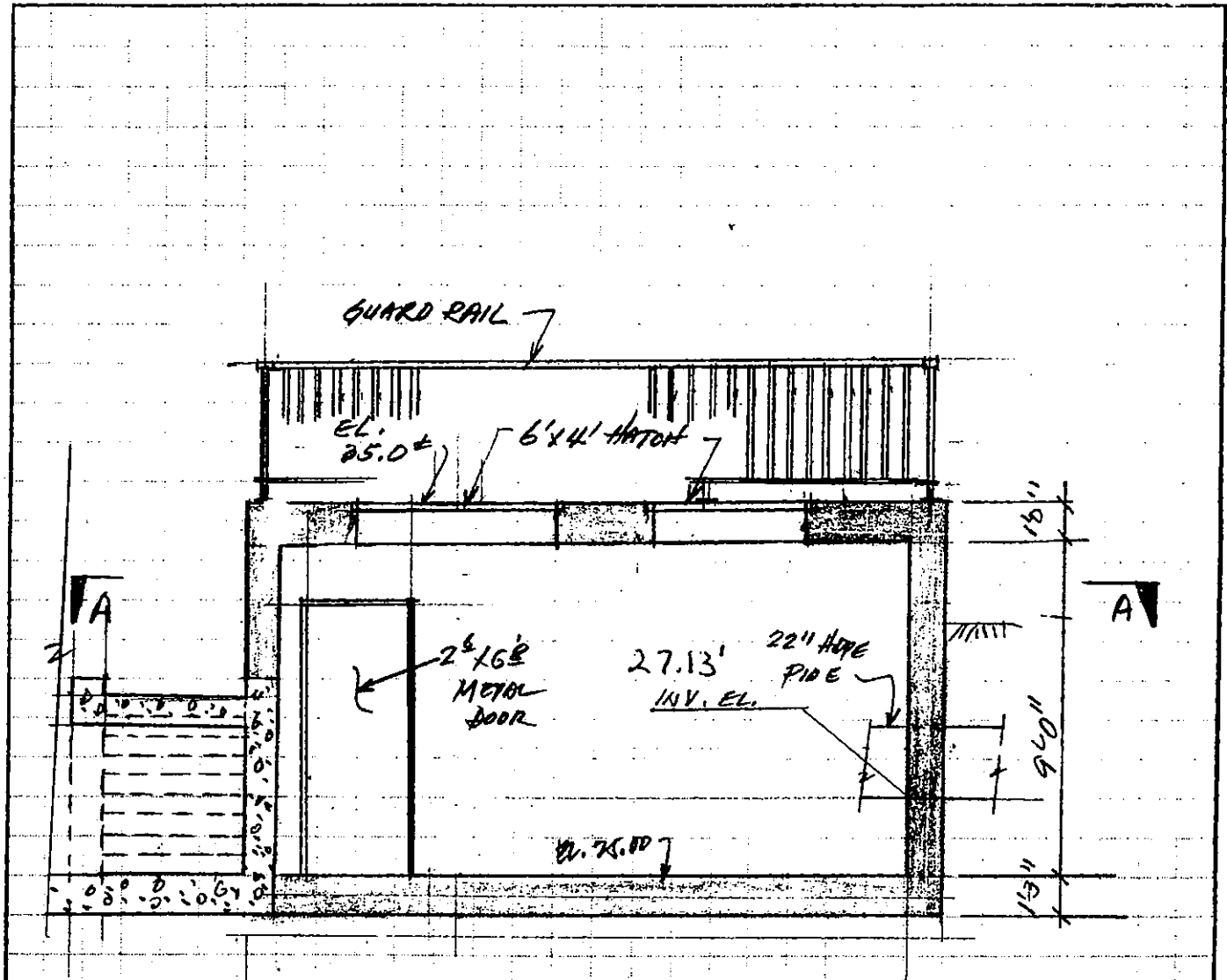


B-B
SECTION EC
1/4" = 1'-0"

PROJECT: So. Bay Cities P.P.F.M #243

SHEET NO. 3 OF

CALCULATED BY: BERT E. INOUE DATE: 3/67



A-A
SECTION ~~B-B~~
1/4" = 1'-0"

50% PLANS

STANDARD DRAWINGS

THE DETAILS OF THE VARIOUS STANDARD DETAILS FOR CONSTRUCTION, LISTED IN THIS SCHEDULE, SHALL BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILS NOT SPECIFICALLY LISTED HEREIN, AND SHALL BE RESPONSIBLE FOR THE DETAILS NOT SPECIFICALLY LISTED HEREIN.

DETAIL NO.	TITLE
S-178	STANDARD METHOD OF INSTALLING RISERS
S-179	STANDARD METHOD FOR CONNECTION TO RISERS AND STRUCTURES
S-180	STANDARD MANHOLE, TYPE "A"
S-181	STANDARD MANHOLE, TYPE "B"
S-182	STANDARD MANHOLE, TYPE "C"
S-183	STANDARD MANHOLE, TYPE "D"
S-184	STANDARD MANHOLE, TYPE "E"
S-185	STANDARD MANHOLE, TYPE "F"
S-186	STANDARD 24" LEADING MANHOLE FRAME AND COVER
S-187	STANDARD 24" LEADING MANHOLE FRAME AND COVER
S-188	STANDARD MANHOLE SET
S-189	STANDARD MANHOLE RING
S-190	STANDARD TRAP WATER
S-191	STANDARD CONCRETE CHANNELS AND ENCLOSURES
S-192	STANDARD 12" ENCLOSURE
S-193	STANDARD CHUTE RIM
S-194	STANDARD 30" MANHOLE FRAME AND COVER
S-195	STANDARD HOUSE CONNECTION GAS TRAP
S-196	STANDARD CONNECTION GAS TRAP
S-197	STANDARD CONNECTION GAS TRAP
S-198	STANDARD CONNECTION GAS TRAP
S-199	STANDARD CONNECTION GAS TRAP
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S-227	STANDARD CONNECTION GAS TRAP
S-228	STANDARD CONNECTION GAS TRAP
S-229	STANDARD CONNECTION GAS TRAP
S-230	STANDARD CONNECTION GAS TRAP

STANDARD DRAWINGS

THE DETAILS OF THE VARIOUS STANDARD DETAILS FOR CONSTRUCTION, LISTED IN THIS SCHEDULE, SHALL BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILS NOT SPECIFICALLY LISTED HEREIN, AND SHALL BE RESPONSIBLE FOR THE DETAILS NOT SPECIFICALLY LISTED HEREIN.

DETAIL NO.	TITLE
S-231	STANDARD CONNECTION GAS TRAP
S-232	STANDARD CONNECTION GAS TRAP
S-233	STANDARD CONNECTION GAS TRAP
S-234	STANDARD CONNECTION GAS TRAP
S-235	STANDARD CONNECTION GAS TRAP
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S-265	STANDARD CONNECTION GAS TRAP
S-266	STANDARD CONNECTION GAS TRAP
S-267	STANDARD CONNECTION GAS TRAP
S-268	STANDARD CONNECTION GAS TRAP
S-269	STANDARD CONNECTION GAS TRAP
S-270	STANDARD CONNECTION GAS TRAP
S-271	STANDARD CONNECTION GAS TRAP
S-272	STANDARD CONNECTION GAS TRAP
S-273	STANDARD CONNECTION GAS TRAP
S-274	STANDARD CONNECTION GAS TRAP
S-275	STANDARD CONNECTION GAS TRAP
S-276	STANDARD CONNECTION GAS TRAP
S-277	STANDARD CONNECTION GAS TRAP
S-278	STANDARD CONNECTION GAS TRAP
S-279	STANDARD CONNECTION GAS TRAP
S-280	STANDARD CONNECTION GAS TRAP

STANDARD DRAWINGS

THE DETAILS OF THE VARIOUS STANDARD DETAILS FOR CONSTRUCTION, LISTED IN THIS SCHEDULE, SHALL BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILS NOT SPECIFICALLY LISTED HEREIN, AND SHALL BE RESPONSIBLE FOR THE DETAILS NOT SPECIFICALLY LISTED HEREIN.

DETAIL NO.	TITLE
S-281	STANDARD CONNECTION GAS TRAP
S-282	STANDARD CONNECTION GAS TRAP
S-283	STANDARD CONNECTION GAS TRAP
S-284	STANDARD CONNECTION GAS TRAP
S-285	STANDARD CONNECTION GAS TRAP
S-286	STANDARD CONNECTION GAS TRAP
S-287	STANDARD CONNECTION GAS TRAP
S-288	STANDARD CONNECTION GAS TRAP
S-289	STANDARD CONNECTION GAS TRAP
S-290	STANDARD CONNECTION GAS TRAP
S-291	STANDARD CONNECTION GAS TRAP
S-292	STANDARD CONNECTION GAS TRAP
S-293	STANDARD CONNECTION GAS TRAP
S-294	STANDARD CONNECTION GAS TRAP
S-295	STANDARD CONNECTION GAS TRAP
S-296	STANDARD CONNECTION GAS TRAP
S-297	STANDARD CONNECTION GAS TRAP
S-298	STANDARD CONNECTION GAS TRAP
S-299	STANDARD CONNECTION GAS TRAP
S-300	STANDARD CONNECTION GAS TRAP

LEGEND

APPROVED TRAP SERIES

APPROVED TRAP SERIES REVISIONS

EXISTING TRAP SERIES

EXISTING ON UNDER CONSTRUCTION

EXISTING ELECTRICAL SYMBOLS

EXISTING TELEPHONE POLE AND ROAD SIGN

EXISTING POLE AND ROAD SIGN

PAVE INTERLAY

GUY POLE

LIGHT POLE

TRAFFIC SIGNAL

WATER AND GAS VALVE

WATER AND GAS METER

FEEDER

AC PARALLEL

CONCRETE

CSB BOUNDARY

CITY BOUNDARY

RIGHT-OF-WAY

EASEMENT, OCCUPATIONAL, RIGHT-OF-WAY

BRANCH MAIN

TEST HOOD

LEGEND

APPROVED TRAP SERIES

APPROVED TRAP SERIES REVISIONS

EXISTING TRAP SERIES

EXISTING ON UNDER CONSTRUCTION

EXISTING ELECTRICAL SYMBOLS

EXISTING TELEPHONE POLE AND ROAD SIGN

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AC PARALLEL

CONCRETE

CSB BOUNDARY

CITY BOUNDARY

RIGHT-OF-WAY

EASEMENT, OCCUPATIONAL, RIGHT-OF-WAY

BRANCH MAIN

TEST HOOD

LEGEND, STANDARD DRAWINGS AND SHEET INDEX

SOUTH BAY CHIEFS WARE PLUMBING PLANT

FORCE MAINS NO. 2 AND NO. 3

COUNTY SANITATION DISTRICT NO. 30

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: [Date]

PROJECT NO. [Number]

SHEET NO. [Number] OF [Total Sheets] SHEETS

SCALE: [Scale]

DATE: [Date]

PROJECT: [Project Name]

LOCATION: [Location]

OWNER: [Owner Name]

ENGINEER: [Engineer Name]

REGISTERED PROFESSIONAL ENGINEER

NO. [Number]

STATE OF CALIFORNIA

EXPIRES: [Date]

COUNTY SANITATION DISTRICT No. 30
OF LOS ANGELES COUNTY, CALIFORNIA

OFFICE OF CHIEF ENGINEER
CONTRACT DRAWINGS

SOUTH BAY CITIES MAIN PUMPING PLANT FORCE MAINS NO. 2 AND NO. 3

SUBMITTED _____ DATED _____ MONTH _____ YEAR _____

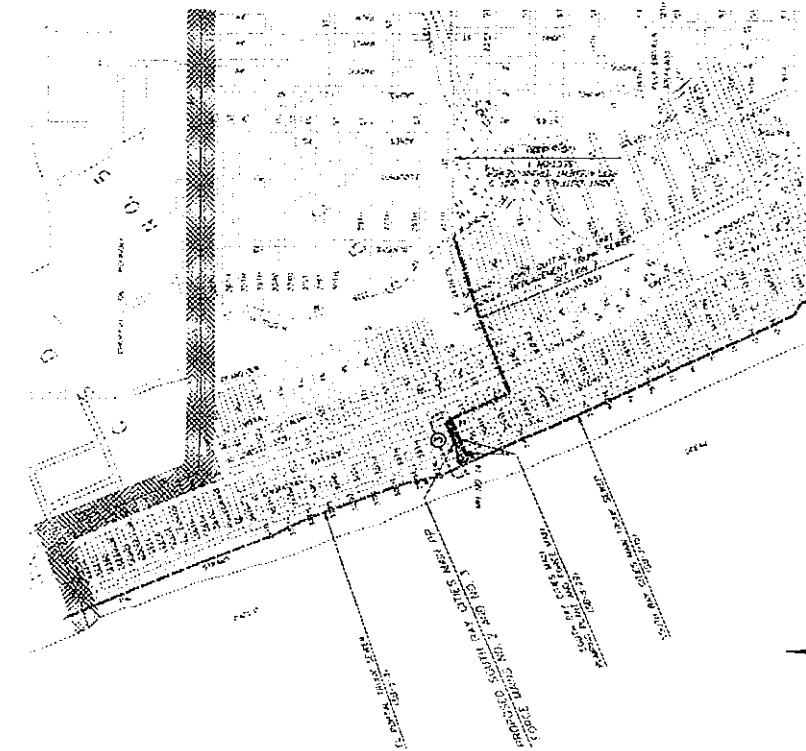
BY CHIEF ENGINEER
C.E. No. 10417

RECOMMENDED _____ DATED _____ MONTH _____ YEAR _____

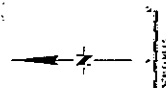
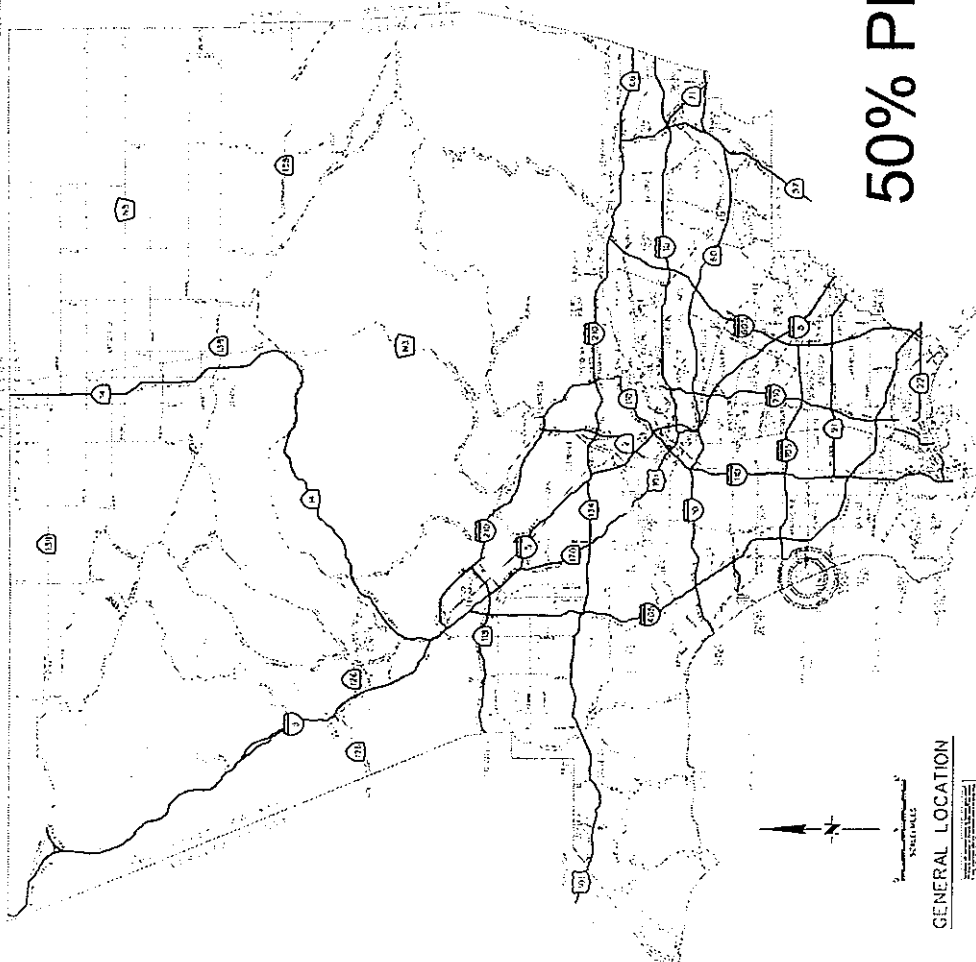
BY ASST. CHIEF ENGINEER
C.E. No. 24385

APPROVED _____ DATED _____ MONTH _____ YEAR _____

BY CHIEF ENGINEER
C.E. No. 10417



50% PLANS



GENERAL LOCATION



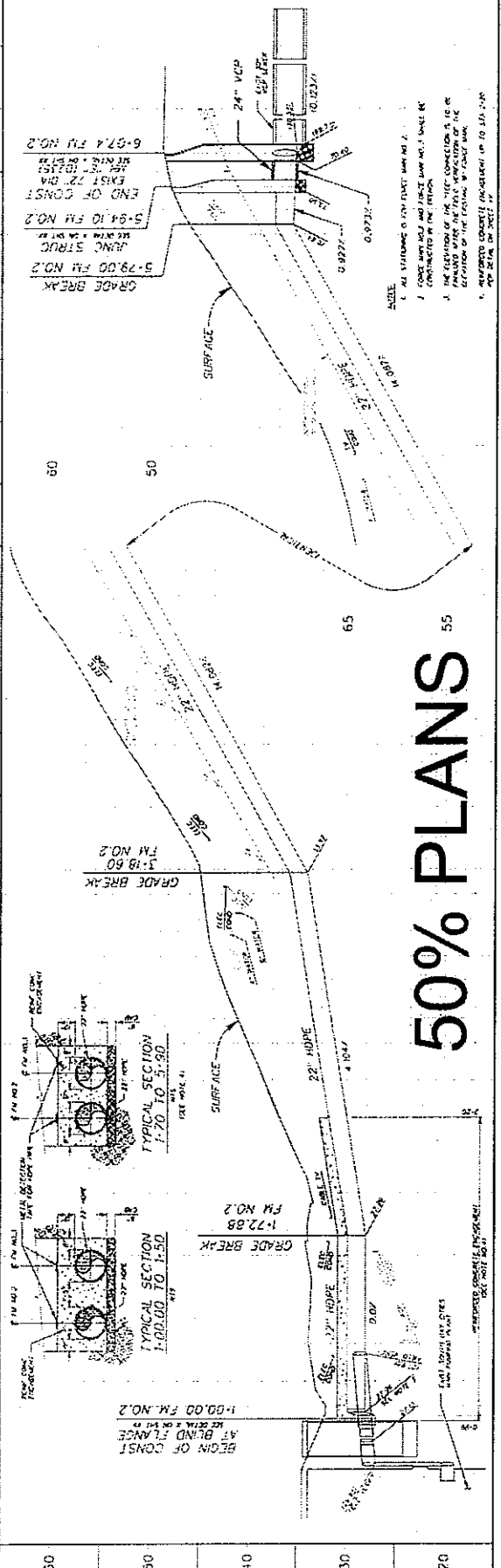
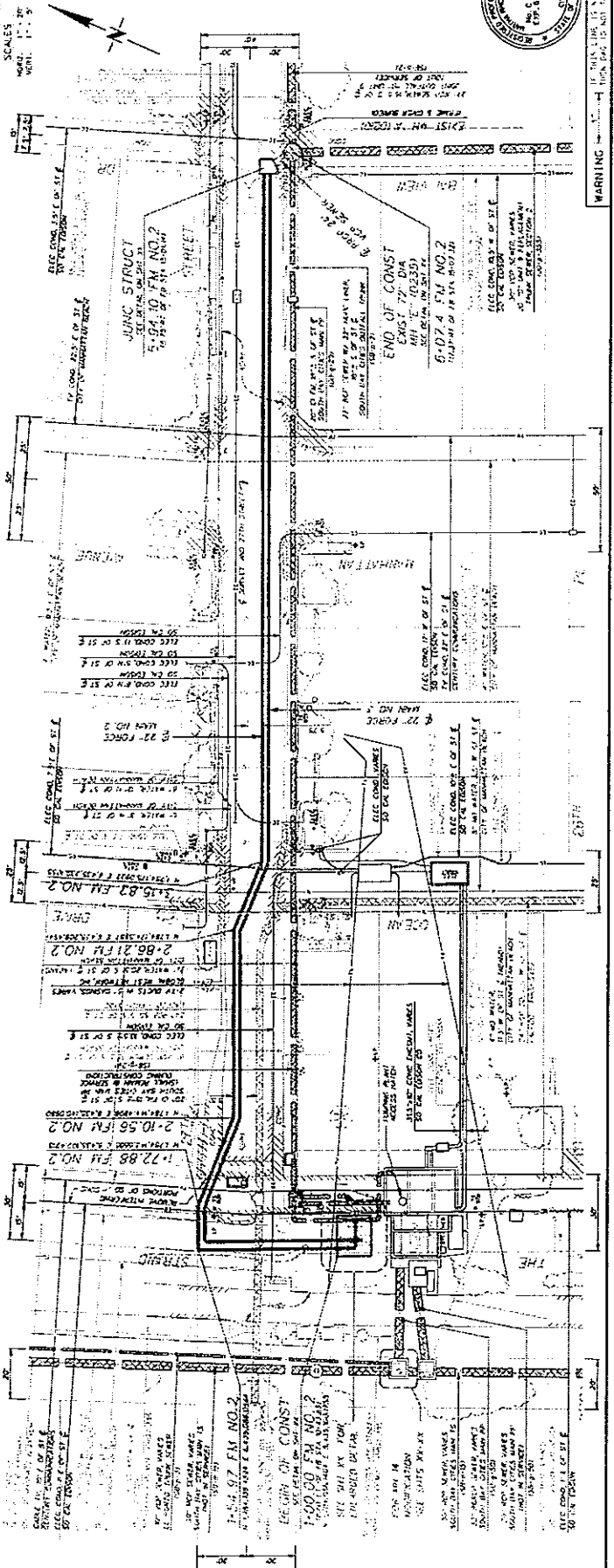
SR · P · 21
SHEET NO. 1
OF 15 SHEETS

TO SHEET	SECTION	DATE

REGISTERED PROFESSIONAL ENGINEER



WARNING: IF THIS IS NOT A CONSTRUCTION PERMIT, THIS PLAN IS NOT TO BE USED.



50% PLANS

60
50
40
30
20

1-00.00 FM NO. 2
 BEGIN OF CONST
 AT BAND ALIGN
 SEE DRAWING 2 FOR DETAILS

1-22.88 FM NO. 2
 GRADE BREAK

1-10.56 FM NO. 2
 GRADE BREAK

1-15.87 FM NO. 2
 GRADE BREAK

1-26.21 FM NO. 2
 GRADE BREAK

1-27.70 FM NO. 2
 GRADE BREAK

1-29.00 FM NO. 2
 GRADE BREAK

1-34.10 FM NO. 2
 GRADE BREAK

1-37.74 FM NO. 2
 END OF CONST
 SEE DRAWING 3 FOR DETAILS

65
70
75
80
85
90
95



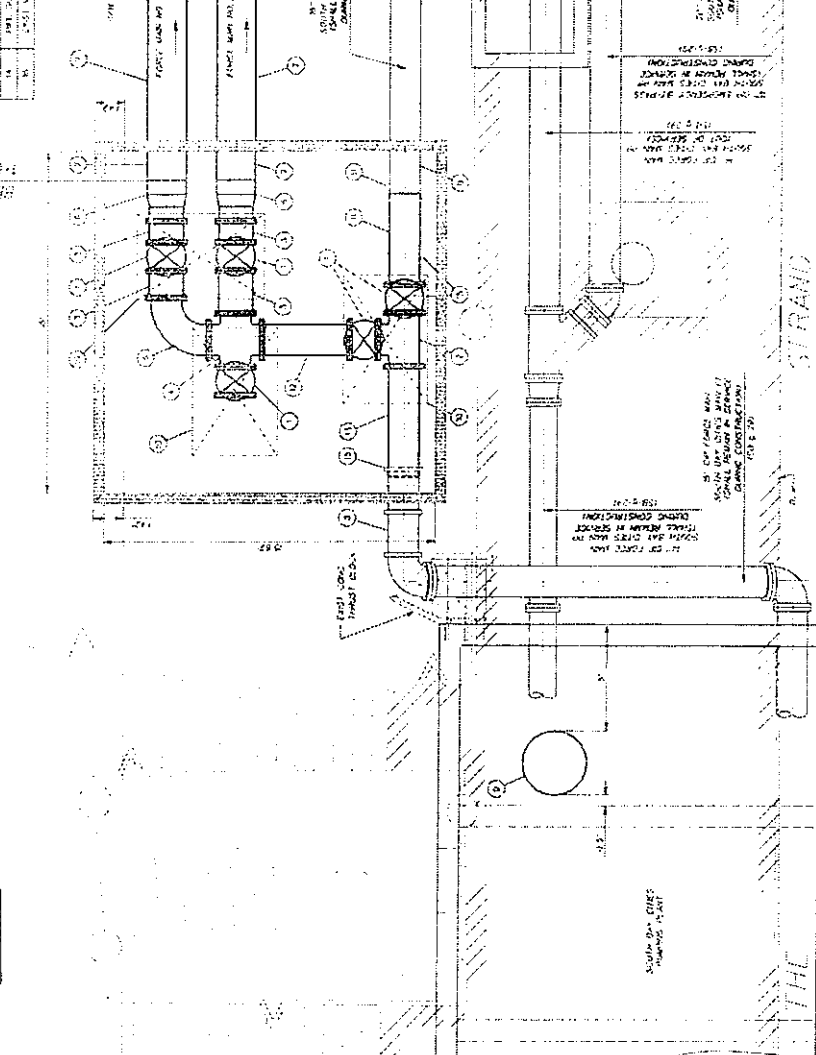
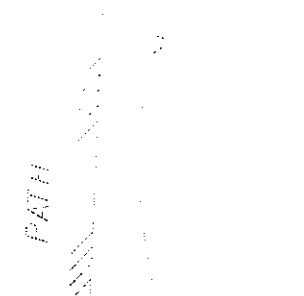
ENGINEERING CONTRACT NO. 15874
 SHEET NO. 5
 DATE: 12/15/1988

PUMPING PLANT PIPING LAYOUT AND TOPOGRAPHICAL PLAN

SOUTH BAY CITIES MAIN PUMPING PLANT
 FORCE MAINS NO. 2 AND NO. 3
 COUNTY SANITATION DISTRICT NO. 30
 OF LOS ANGELES COUNTY, CALIFORNIA

ITEM NO.	DESCRIPTION
1	18" DIA. FORCE MAIN NO. 2
2	18" DIA. FORCE MAIN NO. 3
3	18" DIA. FORCE MAIN NO. 4
4	18" DIA. FORCE MAIN NO. 5
5	18" DIA. FORCE MAIN NO. 6
6	18" DIA. FORCE MAIN NO. 7
7	18" DIA. FORCE MAIN NO. 8
8	18" DIA. FORCE MAIN NO. 9
9	18" DIA. FORCE MAIN NO. 10
10	18" DIA. FORCE MAIN NO. 11
11	18" DIA. FORCE MAIN NO. 12
12	18" DIA. FORCE MAIN NO. 13
13	18" DIA. FORCE MAIN NO. 14
14	18" DIA. FORCE MAIN NO. 15
15	18" DIA. FORCE MAIN NO. 16
16	18" DIA. FORCE MAIN NO. 17
17	18" DIA. FORCE MAIN NO. 18
18	18" DIA. FORCE MAIN NO. 19
19	18" DIA. FORCE MAIN NO. 20
20	18" DIA. FORCE MAIN NO. 21
21	18" DIA. FORCE MAIN NO. 22
22	18" DIA. FORCE MAIN NO. 23
23	18" DIA. FORCE MAIN NO. 24
24	18" DIA. FORCE MAIN NO. 25
25	18" DIA. FORCE MAIN NO. 26
26	18" DIA. FORCE MAIN NO. 27
27	18" DIA. FORCE MAIN NO. 28
28	18" DIA. FORCE MAIN NO. 29
29	18" DIA. FORCE MAIN NO. 30
30	18" DIA. FORCE MAIN NO. 31
31	18" DIA. FORCE MAIN NO. 32
32	18" DIA. FORCE MAIN NO. 33
33	18" DIA. FORCE MAIN NO. 34
34	18" DIA. FORCE MAIN NO. 35
35	18" DIA. FORCE MAIN NO. 36
36	18" DIA. FORCE MAIN NO. 37
37	18" DIA. FORCE MAIN NO. 38
38	18" DIA. FORCE MAIN NO. 39
39	18" DIA. FORCE MAIN NO. 40
40	18" DIA. FORCE MAIN NO. 41
41	18" DIA. FORCE MAIN NO. 42
42	18" DIA. FORCE MAIN NO. 43
43	18" DIA. FORCE MAIN NO. 44
44	18" DIA. FORCE MAIN NO. 45
45	18" DIA. FORCE MAIN NO. 46
46	18" DIA. FORCE MAIN NO. 47
47	18" DIA. FORCE MAIN NO. 48
48	18" DIA. FORCE MAIN NO. 49
49	18" DIA. FORCE MAIN NO. 50
50	18" DIA. FORCE MAIN NO. 51
51	18" DIA. FORCE MAIN NO. 52
52	18" DIA. FORCE MAIN NO. 53
53	18" DIA. FORCE MAIN NO. 54
54	18" DIA. FORCE MAIN NO. 55
55	18" DIA. FORCE MAIN NO. 56
56	18" DIA. FORCE MAIN NO. 57
57	18" DIA. FORCE MAIN NO. 58
58	18" DIA. FORCE MAIN NO. 59
59	18" DIA. FORCE MAIN NO. 60
60	18" DIA. FORCE MAIN NO. 61
61	18" DIA. FORCE MAIN NO. 62
62	18" DIA. FORCE MAIN NO. 63
63	18" DIA. FORCE MAIN NO. 64
64	18" DIA. FORCE MAIN NO. 65
65	18" DIA. FORCE MAIN NO. 66
66	18" DIA. FORCE MAIN NO. 67
67	18" DIA. FORCE MAIN NO. 68
68	18" DIA. FORCE MAIN NO. 69
69	18" DIA. FORCE MAIN NO. 70
70	18" DIA. FORCE MAIN NO. 71
71	18" DIA. FORCE MAIN NO. 72
72	18" DIA. FORCE MAIN NO. 73
73	18" DIA. FORCE MAIN NO. 74
74	18" DIA. FORCE MAIN NO. 75
75	18" DIA. FORCE MAIN NO. 76
76	18" DIA. FORCE MAIN NO. 77
77	18" DIA. FORCE MAIN NO. 78
78	18" DIA. FORCE MAIN NO. 79
79	18" DIA. FORCE MAIN NO. 80
80	18" DIA. FORCE MAIN NO. 81
81	18" DIA. FORCE MAIN NO. 82
82	18" DIA. FORCE MAIN NO. 83
83	18" DIA. FORCE MAIN NO. 84
84	18" DIA. FORCE MAIN NO. 85
85	18" DIA. FORCE MAIN NO. 86
86	18" DIA. FORCE MAIN NO. 87
87	18" DIA. FORCE MAIN NO. 88
88	18" DIA. FORCE MAIN NO. 89
89	18" DIA. FORCE MAIN NO. 90
90	18" DIA. FORCE MAIN NO. 91
91	18" DIA. FORCE MAIN NO. 92
92	18" DIA. FORCE MAIN NO. 93
93	18" DIA. FORCE MAIN NO. 94
94	18" DIA. FORCE MAIN NO. 95
95	18" DIA. FORCE MAIN NO. 96
96	18" DIA. FORCE MAIN NO. 97
97	18" DIA. FORCE MAIN NO. 98
98	18" DIA. FORCE MAIN NO. 99
99	18" DIA. FORCE MAIN NO. 100

REVISIONS TO BE MADE TO THE PLAN AS SHOWN ON SHEET NO. 4 OF THIS SET.



50% PLANS

DATE: 12/15/1988