CITY OF LOS ALAMITOS
Council Chamber
3191 Katella Ave., Los Alamitos CA 90720

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REGULAR MEETING

Wednesday, May 27, 2026 – 6:00 PM

NOTICE TO THE PUBLIC – This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Development Services Department or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Each matter on the agenda, no matter how described, shall be deemed to include any appropriate motion, whether to adopt a minute motion, resolution, payment of any bill, approval of any matter or action, or any other action. Items listed as "for information" or "for discussion" may also be the subject of an "action" taken by the Planning Commission at the same meeting.

Agenda-related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packet (GC §54957.5) will be made available for public inspection at the meeting. Such documents will also be available at the Development Services office, 3191 Katella Ave., Los Alamitos, CA 90720.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out by the Department Secretary. If you need special assistance to participate in this meeting, please contact the Department Secretary at (562) 431-3538, ext. 110. Notification at least 42 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling the Development Services Office at least 42 hours in advance.

If you are unable to attend this meeting in person, you may submit comments on any agenda item or on any item not on the agenda by email to gmartinez@cityoflosalamitos.org with the subject line "PLANNING COMMISSION PUBLIC COMMENT". Comments received by 3:00 p.m. the day of the meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read email comments at the meeting.

If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Development Services Department at (562) 431-3538, extension 110, 48 hours prior to the meeting, so that reasonable arrangements may be made.

1. CALL TO ORDER

2. ROLL CALL
Chair Hastie
Vice Chair Legere
Commissioner Cuilty
Commissioner Griego
Commissioner Heichman

3. PLEDGE OF ALLEGIANCE

4. ORAL COMMUNICATIONS
At this time, any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. Please state if you wish to speak on an item on the Agenda. **Remarks are to be limited to not more**

than five minutes.

5. CONSENT CALENDAR

All Consent Calendar items may be acted upon by one motion unless a Planning Commissioner requests separate action on a specific item.

A. Approval of Minutes

Approve the Minutes for the Regular Meeting of March 25, 2026.

B. General Plan and Housing Element Annual Progress Reports (Development Services)

Government Code Sections 65400 and 65700 require cities to submit an Annual Progress Report (APR) on the implementation of their General Plan. The City is also required to submit an Annual Progress Report each year on the status of the Housing Element implementation of the General Plan in a format adopted by the Governor's Office of Land Use & Climate Innovation. This agenda item requests that the Commission review and approve the Reports for submittal to the appropriate State agencies.

Recommendation:

1. Review the 2025 General Plan Annual Progress Report and 2025 Housing Element Annual Progress Report; and,

2. If no revisions are necessary, approve the 2025 General Plan Annual Report and the 2025 Housing Element Annual Progress Report.

C. Change General Plan and Zoning Designations at 11021 Winners Circle (APN 222-021-15)

A General Plan Amendment (GPA 25-02) and Zoning Map Amendment (ZOA 25-05) requesting approval to change the General Plan land use designation from Planned Industrial to Professional Office and to change the Zoning designation from Planned Light Industrial (P-M) to Commercial Professional Office (C-O) for the parcel located at 11021 Winners Circle. The Applicant has asked that this item be continued to the next Planning Commission meeting to conduct further analysis.

Recommendation:

1. Open the Public Hearing for comments; and,

2. Continue the item to a date—uncertain, Planning Commission Meeting.

6. PUBLIC HEARING

7. DISCUSSION

8. STAFF REPORT

A. Pine Street Project PS&E

Currently, Pine Street serves as the downtown corridor of Los Alamitos, hosting many of our community events. The goal of this project is to revitalize Pine Street to reflect a true main-street atmosphere that supports and enhances the events held along the corridor. The project will transform Pine Street into the City's "Main Street" by creating a walkable, welcoming, and vibrant mixed-use Town Center district.

The proposed complete-street improvements include new sidewalks, ADA enhancements, LED lighting, street furniture, street trees, wayfinding signage, enhanced pedestrian crossings, and an entry plaza with a gateway monument. The corridor will also be designed to allow for temporary closure to traffic for City events, markets, and celebrations—strengthening its role as the heart of downtown Los Alamitos.

In addition, this investment directly supports the City's Economic Development initiatives by creating an attractive and pedestrian-friendly environment that encourages foot traffic, supports local businesses, and invites new commercial opportunities. A revitalized Pine Street will help stimulate business activity, attract visitors, increase storefront visibility, and foster a stronger sense of place—ultimately contributing to the community's long-term economic vitality and growth.

Recommendation:

Receive and File.

9. ITEMS FROM THE DEVELOPMENT SERVICES DEPARTMENT

10. COMMISSIONER REPORTS

11. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed to the City Council, and must be done so in writing at the Development Services Department, within ten (10) business days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of $1,101.00 (resident)/ $2,349.00 (non-resident) in accordance with Los Alamitos Municipal Code Section 17.60 and Fee Resolution No. 2022-11.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the Los Alamitos City Hall, 3191 Katella Ave. and online at www.cityoflosalamitos.org not less than 72 hours prior to the meeting.

_____
Vandine Ouk
Department Secretary

MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING OF THE CITY OF LOS ALAMITOS

REGULAR MEETING – March 25, 2026

1. CALL TO ORDER

The Planning Commission/Subdivision Committee met in Regular Session at 6:00 p.m., Wednesday, March 25, 2026, in the Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA 90720.

2. ROLL CALL

Present: Commissioners: Chair Hastie (excused absence), Legere, Cuilty, Griego, Heichman

Staff: Irving Montenegro Jr., Development Services Manager
Tom Oliver, Senior Planner
Michael Daudt, City Attorney
Vandine Ouk, Department Secretary

3. PLEDGE OF ALLEGIANCE

Vice Chair Legere led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS

Vice Chair Legere opened oral communication.

Vice Chair Legere closed oral communication.

5. CONSENT CALENDAR

A. Approval of February 25, 2026, Planning Commission Minutes

Motion/Second: Cuilty/Heichman
Carried 4/0: The Planning Commission approved February 25, 2026, Planning Commission Minutes.

7. PUBLIC HEARING

A. Change General Plan and Zoning Designations at 11021 Winners Circle (APN 222-021-15)

Senior Planner Oliver informed the Planning Commission that the applicant requested a continuance to the April 22, 2026, meeting to allow additional time for research.

Vice Chair Legere opened the meeting for public hearing.

Vice Chair Legere closed the meeting for public hearing.

Motion/Second: Cuilty/Griego
Carried (4/0): The Planning Commission approved the continuance of the item to April 22, 2026.

B. Conditional Use Permit (CUP) 26-02 Health/Fitness Facility - Large at 10565 Bloomfield Street in the Planned Light Industrial (P-L-I) Zoning District

Senior Planner Oliver summarized the staff report.

Vice Chair Legere opened the meeting for public hearing.

Applicant Corey Yee proposed the business as a small-scale instruction-based fitness facility focused on sports performance and functional training for young athletes. Additionally, Mr. Yee identified that a chiropractor would be on site to assist with sports-related injuries and adjustments.

The Planning Commission asked and received clarification from Mr. Yee on the following:

- A chiropractor will be on site to assist with injury rehabilitation on an as-needed basis.
- Training will be focused on sports athletes.
- A dedicated treatment room will be provided for the chiropractor.
- Liability insurance has not yet been obtained for the business.

Senior Planner Oliver clarified that the chiropractor must remain incidental to the primary fitness use.

Resident Mary Van Cott-Hand asked and received clarification from Mr. Yee on the following:

- Traffic: Participants are expected to remain below the fifteen allotted parking spaces
- Noise: Mitigated through rubber flooring and controlled music levels
- The business is a new business, not one that is relocating

Development Services Manager Montenegro Jr. stated that noise regulations are enforced through the municipal code, and outdoor training is prohibited under the permit conditions.

Commissioner Griego clarified that the chiropractor does not need its own Conditional Use Permit but does require a business license.

Chiropractor Alex Mak informed the Planning Commission that his services include corrective exercises and strength and conditioning.

Commissioner Heichman asked and received clarification from Mr. Mak of his education, certifications and training credentials.

Vice Chair Legere closed the public hearing.

Motion/Second: Heichman/Cuilty
Carried (4/0): The Planning Commission approved the Conditional Use Permit (CUP) 26-02 Health/Fitness Facility - Large at 10565 Bloomfield Street in the Planned Light Industrial (P-L-I) Zoning District

10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR

Development Services Manager Montenegro Jr. discussed the following:

- I-605/Katella Project
- Weekend of Art Event
- City informational Door Hangers

11. COMMISSIONER REPORTS

No reports were provided.

12. ADJOURNMENT

The Planning Commission adjourned the meeting at 6:35 p.m. to the next regular meeting scheduled for April 22, 2026.

_____
Jean Legere, Vice Chair

ATTEST:

_____
Vandine Ouk, Department Secretary

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: May 27, 2026 **ITEM NUMBER: 5B**

To: **Chair Hastie & Members of the Planning Commission**

Presented By: **Tom Oliver, Associate Planner**

Subject: **General Plan and Housing Element Annual Progress Reports**

SUMMARY

Government Code Sections 65400 and 65700 require cities to submit an Annual Progress Report (APR) on the implementation of their General Plan. The City is also required to submit an Annual Progress Report each year on the status of the Housing Element implementation of the General Plan in a format adopted by the Governor's Office of Land Use & Climate Innovation. This agenda item requests that the Commission review and approve the Reports for submittal to the appropriate State agencies.

RECOMMENDATION

1. Review the 2025 General Plan Annual Progress Report and 2025 Housing Element Annual Progress Report; and,

2. If no revisions are necessary, approve the 2025 General Plan Annual Report and the 2025 Housing Element Annual Progress Report.

BACKGROUND

The City of Los Alamitos adopted its current General Plan on March 23, 2015. The General Plan establishes a comprehensive framework for the City's growth and development. The purpose of the General Plan is to provide a common vision for the future of Los Alamitos and to coordinate the many individual and collective decisions that, over time, will lead to that future. Annual Progress Reports (APRs) provide local legislative bodies with information regarding the implementation of the General Plan for their city.

DISCUSSION

The General Plan and Housing Element Annual Progress Reports must be presented to the local Planning Commission for review and acceptance, as a consent or discussion item on a regular meeting agenda. It is only a reporting document and does not create or modify any City of Los Alamitos' goals or policies found within the General Plan and Housing Element. The

intent of these APRs is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Once accepted, the General Plan APR and the Housing Element APR must be filed with the Governor's Office of Land Use & Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD).

Pursuant to the Implementation Plan adopted with the 2015 General Plan Update, Staff has prepared a General Plan APR for calendar year 2025 (Attachment 1). The Report includes a summary of implementation measures taken in 2025, along with the corresponding policy/goal action(s), to provide an update on the City's progress towards implementing the elements of the General Plan. Attachment 2 is the separately reported 2025 Housing Element APR for which annual reporting is required to maintain a fully compliant Housing Element.

The Annual Progress Reports are presented tonight, in accordance with the Governor's Office of Land Use & Climate Innovation's guidelines, for the Planning Commission's review and acceptance.

FISCAL IMPACT

None

Attachment:
1. 2025 General Plan APR
2. Housing Element APR LosAlamitos2025

2025 General Plan
Annual Progress Report (APR)
May 27, 2026

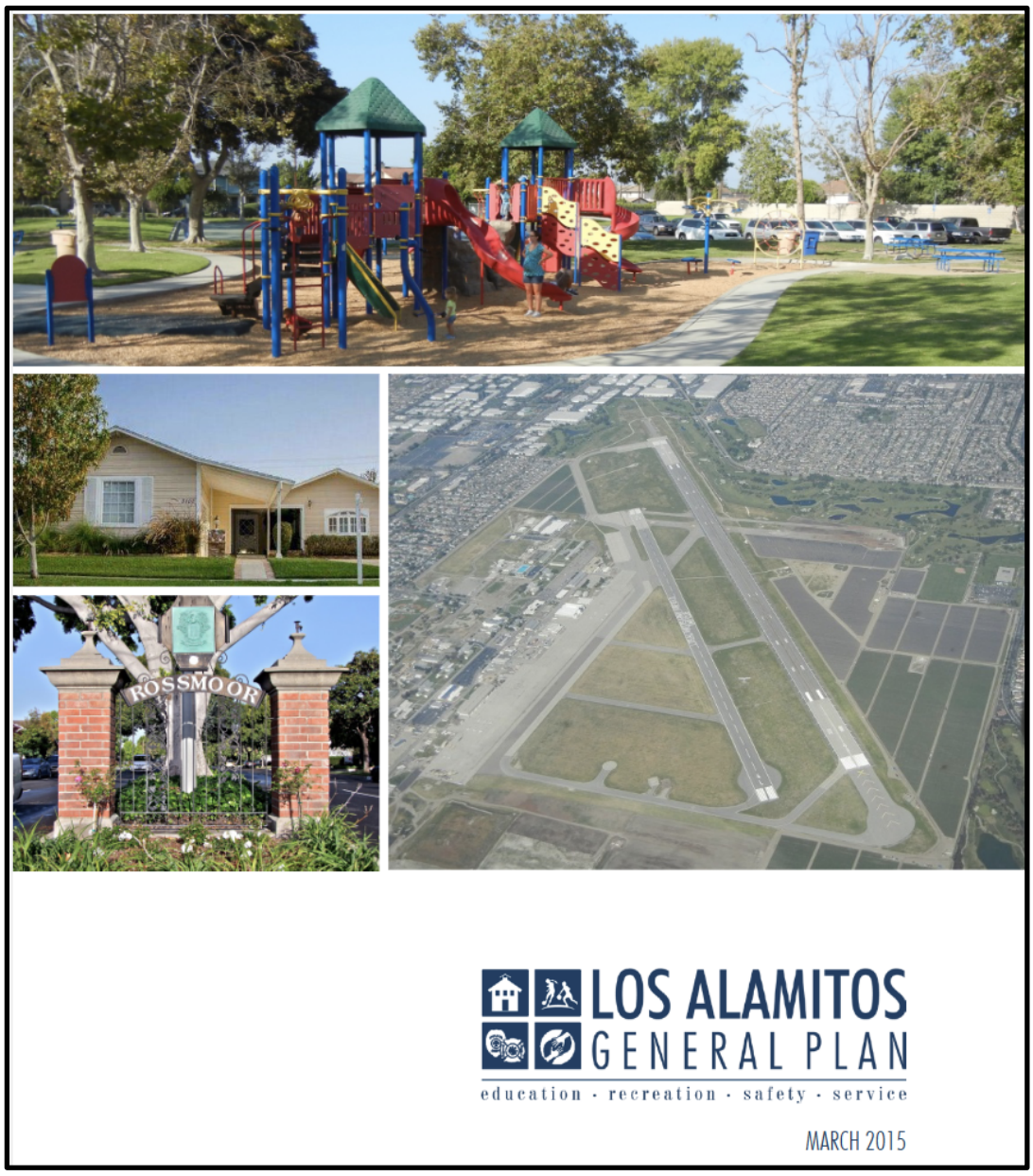


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IV. ATTACHMENT

Attachment: Housing Element Annual Progress Report

I. INTRODUCTION

The City of Los Alamitos General Plan

The City of Los Alamitos adopted its current General Plan on March 23, 2015. The General Plan establishes a comprehensive framework for the City's growth and development. The purpose of the General Plan is to provide a common vision for the future of Los Alamitos and to coordinate the many individual and collective decisions that, over time, will lead to that future.

The General Plan comprises elements that provide frameworks to govern different aspects of the City's physical and social growth while guiding municipal decision-making. Each element contains goals and policies relevant to the specific topic area. The State mandates that every City's General Plan contains certain elements. Consistent with state requirements, the City of Los Alamitos' General Plan contains the following seven elements:

1. Land Use
2. Economic Development
3. Housing
4. Open Space, Recreation, and Conservation
5. Mobility and Circulation
6. Public Facilities and Safety
7. Growth Management

Compliance & Annual Progress Reporting

State Government Code Section 65400 requires cities and counties to prepare an annual progress report for their General Plan. The Annual Progress Report (APR) provides the status of General Plan implementation and highlights progress on the goals and objectives contained in each General Plan element, except the Housing Element. Progress pertaining to the Housing Element is reported separately to the California Department of Housing and Community Development (HCD).

This General Plan APR covers activities from January 1, 2025, to December 31, 2025, and highlights key projects, programs, and actions undertaken during the reporting period that advance the goals and policies of the General Plan—including adopted ordinances, discretionary actions, capital improvements, and more.

Following review by their local legislative bodies, jurisdictions are required to submit their General Plan APR to the Governor's Office of Land Use & Climate Innovation (LCI) and the Housing and Community Development (HCD). The State uses the information to identify statewide trends in land use decision-making, audit how local planning and development activities relate to statewide planning goals and policies, and track progress on local jurisdictions' comprehensive General Plan updates.

Housing Element Reporting

The Housing Element of the General Plan serves as the City's policy framework for meeting the housing needs of all current and future residents through 2029. Per state law (Government Code Section 65400), the City is required to track and report its progress toward the Regional Housing Needs Allocation (RHNA) and the implementation of specific housing programs.

Unlike the other elements of a general plan, and because the State requires these housing metrics to be reported via specialized, standalone forms, Housing Element progress is tracked exclusively within that specialized report rather than the general narrative sections of this document.

To satisfy the Housing Element reporting requirements, the City of Los Alamitos completed the 2025 Housing Element Annual Progress Report using the mandated HCD forms. This report was successfully submitted to the State on April 1, 2026, and is included for reference as Attachment 2.

Environmental Justice

Local jurisdictions are required to incorporate an Environmental Justice Element in their general plan, and report annually on their progress towards environmental justice-related goals and policies, if they have a disadvantaged community and are concurrently adopting or revising two or more elements of their general plan.

Disadvantaged communities are defined as "an area identified by the California Environmental Protection Agency, pursuant to Section 39711 of the Health and Safety Code, or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation." (Gov. Code, § 65302, subd. (h)(4)(A)).

The City of Los Alamitos does not currently have disadvantaged communities or trigger the requirement to adopt an Environmental Justice Element.

II. MAJOR INITIATIVES AND DEVELOPMENTS

In accordance with state guidelines, this section outlines significant changes and initiatives within the City, including policy amendments and large-scale development projects. While these categories are required components of the annual update, they also serve to track the relative stability of the City's built environment. The following subsections provide insights into major activities and/or note where no major initiatives or amendments were processed during this reporting period.

General Plan Amendments

General Plan Amendments involve adjustments to the City's official land-use designations, goals, or policies to reflect changing community needs or new legal requirements. These may include agency- and applicant-driven amendments. No General Plan Amendments were initiated or completed during this reporting period.

Planning Activities Initiated

Planning activities that were initiated or completed in 2025 included new Accessory Dwelling Unit (ADU) municipal codes, business licensing requirements for Group Homes, and Zoning Code updates to include thrift store and donation box requirements.

Major Development Applications

No major development applications were processed during the reporting period. However, the Lampson Project, a 246 residential unit project, was approved on November 18, 2024. Soon thereafter, the project was purchased by the development company Lennar. In June 2025, Lennar received a demolition permit for the existing buildings and parking lot. This demolition has now been completed. Currently, the applicant is working with neighboring agencies (the City of Seal Beach and the Rossmoor Los Alamitos Area Sewer District) to obtain approvals for the projects requiring sewer connections. This is a necessary part of the post-entitlement process that must be completed before any construction on the site can proceed.

III. PROGRESS BY GENERAL PLAN ELEMENT

As part of the General Plan, implementation actions in each element serve as a working checklist for City staff and local decision-makers to ensure the General Plan goals and policies are realized. These implementation objectives, policies, and goals are intended to serve as dynamic tools for City staff to monitor the plan's outcomes and execute the necessary next steps to implement the General Plan. As priorities change, the actions and strategies will be updated, or new strategies added, as the City works toward achieving the vision of the General Plan.

Below is a summary of 2025 projects and activities that have advanced the implementation of the General Plan during the past year. The section is divided into general plan elements, with narrative descriptions of the initiatives that advance objectives, followed by a reference to the specific policy, goal, or action they advance.

Land Use Element

The purpose of the Land Use Element is to provide a foundational, long-range guide for the community's physical development, recognizing that land is a finite and valuable resource. The Land Use Element was adopted in 2015. No amendments were made to the Land Use Element in 2025.

During the reporting period, the policies, goals, and actions of the Land Use Element were implemented in the following ways:

- Sunburst Field

  Description: On November 17, 2025, the City Council authorized a Short-Term Revocable License with Joint Forces Training Base for Sunburst Field. This item recommended approval to lease the land, also known as Sunburst Field, located at 11212 America Drive, Los Alamitos, CA 90720 for the use of expanded recreational programs, events, and additional green space. On November 17, 2025, the City Council authorized a Short-Term Revocable License with Joint Forces Training Base for Sunburst Field. This item recommended approval to lease the land, also known as Sunburst Field, located at 11212 America Drive, Los Alamitos, CA 90720 for the use of expanded recreational programs, events, and additional green space.

  Applicable policies goals, and actions:
  - Land Use Element Policy 5.1 Community use of the Joint Forces Training Base. Cooperate with Joint Forces Training Base (JFTB) leadership to maximize the community use of base facilities.
  - Land Use Element Action 5.1 Coordination with Joint Forces Training Base (JFTB) on current facilities. Maintain communications between the City and JFTB leadership about current recreation facilities and opportunities to expand facilities for civilian use.

- Pine Street Improvements

  Description: The Los Alamitos Town Center Mixed Use Strategic Plan provides a framework for revitalizing, reimaging, and strengthening the heart of Los Alamitos through the establishment of a pedestrian-oriented Town Center at the intersection of Katella Avenue and Los Alamitos Boulevard. The City applied for and received a "Complete Streets Grant" from the Orange County Transportation Authority (OCTA) to accomplish this streetscape goal. The Grant will contribute $5,000,000.00 toward the construction of street improvements on Pine Street, including enhanced crosswalks, wayfinding signage, bicycle lanes, benches, trash cans, bulb-outs, and six ADA-accessible curb ramps at various project locations. In addition, the project will include a striped bike lane on Walnut Street from Katella Avenue to Catalina Street, on Catalina Street from Oak Street to Walnut Street, and Florista Street from Walnut Street to Pine Street. The on-Pine-Street project will begin construction at the end of 2026, while the bike lane striping has been incorporated in street rehabilitation projects.

  Applicable policies, goals, and actions:
  - Land Use Element Goal 1: An Attractive and pedestrian-friendly town center that serves as the heart of the community
  - Land Use Element Policy 1.1: Town Center. Promote the development of a unique town center around Los Alamitos Boulevard, with spaces designed for community celebrations and events.
  - Land Use Element Action 1.7: Grants. Pursue grant funding from federal, state, and regional government and private foundations to develop, improve, and operate the town center.
  - Land Use Element Action 4.3: Public improvements. Identify and pursue opportunities for community-funded public improvements that foster a sense of identity, instill pride of place, and enhance Los Alamitos's overall image.

- Ongoing Neighborhood Preservation Division

  Description: The City of Los Alamitos Code Enforcement Division is committed to maintaining and improving the quality of life in city neighborhoods, commercial corridors, and industrial areas. The Code Enforcement Division responds to complaints of violations of the Los Alamitos Municipal Code, including substandard buildings, property maintenance, inoperative vehicles, weed abatement, and land use violations.

  Applicable policies, goals, and actions:
  - Land Use Element Goal 4: Neighborhoods and buildings that are well-maintained and demonstrate a sense of pride and identity.

- Final Parcel Map 2022-133

Description: On January 21, 2025, the City Council approved a Final Parcel Map 2022-133 (4665 Lampson Project). This item adopted Resolution No. 2025-02 approving the final Parcel Map 2022-133 for Finance and Conveyance Purposes, located at 4665 Lampson Avenue.

Applicable policies, goals, and actions:
- Land Use Element Policy 4.1: Pride and identity. Enhance the sense of identity and increase pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and ongoing property maintenance and improvements.

- Renaming of Midtown

  Description: On February 18, 2025, the City Council approved a Neighborhood Name change. This item renamed the "Apartment Row" neighborhood to "Midtown".

  Applicable policies, goals, and actions:
  - Land Use Element Goal 4: Neighborhoods and buildings that are well-maintained and demonstrate a sense of pride and identity.
  - Land Use Element Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.

- 10579 Bloomfield Street

  Description: On February 26, 2025, the Planning Commission approved Conditional Use Permit (CUP) 25-01 for a Health/Fitness Facility - Large at 10579 Bloomfield Street, in the Planned Light Industrial (P-L-I) Zoning District, in a 2,960 square-foot warehouse at 10579 Bloomfield Street, APN 242-242-64.

  Applicable policies, goals, and actions:
  - Land Use Element Action 3.6 "Recreation in industrial zones. Amend the zoning ordinance to implement the Limited Industrial general plan designation and preclude the use of other industrially-zoned properties for commercial recreation." The Planning Commission has since modified this General Plan Policy, and the earlier area that allowed for uses such as Commercial Recreation facilities known as the Limited Industrial Zone was extended to the entire Planned Light Industrial Zone. This included the permitted allowance of Health/Fitness Facilities - Small in the Zone and the Condition Use Permitted Health/Fitness Facilities – Large in the Zone.

- 5072 Katella Avenue

Description: On August 27, 2025, the Planning Commission approved Conditional Use Permit (CUP 25-02) for the land use of Personal Services, Restricted (Permanent Make-up/Microblading/Tattoo) Business in a 1,000 square-foot salon in a legal non-conforming commercial building. This approval helped the current business in this unit maintain economic viability. The building is located at 5072 Katella Avenue, APN 222-181-02, in the Multi-Family Residential (R-4) Zoning District.

Applicable policies, goals, and actions:

- Land Use Element Policy 3.2 "Economic viability. Preserve the economic viability and continuity of existing commercial and industrial businesses.

- Pine Street Events

  Description: The City of Los Alamitos strives to develop a walkable, vibrant Town Center. More public events are held along Pine Street to help residents of the City identify it as the heart of downtown Los Alamitos. Here are a few of those events conducted in 2025:

  - Summer Concerts (four concerts)
  - Celebrate Los Al (Carnival and activities celebrating Los Alamitos, September 13, 2025)
  - Winter Wonderland (The City's annual winter celebration, December 6, 2025)
  - Pine StrEATS Event (to showcase Los Alamitos Restaurants, September 13, 2025)
  - Neighborhood Clean-Up Day (formerly known as Dumpster Day) cooperative event between the City's waste hauler, City Clerk's Office for Shredding, and Neighborhood Preservation Division to offer residents with bulky item collection, electronic waste, and personal documents for shredding.

  Applicable policies, goals, and actions:

  - Land Use Element Action 1.9 Special events. Cooperate with local businesses and agencies to host periodic and annual events in the town center that celebrate the community and raise awareness and funds for local charities.

Economic Development Element

The Economic Development Element was adopted in 2015. This element is based, in part, on a comprehensive economic analysis conducted in support of the planning process. No amendments were made to the Economic Development Element in 2025.

During the reporting period, the policies, goals, and actions of the Economic Development Element were implemented in the following ways:

- Economic Development Strategic Plan

  Description: On March 24, 2025, the City Council Approved Resolution No. 2025-10 - Economic Development Strategic Plan (EDSP). The City of Los Alamitos Economic Development Strategic Plan is a five-year (2025-2030) plan with four core goals. Included in the plan are strategic priorities, several sub-priorities, and actions that support these goals, all developed through collaboration among City Council members, city staff, and community stakeholders.

  Applicable policies, goals, and actions:
  - Economic Development Element Action 4.3: Economic development strategy. Adopt and regularly update a comprehensive economic development strategy, either as a stand-alone plan or as part of a broader City-wide strategic plan. An example of possible strategies includes the establishment of an annual business visitation program that engages the owners and managers of businesses operating in Los Alamitos.

- Economic Initiatives

  Description: In an effort to bring the entire Los Alamitos local government into the economic development responsibility, the following progress has been made.

  - The ongoing local “Mayor's Business Spotlight” (on-camera interviews with local businesses, offering them a platform to enhance their visibility and growth opportunities within the community. It involves a brief two to three-minute on-camera interview, which debuts each time on the City of Los Alamitos Facebook Page and YouTube Channel.)

  - The “Business Visitation Program” The ongoing program, as an extension of the City of Los Alamitos Welcome Program in 2021, is designed to strengthen communication between the City and local businesses through direct engagement. The Economic Development Division serves as a central resource for business owners, providing a forum to discuss operations, explore opportunities, and address challenges. It also offers a dedicated channel for businesses to raise questions or concerns.

  - “Good Evening (Morning), Los Alamitos!” Two annual events. (a behind-the-scenes look at how the city operates hosted by employee representatives from each department)

  - “Pine StrEATs Event (to showcase Los Alamitos Restaurants, September 13, 2025)

- “Discover Los Alamitos” (A new social media post initiative, Discover Los Alamitos, aims to highlight the vibrant and diverse small businesses that make the city unique)

- Recreation Bucks (https://www.cityoflosalamitos.org/722/Recreation-Bucks)

Applicable policies, goals, and actions:

- Economic Development Element Policy 4.1 Economic development responsibility. Promote an ethos in which economic development is the responsibility of each elected official, appointed official, and City employee.

Open Space, Recreation, and Conservation Element

The Open Space and Conservation Element was adopted in 2015. The purpose of the Open Space and Conservation Element is to maintain and expand recreational opportunities and to protect environmental quality. No amendments were made to the Open Space, Recreation, and Conservation Element in 2025.

During the reporting period, the policies, goals, and actions of the Open Space, Recreation, and Conservation Element were implemented in the following ways:

- Dog Park at Laurel Park

  Description: Los Alamitos has created a new dog park at Laurel Park (adjacent to the tennis courts). It is a welcoming space designed for pets and their people to play, socialize, and relax. Featuring open areas for off-leash, seating, and secure fencing, the park offers a safe environment for dogs of all sizes. The park is divided into four play areas: small dogs, large dogs, and two dog runs for dogs in need of individual play while still being able to socialize through the fence. It is a place to build community and enjoy the outdoors. The ribbon cutting was on December 15, 2025.

  Applicable policies, goals, and actions:

  - Open Space, Recreation, and Conservation Element Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.
  - Open Space, Recreation, and Conservation Element Policy 1.2: Diverse needs and interests. Design and programming parks and recreational facilities for people of all ages and abilities. Promote park uses such as community gardens, farmers markets, dog parks, and skate/bike parks.
  - Open Space, Recreation, and Conservation Element Action 1.6: Arbor Park and dog parks. Negotiate with JFTB leadership to enter into a lease agreement for the public use of Arbor Park (fields and dog park). Begin negotiations at least two years in advance of the termination date of the

current lease agreement between the JFTB, City of Seal Beach, and AYSO. Identify opportunities to create an off-leash dog park elsewhere in the City or on the JFTB.

- Senior Services Master Plan

  Description: On February 18, 2025, the City Council adopted the "Senior Services Master Plan," dated February 18, 2025. As the City of Los Alamitos looks to the future, this Plan serves as a blueprint for promoting active, engaged, and supported aging. By prioritizing the needs and aspirations of its aging residents and non-residents who use its services, Los Alamitos reaffirms its commitment to being a community that thrives at every stage of life. This Master Plan leverages a biopsychosocial wellness approach to ensure that aging services address the whole person—physically, emotionally, and socially. By prioritizing person-centered services, integrating best practices in community development, and leveraging cutting-edge technology, the City can remain committed to creating a thriving, inclusive, and sustainable future where residents of all ages feel supported and valued.

  Applicable policies, goals, and actions:
  - Open Space, Recreation, and Conservation Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.
  - Open Space, Recreation, and Conservation Action 1.1 Parks and Recreation Master Plan. Prepare a Parks and Recreation Master Plan that addresses current facilities and programs, maintenance and upgrade needs, staffing levels, the need for and strategies to create new facilities, and funding options. Incorporate annual surveys to accurately assess residents' and other users' existing and future needs. Consider including Rossmoor as a part of the City's sphere of influence in measuring park standards and service levels.

- Sunburst Baseball fields

  Description: See the Sunburst Field lease for the use of expanded recreational programs, events, and additional green space. Please also see the implementation of the Land Use Element section above.

  Applicable policies, goals, and actions:
  - Open Space, Recreation, and Conservation Element Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.
  - Open Space, Recreation, and Conservation Element Policy 1.4: Joint-use facilities. Encourage the joint use of facilities owned by public agencies and religious institutions for public parks and recreation.

- Community Center Renovation

  Description: The Community Center (recreation) building incurred significant water damage from storms at the beginning of 2023. During the damage assessment and planning process for this project, several infrastructure building issues were identified, and repair recommendations were made. In October 2023, the KYA Group was retained to do the repairs and renovations pursuant to a State of Emergency resolution. On Jan 21, 2025, the City Council accepted the Notice of Completion (NOC) for the Community Center Renovation Project - Phase I. On June 9, 2025, the City Council approved the Notice of Completion (NOC) for Community Center Renovation Project Phase II. On November 3, 2025, the City Council approved Resolution No. 2025-32 – Agreement with the KYA Group for the Community Center 2 Project (CIP 24/25-12). The remodel of the Los Alamitos Community Center 2 facility will transform the original 1970s building into a multipurpose space for recreation programs and classes, City Council Chambers, and the Emergency Operations Center (EOC). The scope of work addresses current community needs, enhances accessibility, and improves functionality for multipurpose use.

  Applicable policies, goals, and actions:
  - Open Space, Recreation, and Conservation Element Policy 1.2 Diverse needs and interests. Design and program parks and recreational facilities for people of all ages and abilities. Promote park uses such as community gardens, farmers markets, dog parks, and skate/bike parks.

- Los Al Link.

  Description: The City of Los Alamitos has launched a new on-demand transportation service, Los Al Link, to improve local mobility for residents. Rides are free for riders aged 50 and over, and low-cost for all others. On June 9, 2025, the City Council awarded the Citywide On-Demand EV Transportation Services Agreement. This item recommended that the City Council award the Citywide On-Demand Electric Vehicle (EV) Transportation Services Agreement to Circuit Transit, Inc.

  Applicable policies, goals, and actions:
  - Open Space, Recreation, and Conservation Element Policy 4.1 Land use and transportation. Reduce greenhouse gas and other local pollutant emissions through mixed-use and transit-oriented development and well-designed transit, pedestrian, and bicycle systems.

- Multiple Park Enhancement Projects.

  Description:
  - On April 28, 2025, the City Council awarded a bid to Landscape Structures, Inc. for Soroptimist Park Play Equipment Purchase (CIP 24-25-08). This

item approved the purchase of playground equipment for the Soroptimist Park Renovation Project at 10822 Pine Street.
    - On July 21, 2025, the City Council awarded a bid to Western State Builders for Soroptimist Park Renovation Project Construction Services (CIP NO. 24/25-08). The Park will see significant improvements to its original design and is a part of the City's commitment to modernizing recreational open spaces.
    - On April 28, 2025, the City Council accepted the Notice of Completion (NOC) for Stern's Park Inclusive (ADA Compliant) Rehabilitation Project (CIP 23/24-04).
    - On September 23, 2025, the contractor completed construction for Labourdette Park Inclusive (ADA compliant) Rehabilitation Project.

  Applicable policies, goals, and actions:
    - Open Space, Recreation, and Conservation Element Goal 1: A diverse range of parks, facilities, and programs that meet the recreational needs and interests of the community.
    - Open Space, Recreation, and Conservation Element Policy 1.2 Diverse needs and interests. Design and program parks and recreational facilities for people of all ages and abilities. Promote park uses such as community gardens, farmers markets, dog parks, and skate/bike parks.

Mobility and Circulation Element

The Mobility and Circulation Element was adopted in 2015. The purpose of the Element is to plan safe and efficient pathways for walking, biking, transit, and driving to connect people with various land uses and enhance each resident's quality of life. No amendments were made to the Mobility and Circulation Element in 2025.

During the reporting period, the policies, goals, and actions of the Mobility and Circulation Element were implemented in the following ways:

- Street Improvements

  Description: The City completed numerous street improvements throughout the reporting year, including improvements to bicycle and pedestrian mobility infrastructure as envisioned by the February 2021 Los Alamitos Active Transportation Plan (ATP). Improvements include:
    - On Apr 28, 2025, the City Council accepted the Notice of Completion (NOC) for Signing and Striping Improvements on Los Alamitos Boulevard between Katella Avenue and Coyote Creek Trail (CIP 23/24-06).
    - On April 28, 2025, the City Council accepted the Notice of Completion (NOC) for Signing and Striping Improvements on Lexington Drive Between Katella and Farquhar Avenue (CIP 23/24-09).
    - On Apr 28, 2025, the City Council discussed new analyses of improvements for the Los Alamitos Boulevard and Cerritos Avenue intersection. The City

Council directed staff to analyze relocating the bike lane on Los Alamitos Blvd., adding a pedestrian scramble to Los Alamitos Blvd. and Cerritos Ave., and researching the impacts the changes would have on the City's ATP.

- On June 9, 2025, the City Council approved a Notice of Completion (NOC) for Community Development Block Grant (CDBG) Maple Street Improvement Project (CIP 24/25-04). This Project completed the construction of the Maple Street Improvements from Katella Avenue to Farquhar Avenue.
- On October 13, 2025, the City Council accepted a Notice of Completion (NOC) – FY 2022/2023 Street Improvements Project on various streets (CIP No. 23/24-03). The project scope included roadway improvements on multiple streets throughout the City, including asphalt grinding and overlay, slurry sealing of residential streets, replacement of damaged curbs, gutters, and lifted sidewalks, installation of ADA-compliant curb ramps, and updated pavement striping.
- On November 17, 2025, the City Council approved Plans and Specifications for an Oak Street Improvement Project (CIP 24/25-03). This item recommends plans, specifications, and authorization to facilitate bid solicitation. The Project includes a grind-and-overlay of Oak Street from Katella Avenue to Sausalito Street.
- Additionally, on November 17, 2025, the City Council accepted the Notice of Completion (NOC) for the Katella Avenue Striping Project (CIP 24/25-07). The Katella Avenue Striping Project, a part of the FY 24/25 Capital Improvement Program, was successfully completed. Striping and pavement markings help maintain safe, up-to-date standards that comply with current Federal and State guidelines from the East of the 605 Freeway Northbound on ramp to the eastern Los Alamitos/Cypress.

Applicable policies, goals, and actions:

- Mobility and Circulation Element Goal 1: A context-sensitive network of streets, bikeways, and pedestrian areas that promote the safe and efficient movement of people and goods.
- Mobility and Circulation Element Policy 1.1 Multimodal network. The City shall plan, design, operate, and maintain the transportation network to promote safe and convenient travel for all users: pedestrians, bicyclists, transit riders, freight, and motorists.
- Mobility and Circulation Element Policy 1.2: Transportation decisions. Decisions should balance the comfort, convenience, and safety of pedestrians, bicyclists, and motorists of all ages and abilities.
- Mobility and Circulation Element Policy 1.3: Downtown connectivity. Downtown Los Alamitos shall be safely and comfortably accessible by car, by bike, or on foot while maintaining Los Alamitos Boulevard as a four-lane facility with sufficient space for turning movements and queuing space for school access.

- Mobility and Circulation Element Action 3.4: Active routes to school. Remove barriers that discourage active pedestrian and bicycle routes. Expand facilities and amenities that encourage active routes, such as increasing the number of Class II bike lanes along potential school routes, particularly those that parallel Los Alamitos Boulevard and Katella Avenue.

- Los Al Link

  Description: See the description above in the Open Space and Conservation Element implementation section.

  Applicable policies, goals, and actions:
  - Mobility and Circulation Element Policy 1.2 Transportation decisions. Decisions should balance the comfort, convenience, and safety of pedestrians, bicyclists, and motorists of all ages and abilities.

Public Facilities and Safety Element

The Public Facilities and Safety Element was adopted in 2015. The purpose of the Public Facilities and Safety Element is to create infrastructure systems and services that adequately serve residents and businesses; establish a real and perceived sense of safety and security; minimize risk of injury, loss of life, property damage, and economic and social disruption caused by natural hazards and noise; and continue to have great schools and high-quality medical facilities. No amendments were made to the Public Facilities and Safety Element in 2025.

During the reporting period, the policies, goals, and actions of the Public Facilities and Safety Element were implemented in the following ways:

- Police Department Vehicle Canopy Project

  Description: On February 18, 2025, the City Council accepted a Notice of Completion (NOC) for a Los Alamitos Police Department Vehicle Canopy Project (CIP No. 23/24-07).

  Applicable policies, goals, and actions:
  - Public Facilities and Safety Element Policy 2.1 Police and fire service. Maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls. Continue to contract fire protection services with the Orange County Fire Authority.

- Police Body-Worn Cameras

  Description: On November 3, 2025, the City Council authorized a Master Services and Purchasing Agreement between Axon Enterprise, Inc. for Police Department

Body-Worn Cameras (Police). This item seeks authorization to purchase body-worn cameras (BWCs) and related software.

Applicable policies, goals, and actions:

- Public Facilities and Safety Element Policy 2.1 Police and fire service. Maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls. Continue to contract fire protection services with the Orange County Fire Authority.

Growth Management Element

The Growth Management Element was adopted in 2015. Growth Management addresses the location, timing, and type of development within the City, Rossmoor, and areas adjacent to the City. The Orange County Transit Authority (OCTA), Countywide Traffic Improvement and Congestion Management Plans, and programs encourage all cities in Orange County to adopt General Plan Growth Management Elements to demonstrate eligibility for Measure M and M2 funding. No amendments were made to the Growth Element in 2025.

During the reporting period, the policies, goals, and actions of the Growth Management Element were implemented in the following ways:

- Measure M2

  Description: On June 9, 2025, the City Council adopted Resolution No. 2025-20, Measure M2 Seven-Year Capital Improvement Program 2025/26. Annual submittal of Measure M2 eligibility documentation to the Orange County Transportation Authority (OCTA) is required to remain eligible to receive Measure M2 sales tax revenue funds. The submittal documentation this year requires City Council approval of an updated Measure M2 Seven-Year Capital Improvement Program and adoption of a resolution attesting to the County's Master Plan of Arterial Highways Circulation Element and Mitigation Fee Program, and adoption of a resolution attesting to the Pavement Management Plan.

  Applicable policies, goals, and actions:

  - Growth Management Element Action 2.9 Measure M2 funding. Ensure that net Measure M funding is not be used to supplant developer funding. Expend all local fair share revenues received through Measure M2 within three years of receipt.

Please Start Here

General Information	
Jurisidiction Name	Los Alamitos
Reporting Calendar Year	2025
Contact Information	
First Name	Tom
Last Name	Oliver
Title	Senior Planner
Email	toliver@cityoflosalamitos.org
Phone	5624313538
Mailing Address	
Street Address	3191 Katella Avenue
City	Los Alamitos
Zipcode	90720

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Los Alamitos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		9
Total Units		**9**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	1	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	7	12
Mobile/Manufactured Home	0	1	1
Total	**0**	**9**	**13**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	6	9
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	30
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Los Alamitos
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
1					2	3	4					5							6	7	8	9	10	11
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	0	0	0			
																			0	

Jurisdiction	Los Alamitos
Reporting Year	2020 (Jan. 1 - Dec. 31)
Due	04/01/2021
Planning Period	6th Cycle (2013-2021)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

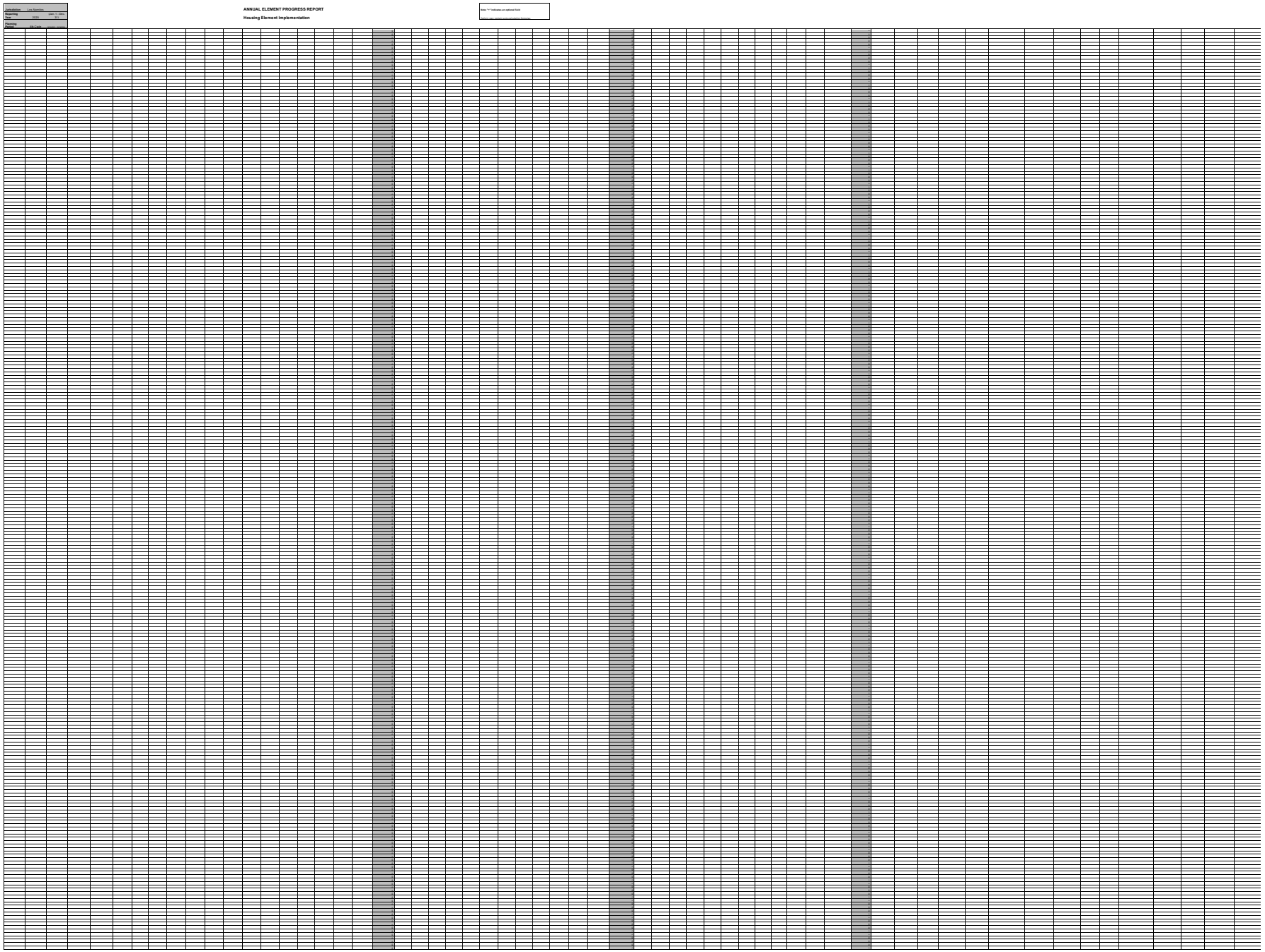
Note: "+" indicates an optional field

Cells in grey contain auto-populated formulas

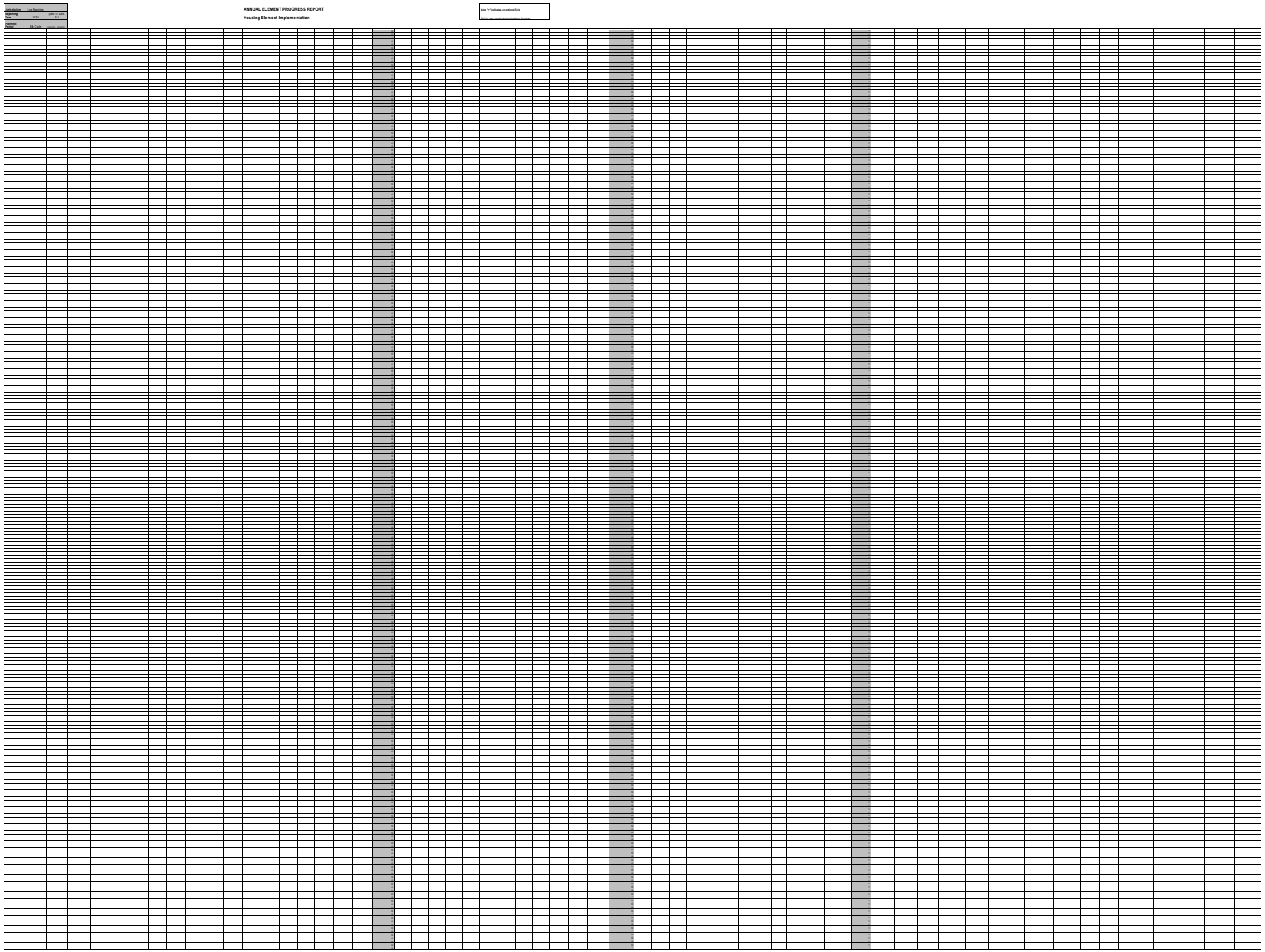
Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | |



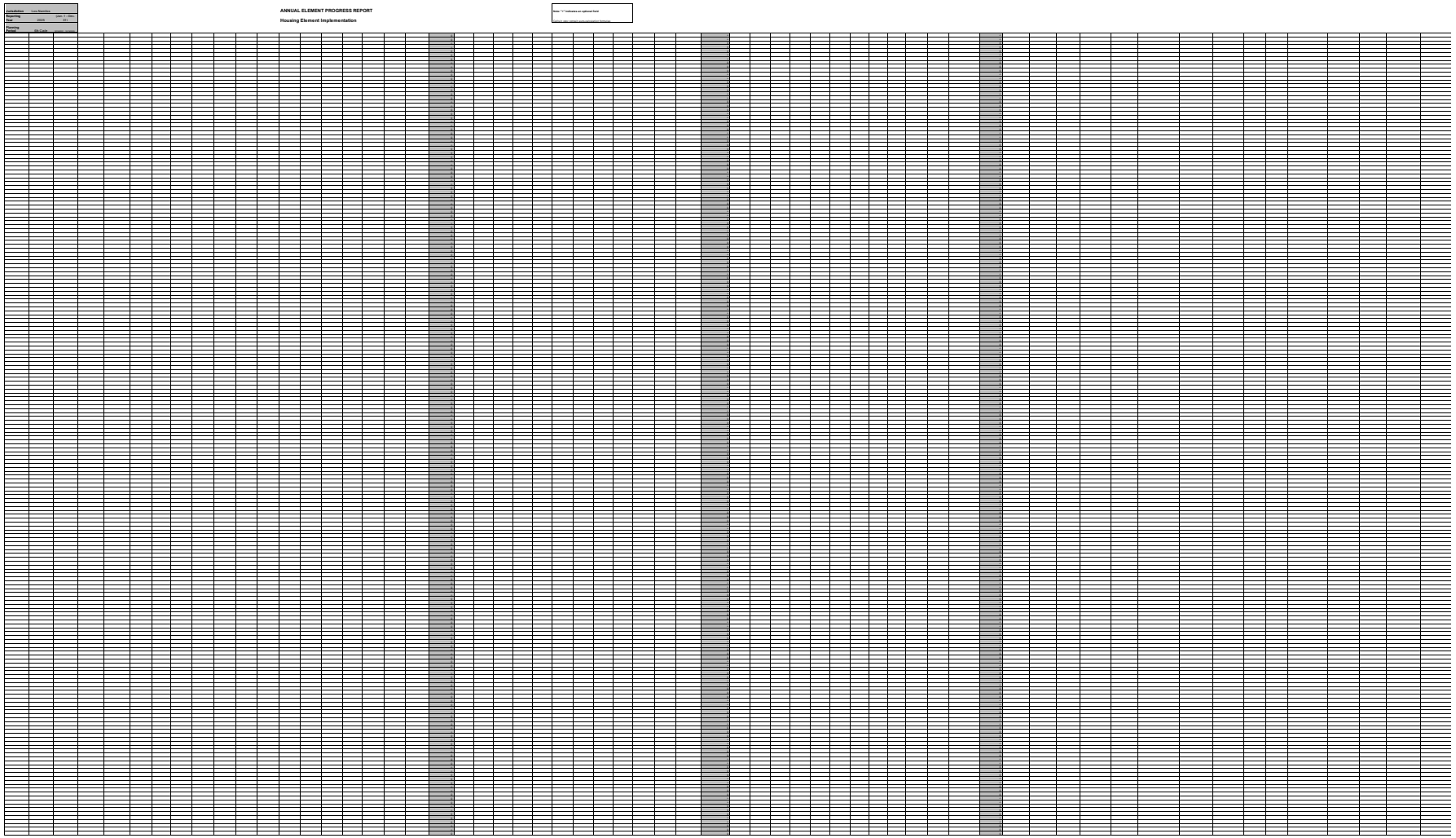
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation



ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Jurisdiction: Los Alamitos
Reporting Year: 2020 (Jan. 1 - Dec. 31)
Planning Period: 6th Cycle (10/15/2013 - 10/15/2021)



Jurisdiction	Los Alamitos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	194	-	-	-	-	-	-	-	-	-	-	-	194
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	119	-	-	-	-	-	-	-	-	-	-	-	119
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	145	-	-	-	-	-	-	-	-	-	-	-	145
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		311	-	-	2	-	10	9	-	-	-	-	21	290
Total RHNA		769												
Total Units			-	-	2	-	10	9	-	-	-	-	21	748

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Los Alamitos	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Los Alamitos	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Policy Action 1.1: Proactive Code Enforcement	Continued Proactive Code Enforcement Activities, refer 3 households annually	10/15/2029	6th Cycle	Continuous	The City performs proactive and complaint-based code enforcement through the Neighborhood Services Division, and offers regular referral to housing resources. The City does not maintain record of the number of households that file applications for federal loan programs or funding through nonprofit housing organizations on an annual basis. However, the City maintains a list of housing programs and resources, which is published on the City's website.	Households	0	"Housing Assistance Links" and "Single Family Housing Repair Loans and Grants" documents are available within the Resources section of the Los Alamitos webpage at https://cityoflosalamitos.org/201/Planning
Policy Action 1.2: Single-Family Rehabilitation Loan Program	Assist units owned by extremely-low- and very-low-income households, refer 3 households annually	9/30/2025	6th Cycle	Completed	This policy action is specific to encouraging resident participation in the Section 504 Home Repair program. In September 2025, City Staff confirmed with the California Rural Development State Office that the City of Los Alamitos is no longer considered an eligible rural area and residents are not eligible for participation in the program. Staff has since cancelled our scheduled quarterly social media marketing that advertised this opportunity. Policy Action 1.2 is considered no longer applicable.	Households	0	None
Policy Action 1.3: Rehabilitation of Multifamily Dwellings	Encourage and facilitate rehabilitation of multi-family dwellings, endeavoring to assist one multi-family project annually	10/15/2029	6th Cycle	Continuous	The City previously administered a pilot project called Revive Los Alamitos. It is a Façade Improvement Grant Program that provides 50/50 matching grants to business and property owners to complete façade improvements on commercial buildings in Los Alamitos. Staff is assessing the success of the program related to community interest in order to broaden the program to better encompass residential properties. Additionally, on July 21, 2025, City Council authorized a fee waiver for a Site Development Permit and Conditional Use Permit application for Precious Life Shelter, which encourages the maintenance and expansion of emergency shelters and transitional housing.	Other	1	Consent Calendar Item 10.C from July 21, 2025 City Council meeting, available at https://losalamitosca.portal.civicclerk.com/event/2848/files/report/4212

Policy Action 2.1: Preservation of Units At-Risk of Converting to Market Rate	Continue to monitor “at-risk” units	10/15/2029	6th Cycle	Continuous	Ongoing. The City Continues to monitor the Klein Manor Affordable Housing Units for their status. Re-evaluate in 2029 during the next housing element planning period	Units	0	None
Policy Action 2.2: Section 8 Housing Choice Rental Assistance Program	Increase use of Section 8 Housing Choice Vouchers through referral. Assist 12 households per year	10/15/2029	6th Cycle	Continuous	The City monitors Section 8 list openings. City Staff also refers rental inquiries to Orange County Housing Authority as received and appropriate, on an ongoing basis.	Households	0	"Housing Assistance Links" and "Single Family Housing Repair Loans and Grants" documents are available within the Resources section of the Los Alamitos webpage at https://cityoflosalamitos.org/201/Planning
Policy Action 2.3: Energy Conservation	Encourage participation in energy conservation incentive programs	12/31/2021	6th Cycle	Continuous	Information related to SoCalGas, Southern California Edison, and other energy conservation resources are available on the City's website and as a brochure at the Development Services public counter in City Hall. The City has also published resources on our website to help streamline solar photovoltaic permits.	Other	0	Information about Solar Photovoltaic permits is available at https://cityoflosalamitos.org/512/Solar-Photovoltaic-PV-Permit; information about SolarAPP+ is available at https://cityoflosalamitos.org/415/SolarAPP; hardcopy brochures and pamphlets from energy and utility companies are available in hardcopy form at the public counter.
Policy Action 3.1 Housing for Persons with Special Needs	Housing for Persons with Disabilities	10/15/2029	6th Cycle	Continuous	The City has ensured that zoning regulations are consistent with State density bonus, regulatory concessions, and expedited processing laws. In 2025 the City received several housing and/or residential care facility applications from nonprofits, including Casa Youth Shelter and Precious Life Shelter. In July 2025, the City Council authorized a fee waiver for Precious Life Shelter development applications for furthering of housing goals related to transitional housing and emergency services. In September 15, 2025, the City Council adopted a group home ordinance that included updates to certain housing types, consistent with state and federal definitions, and allowed for group homes of six or less residents in R-1, R-2, R-3, and M-H residential zones, and group homes of seven or more in R-2, R-3, and M-H zones.	Other	0	Consent Calendar Item 10.C from July 21, 2025 City Council meeting is specific to fee waivers for Precious Life Shelter and is available at https://losalamitosca.portal.civicclerk.com/event/2848/files/report/4212; City Council Ordinance 2025-06 for Group Homes is available for review at https://losalamitosca.portal.civicclerk.com/event/2850/files/report/4244
Policy Action 3.2: Fair Housing Information and Referrals	Fair Housing Information and Referrals	10/15/2029	6th Cycle	Continuous	City Staff refers more than 5 households to the Fair Housing Council phone number annually. Planning staff maintains copies of Fair Housing Information. This Housing Assistance resource is available on the Planning Department Page of the City's website. It includes Fair Housing Information and approximately 35 other housing related resources.	Households	5	"Housing Assistance Links" document is available within the Resources section of the Los Alamitos webpage at https://cityoflosalamitos.org/201/Planning

Policy Action 3.3: Active Outreach	Collaborate with government agencies and nonprofit groups to support outreach and expansion of mortgage lending programs for minority populations	10/15/2029	6th Cycle	Continuous	The City does not currently have a specified budget for expanding mortgage lending programs to residents. Staff is in the initial steps of assessing feasibility for implementation of homebuyer education, home financing, and mortgage assistance education programs and workshops for residents. In 2025, the City reached out to agencies and made calls to assess community interest and demand for homebuyer education and resources. Based on low percieved interest, staff did not prioritize or allocate budget to further development of mortgage lending programs.	Persons	0	None
Policy Action 3.4: Prevent and Combat Potential Housing Discrimination	Expand anti-discrimination efforts through education and coordination, referring 5 households annually	10/15/2029	6th Cycle	Continuous	The City maintains copies of anti-discrimation resources to refer to the community. This Housing Assistance resource is available at City Hall as brochures and on the Planning Department Page of the City's website. It includes anti-discrimination resources.	Households	0	"Housing Assistance Links" document is available within the Resources section of the Los Alamitos webpage at https://cityoflosalamitos.org/201/Planning
Policy Action 3.5: Residential Care Facilities for Seven or More Persons	Remove additional requirement for residential care facilities for seven or more persons	9/15/2025	6th Cycle	Completed	On September 15, 2025 the City Council adopted a Ordinance 2025-06, which provided a comprehensive update to zoning and operation standards for residential group homes. While residential care facilities are still conditionally permitted uses within the R3 zone, the ordinance clarified allowable uses and applicable standards for all group homes of seven or more persons.	Other	0	City Council Ordinance 2025-06. See the complete associated staff report at City Council Ordinance 2025-06 for Group Homes is available for review at https://losalamitosca.portal.civicclerk.com/event/2850/files/report/4244
Policy Action 3.6: Fair Housing Targeted Outreach	Expand outreach to affirmatively further fair housing, reaching 20 households annually	10/15/2029	6th Cycle	In Progress	Planning staff maintains the City's Housing Assistance Links resource document, which is available on the Planning Department Page of the City's website and includes fair housing resources. In December 2024 and January 2025, Planning staff reached out to various stakeholders, housing developers, and fair housing advocates, to encourage collaboration in incentivizing and ensuring housing production and fair access to housing within the community.	Households	0	"Housing Assistance Links" document is available within the Resources section of the Los Alamitos webpage at https://cityoflosalamitos.org/201/Planning
Policy Action 4.1: Incentives for Development of Housing Affordable to Lower and Moderate Income Households	Encourage development of lower and moderate income housing units to meet the City's RHNA allocation during the planning period	10/15/2029	6th Cycle	In Progress	In April 2022, the City provided a comprehensive rezoning and approved the Town Center Strategic Plan which created a high density mixed use zone to incentivize residential development. The City maintains regular contact with primary land owners in this area of the City, informing them of the viability for affordable housing on their site. The City permitted the production of eight accessory dwelling units, well in excess of the City's goal for one ADU annually. Planning Staff maintains availability to meet with prospective developers and proactively distributes zoning and RHNA informations in support of affordable housing developers' feasibility studies and interest in RHNA sites.	Units	0	The Los Alamitos Town Center Strategic Plan is available online at https://cityoflosalamitos.org/468/Town-Center-Mixed-Use#docaccess-0cead53b1b6f8409c65de5241f9b9490a1d90e67ed4d6c342992a60b8d47fc66

Policy Action 4.2: Encourage and Facilitate Lot Consolidation	Encourage and facilitate lot consolidation, with a focus in Town Center	10/15/2029	6th Cycle	In Progress	The City maintains copies of this Town Center specific plan to distribute to developers when receiving questions. The last comprehensive solicitation initiated by the City was in December 2024.	Other	0	The Los Alamitos Town Center Strategic Plan is available online at https://cityoflosalamitos.org/468/Town-Center-Mixed-Use#docaccess-0cead53b1b6f8409c65de5241f9b9490a1d90e67ed4d6c342992a60b8d47fc66
Policy Action 4.2: Encourage and Facilitate Lot Consolidation	Update informational materials and City website by December 31, 2022	4/11/2022	6th Cycle	Completed	On April 11, 2022 the City adopted the Town Center Mixed Use specific plan that created a new mixed-use zoning district with regulatory standards intended to incentivize mixed-use and residential developments within Los Alamitos.	Other	0	City Council Ordinance 2022-12
Policy Action 4.3: Monitor Multifamily Development Fees	Monitor the cost of fees (planning, building, etc.) associated with multifamily development and establish strategies as appropriate	10/1/2025	6th Cycle	Continuous	The City adopted a comprehensive fee study update on September 15, 2025 via City Council Resolution 2025-29. Annual fee study adjustments became effective October 2025. Additionally, the City updated and adopted new Quimby Fees in December 2023.	Other	0	City Council Resolution 2025-29 adopted the 2025 Master Fee schedule, which is available online at https://ca-losalamitos.civicplus.com/DocumentCenter/View/5328/Master-Fee-Schedule
Policy Action 4.4: Create R-4 Zoning and Rezoning to Allow Higher Density	Create a new R-4 zone and rezone all properties so designated in Table B-2; enforce RHNA units designated on these properties	2/6/2023	6th Cycle	Completed	Completed in 2023. Approved under City Council Ordinance 2023-01.	Other	0	City Council Ordinance 2023-01
Policy Action 4.5: Modify TCMU Zoning to Allow Higher Density	Modify the TCMU zone to allow higher residential densities; enforce RHNA units designated on the Town Center inventory sites	2/6/2023	6th Cycle	Completed	Completed in 2023. Approved under City Council Ordinance 2023-01.	Other	0	City Council Ordinance 2023-01
Policy Action 4.6: Modify homeless shelter provisions	Modify the homeless shelter provisions to comply with state law	10/15/2029	6th Cycle	In Progress	Incomplete. Table 3-05 of Los Alamitos Municipal Code Section 17.22.030 still reflects a parking ratio of "2 spaces for the facility plus 1 space for each six occupants at maximum allowed occupancy" for homeless facilities. Updating the ratio to reflect is notated on City's internal tracking spreadhseet for the next technical code update to ensure that parking requirements for homeless shelters are updated to reflect requirements based only on employees and remove requirements for occupant parking.	Other	0	Los Alamitos Municipal Code Section § 17.22.030 https://ecode360.com/42856784#42856803

Policy Action 4.7: Accessory Dwelling Units (ADU)	Facilitate ADUs to expand housing choices and enhance housing mobility in high resource areas, targeting one ADU/JADU annually	10/15/2029	6th Cycle	Continuous	The Development Services Department approved building permits for eight ADUs during 2025, well in excess of the specified objective of one annually. City staff also updated and refined single family- and mulitfamily- zoned ADU checklists to assist applicants and property owners in understanding applicable regulations and for use in streamlining the plancheck review for ADU applications. In 2025, Los Alamitos initiated the Pre-Approved ADU Program, offering a streamlined permitting process for ADUs, and publicized it on the City website. The City also has an established practices to track and monitor ADU production through our existing permitting software.	Units	8	Visit: https://cityoflosalamitos.org/738/Pre-Approved-Accessory-Dwelling-Unit-Pla
Policy Action 4.7: Accessory Dwelling Units (ADU)	The City will annually review its Zoning standards for ADUs and JADUs to ensure compliance with State law	10/15/2029	6th Cycle	Continuous	On November 17, 2025 the City Council adopted Ordinance 2025-13, which provided a comprehensive overhaul of the City's ADU standards to incorporate changes in state legislation and ensure compliance with state law.	Other	0	City Council Ordinance 2025-13 was approved at the November 15, 2025 meeting linked here https://losalamitosca.portal.civicclerk.com/event/2913/files/report/4304; The updated developments standards are refelected in Los Alamitos Municipal Code Section § 17.28.020 https://ecode360.com/42857143
Policy Action 4.8: Zoning Code Update	Modify the Zoning Code to comply with state law	5/20/2019	6th Cycle	Completed	City Council Ordinance 2019-03 codified the provision of residential density bonuses, incentives, or concessions for the production of affordable housing complying with state law.	Other	0	City Council Ordinance 2019-03, and reflected in Los Alamitos Municipal Code Section 17.28.050 at https://ecode360.com/42857416
Policy Action 4.9: City-owned Parcels	Facilitate affordable housing development on City-owned parcels, including consolidation on Site 2d and adjacent parcels such as Sites 2c, 2a and 2b	10/15/2029	6th Cycle	In Progress	The City has actively discussed development of these sites with the property owner. The City has changed the zoning for this area to facilitate residential building on the site and has applied for OCTA funds to reconfigure Pine Street as a good-faith approach to encouraging the property owner to allow development to take place on these parcels. The City is actively notifying developers about the possibility of building affordable housing on a City-owned surface parking lot.	Units	0	The Los Alamitos Town Center Strategic Plan is available online at https://cityoflosalamitos.org/468/Town-Center-Mixed-Use#docaccess-0cead53b1b6f8409c65de5241f9b9490a1d90e67ed4d6c342992a60b8d47fc66
Policy Action 4.10: Land Subdivisions	Facilitate land subdivisions for affordable housing development	10/15/2029	6th Cycle	Not Yet Started	No updates; this objective to be achieved as sites are developed. Outcome based on discovery of sites that are eleigble for subdivisions.	Other	0	None

Action 4.11: Monitor Multifamily Parking Requirements	Reduce the impact of parking requirements on multifamily development and establish strategies as appropriate	10/15/2029	6th Cycle	Not Yet Started	The City did not update local zoning standards related to parking requirements in 2025. However, the City utilizes State parking requirements for projects providing affordable units. For residential remodels and renovations, the City has been abiding by the provisions of AB1308. Outcome based on new strategies established for reducing parking requirements.	Other	0	Los Alamitos Municipal Code Section 17.28.050 provides reference to State government code as guiding provisions for affordable developments at https://ecode360.com/42857416
Policy Action 4.12: Streamlining Procedures (SB 35)	Establish SB 35 application and approval procedures	10/15/2029	6th Cycle	Not Yet Started	No updates; staff to develop strategy for implementation moving forward.	Meetings	0	None
Policy Action 5.1: Housing Programs Information Dissemination	Dissemination of Housing Programs Information	10/15/2029	6th Cycle	Continuous	The City maintains copies of Housing Assistance forms as brochures and are also available on the Planning Department Page of the City's website.	Other	0	Visit: https://cityoflosalamitos.org/201/Planning and find Housing Assistance Links under "Resources"
Policy Action 5.2: Pursue External Funding for Housing Rehabilitation, Preservation and Production	Obtain external funds for housing	10/15/2029	6th Cycle	In Progress	In December 2024, the City joined and became a partner in the Orange County Housing Finance Trust. This is a funding source to finance the preservation and production of affordable housing. The City has not initiated annual meetings with the development community to explore further incentives or issued any Notice of Available Funds.	Other	0	Visit: https://ochft.org/member-cities
Policy Action 5.3: Partnerships and Coordination with Developers and Outside Agencies	Increase Partnerships and Coordination with Developers and Outside Agencies, with an emphasis during the Town Center Mixed Use Strategic Plan process	10/15/2029	6th Cycle	In Progress	In February 2023, the City distributed the Town Center Mixed Use Zone Strategic Plan brochure to over 100 Developers and affordable housing agencies. This has garnered some interest in the area where the City would like higher density and affordable housing projects. In December 2024, Planning staff emailed the same stakeholders again emphasizing development opportunities and encouraging partnership and development interest in the Town Center Mixed Use area.	Other	0	The Los Alamitos Town Center Strategic Plan is available online at https://cityoflosalamitos.org/468/Town-Center-Mixed-Use#docaccess-0cead53b1b6f8409c65de5241f9b9490a1d90e67ed4d6c342992a60b8d47fc66

Policy 5.4: Promote Community Participation	Promote Community Participation	10/15/2029	6th Cycle	Continuous	This is ongoing through wider outreach that has been instituted by the City Council as well as through social media and the City's weekly newsletter. The City has events where we ask the community to participate in our exploration of housing goals, through "Good Morning Los Al" and "Good Evening Los Al" programs that bring Staff and residents together to interact about Housing and other issues.	Other	0	Please view: https://cityoflosalamitos.org/calendar.aspx?CID=27,24,25,14,23&showPastEvents=false

Jurisdiction	Los Alamitos
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Los Alamitos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Los Alamitos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

For up to 25 percent of a jurisdiction’s moderate-income regional housing need a

Project Identifier			
1			
Prior APN+	**Current APN**	**Street Address**	**Project Name+**
Summary Row: Start Data Entry Below			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Above Moderate Income Units Converted to M

llocation, the planning agency may include the number of units in an ex
for the unit. Before adding information to this table, please ensure h

	Unit Types			
	2	3		
Local Jurisdiction Tracking ID	**Unit Category** (2 to 4,5+)	**Tenure R=Renter**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**
			0	0

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
oderate Income Pursuant to Government Code section 65400.2

xisting multifamily building that were converted to deed-restricted rental housing for moderate-i
ousing developments meet the requirements described in Government Code 65400.2(b).

Affordability by Household Incomes After Conversion

				4
Low- Income Deed Restricted	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
0	0	0	0	0

ncome households by the imposition of affordability covenants and restrictions

Units credited toward Moderate Income RHNA		Notes
5		6
Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
0		

Jurisdiction	Los Alamitos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Los Alamitos	**NOTE: This ta of ALL surplus jurisdiction ov**
Reporting Period	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PRO
Housing Element Imp

Table H
Locally Owned Sur

Parcel Identifier

1	2	3	4
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**
Summary Row: Start Data Entry Below			

ble must contain an inventory s/excess lands the reporting wns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

GRESS REPORT
plementation

plus Sites

Designation	Size	Notes
5	6	7
Surplus Designation	**Parcel Size (in acres)**	**Notes**

Jurisdiction	Los Alamitos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Los Alamitos	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNU

Local governments are required to inform HCD about any local tenant preference ordinanc
Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adoptin
m

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

JAL ELEMENT PROGR

Table K
Tenant Preferenc

ce the local government maintains v
ıg a tenant preference are required
ıore than 90 days after the ordinanc

RESS REPORT

e Policy

when the jurisdiction submits their annual progress report on housing
to create a webpage on their internet website containing authorizing
ce becomes operational.

g approvals and production, per Government
local ordinance and supporting materials, no

Jurisdiction	Los Alamitos	**NOTE: This tabl your jurisdiction**
Reporting Period	2025	(Jan. 1 - Dec. 31) **Local register of none, leave blan**

ANNUAL ELEMENT
Housing Eleme

				Ta
				Historica
Parcel Identifier				**Desig**
1				
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	
Summary Row:				

e needs to be completed with any sites within
that were newly added to a National, State, or
historic places within the reporting year. If
k.

T PROGRESS REPORT
ent Implementation

able L
al Resources

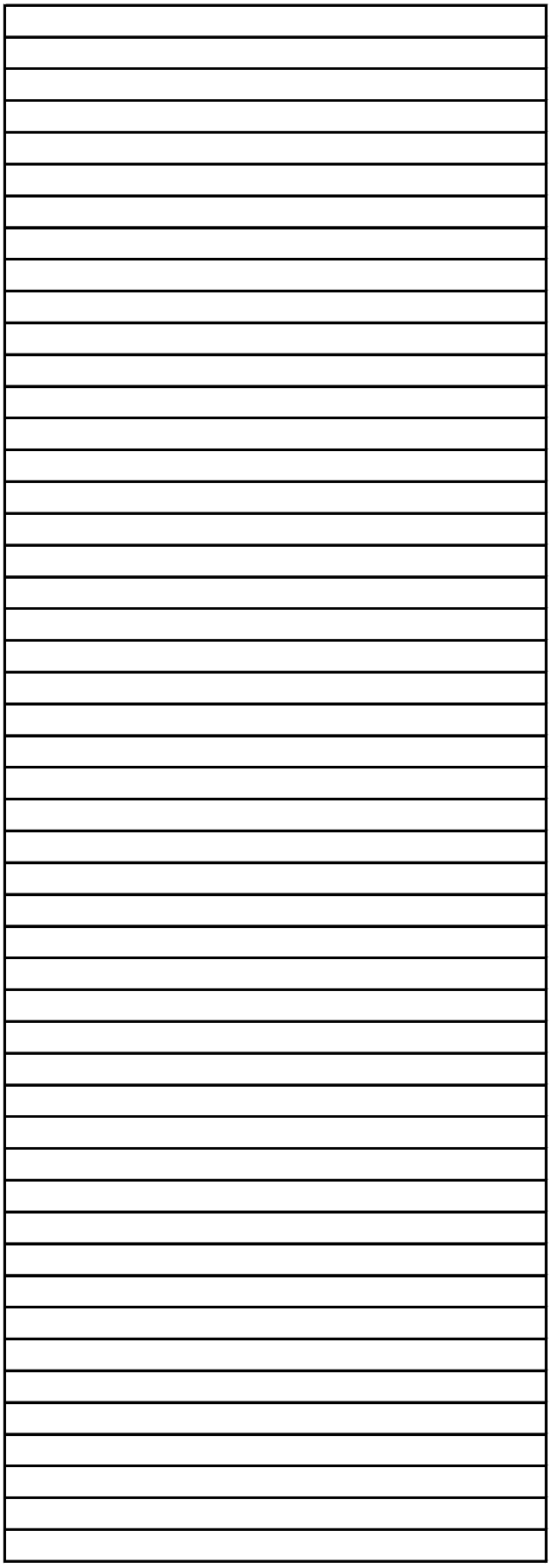
gnation		Size
2		3
Historic Site Period	Areas of Significance	Parcel Size (in acres)

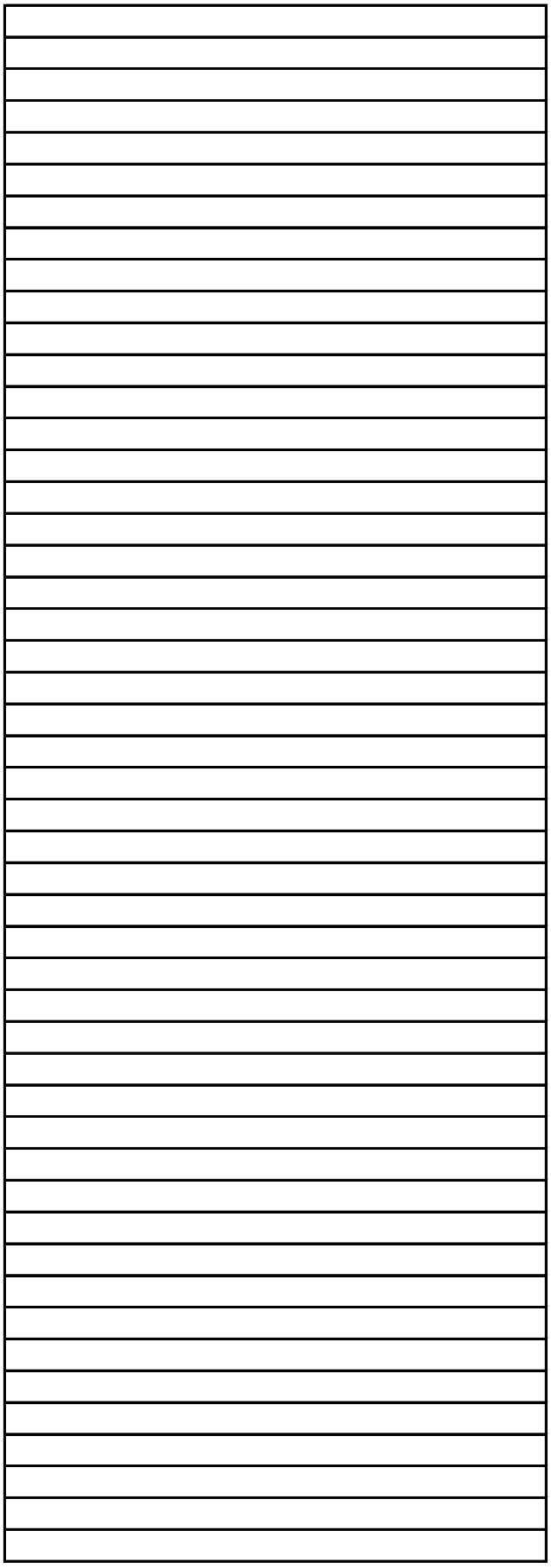
Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

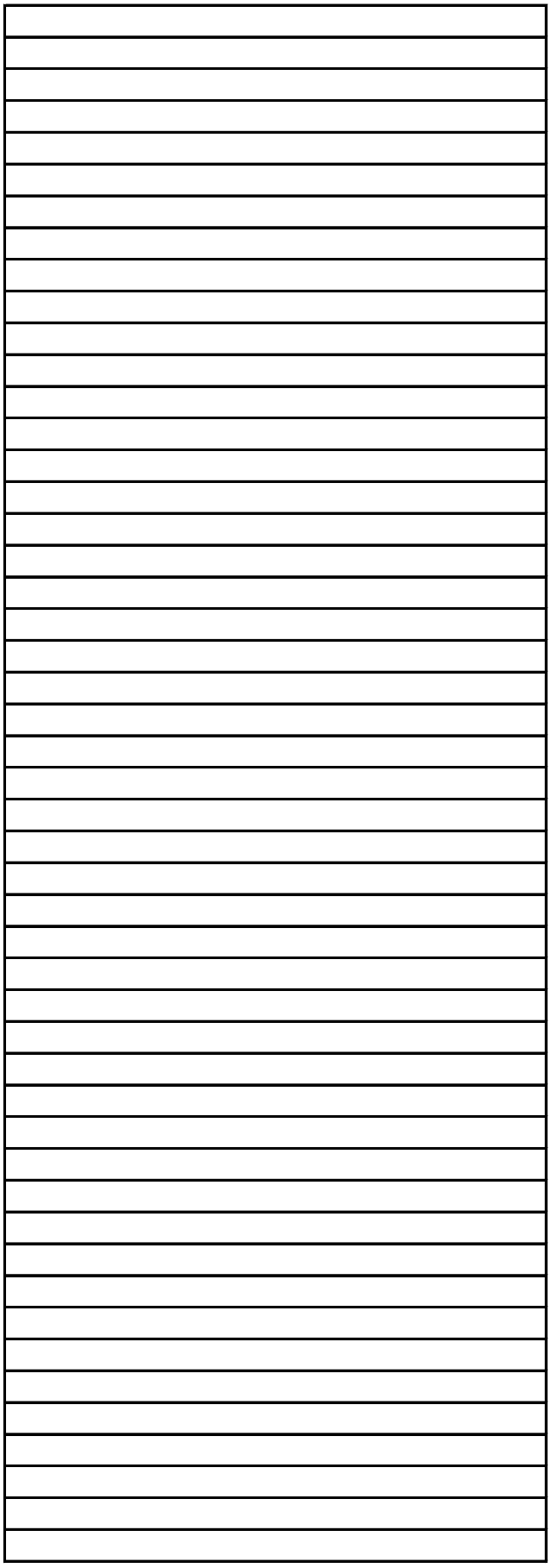
Notes

4

Notes









Jurisdiction	Los Alamitos
Reporting Year	2025

Please update the status of the proposed uses listed i

Total Award Amount	$

Task	**$ Amount Awarded**

Summary of entitlements, building permits, and certific

	Completed Enti
	In
Acutely Low	
Extremely Low	
Very Low	
Low	
Moderate	
Above Moderate	
Total Units	

Building Per
In
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Oc
In
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROG
Local Early Action Planning
(CCR Title 25 §6

n the entity's application for funding and the corresponding impact on housing within the regior

-	*Total award*

$ Cumulative Reimbursement Requested	

ates of occupancy (auto-populated from Table A2)

tlement Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	0
	0

mits Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	9
	9

cupancy Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	13
	13

RESS REPORT
(LEAP) Reporting
202)

n or jurisdiction, as applicable, categorized based on the eligible uses specified in Sec

amount is auto-populated based on amounts entered in rows 15-26.

Task Status	Other Funding

tion 50515.02 or 50515.03, as applicable.

Notes

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: May 27, 2026 **ITEM NUMBER: 5C**

To: **Chair Hastie & Members of the Planning Commission**

Presented By: **Tom Oliver, Associate Planner**

Subject: **Change General Plan and Zoning Designations at 11021 Winners Circle (APN 222-021-15)**

SUMMARY

A General Plan Amendment (GPA 25-02) and Zoning Map Amendment (ZOA 25-05) requesting approval to change the General Plan land use designation from Planned Industrial to Professional Office and to change the Zoning designation from Planned Light Industrial (P-M) to Commercial Professional Office (C-O) for the parcel located at 11021 Winners Circle. The Applicant has asked that this item be continued to the next Planning Commission meeting to conduct further analysis.

RECOMMENDATION

1. Open the Public Hearing for comments; and,

2. Continue the item to a date—uncertain, Planning Commission Meeting.

BACKGROUND

Karen Hillman has submitted an application for both a General Plan Amendment (GPA 25-02) and Zoning Map Amendment (ZOA 25-05) requesting approval to change the General Plan land use designation from Planned Industrial to Professional Office and the zoning designation from Planned Light Industrial (P-L-I) to Commercial Professional Office (C-O) for the property located at 11021 Winners Circle. The subject site comprises a 12,684-square-foot office building and associated parking areas on one parcel (APN 222-021-15), totaling 0.69 acres.

DISCUSSION

At the Applicant's request, staff recommends that the item be continued by the Planning Commissioners to a date uncertain, Planning Commission meeting to give the Applicant time to conduct further research on the project to meet the General Plan Amendment and Zoning Map Amendment requirements.

FISCAL IMPACT

None.

Attachment: None

City of Los Alamitos

PLANNING COMMISSION/SUBDIVISION COMMITTEE AGENDA REPORT

MEETING DATE: May 27, 2026 **ITEM NUMBER: 8A**

To: **Chair Hastie & Members of the Planning Commission**

Presented By: **Ron Noda, Assistant City Manager/Development Services Director**
Chris Kelley, City Engineer

Subject: **Pine Street Project PS&E**

SUMMARY

Currently, Pine Street serves as the downtown corridor of Los Alamitos, hosting many of our community events. The goal of this project is to revitalize Pine Street to reflect a true main-street atmosphere that supports and enhances the events held along the corridor. The project will transform Pine Street into the City's "Main Street" by creating a walkable, welcoming, and vibrant mixed-use Town Center district.

The proposed complete-street improvements include new sidewalks, ADA enhancements, LED lighting, street furniture, street trees, wayfinding signage, enhanced pedestrian crossings, and an entry plaza with a gateway monument. The corridor will also be designed to allow for temporary closure to traffic for City events, markets, and celebrations—strengthening its role as the heart of downtown Los Alamitos.

In addition, this investment directly supports the City's Economic Development initiatives by creating an attractive and pedestrian-friendly environment that encourages foot traffic, supports local businesses, and invites new commercial opportunities. A revitalized Pine Street will help stimulate business activity, attract visitors, increase storefront visibility, and foster a stronger sense of place—ultimately contributing to the community's long-term economic vitality and growth.

RECOMMENDATION

Receive and File.

BACKGROUND

In 2024, the City received a Complete Streets federal grant, funded by a combination of Congestion Mitigation and Air Quality Program (CMAQ) and Surface Transportation Block Grant (STBG) funds through OCTA, the Orange County Transit Authority. The City has already started the environmental clearance process and has allocated funding to start the design phase of this project during this fiscal year. Additionally, all proposed improvements are within the City's right-of-way.

DISCUSSION

The proposed project will significantly enhance pedestrian and bicycle connectivity to the City's revitalized downtown district, advancing long-range goals for a safer, more accessible, and more sustainable transportation network. The City of Los Alamitos reaffirmed its commitment to active mobility by adopting the Active Transportation Plan (ATP) in February 2021. This comprehensive plan establishes a clear vision for improving multimodal travel conditions and outlines strategies to create streets that are safer, more comfortable, and more enjoyable for residents, businesses, and visitors. The ATP specifically addresses the needs of individuals who rely on walking, bicycling, and transit, and its recommendations are designed to support a robust multimodal system that will serve both current and future populations.

To strengthen access to the downtown corridor, the project proposes installing a new traffic signal at Katella Avenue and Reagan Street. This improvement will provide pedestrians and cyclists with a protected crossing over Katella Avenue, enabling safe, direct access to the revitalized Pine Street area from adjacent neighborhoods. The project also includes construction of a new Class I Bike Path along the southerly parkway of Katella Avenue between the I-605 freeway and Wallingsford Road. This facility will create a critical east–west connection between the regional Coyote Creek Bikeway and the Willow Avenue bike lanes in the City of Long Beach, thereby expanding regional mobility options.

Additional improvements include the installation of Class II Bike Lanes along Los Alamitos Boulevard between Florista Street and Cerritos Avenue, enhanced with green transition striping at key intersections and driveways to increase visibility and safety. Collectively, these bicycle facilities will expand community-wide connectivity, improve multimodal safety, and encourage greater use of active transportation. By supporting alternatives to automobile travel, the project will also contribute to reduced greenhouse gas emissions and improved environmental sustainability. Because Katella Avenue and Los Alamitos Boulevard form one of the City's most heavily trafficked intersections, both the ATP and the Town Center Strategic Plan recommend routing bicyclists to the Katella/Reagan intersection. From this location, cyclists can continue through lower-traffic neighborhood streets along Reagan and Florista to reach Pine Street and surrounding destinations. To support this circulation pattern, the City proposes installation of a HAWK pedestrian signal at Katella/Reagan, providing a dedicated, high-visibility crossing that enhances safety for pedestrians and cyclists.

Earlier this year, the City completed installation of Class II bike lanes with green transition striping along Los Alamitos Boulevard between Cerritos Avenue and Florista Street. This segment provides a direct connection from the Los Coyotes Bike Trail at the northern city limit to Pine Street, strengthening access to the downtown district and supporting the broader multimodal network. The City has already initiated the environmental clearance process and allocated funding to begin the design phase during the current fiscal year. Local funds are being used for both environmental and design activities, demonstrating strong local commitment and prioritization of this project. All proposed improvements are located within the City's right-of-way. Construction is anticipated to begin in 2027, pending Caltrans approval.

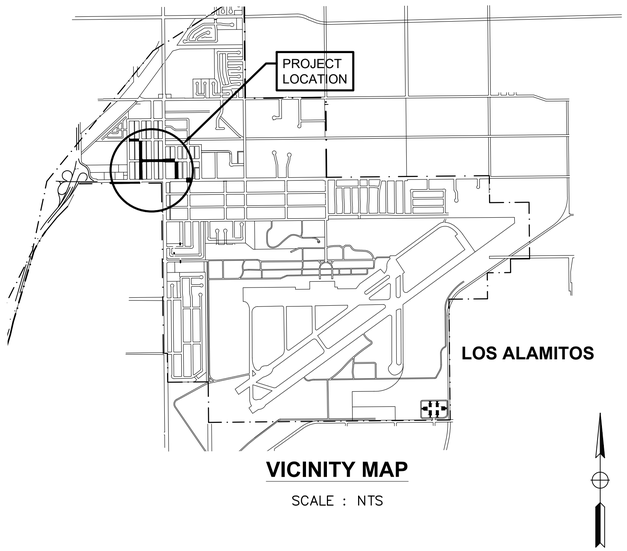
This project also serves as a cornerstone of the City's Economic Development Plan. By improving multimodal access to downtown, the project will increase pedestrian and bicycle activity, enhance visibility for local businesses, and create a more welcoming and accessible

commercial district. Strengthened connections between neighborhoods, regional bikeways, and Pine Street will support increased customer activity and help attract new businesses seeking to locate within a vibrant, connected Town Center. These improvements directly support the City's long-term economic development objectives by fostering a thriving commercial environment, encouraging private investment, and promoting sustained economic resilience.

FISCAL IMPACT

The City has received a $5 million dollar Complete Street federal grant as a combination of CMAQ and STBG funds through OCTA which has a $2 million match.

Attachment: 1. 1. Plans-Re-Imagine Downtown Street & Bicycle Corridor Improvement-Final



VICINITY MAP

SCALE : NTS

CITY OF LOS ALAMITOS

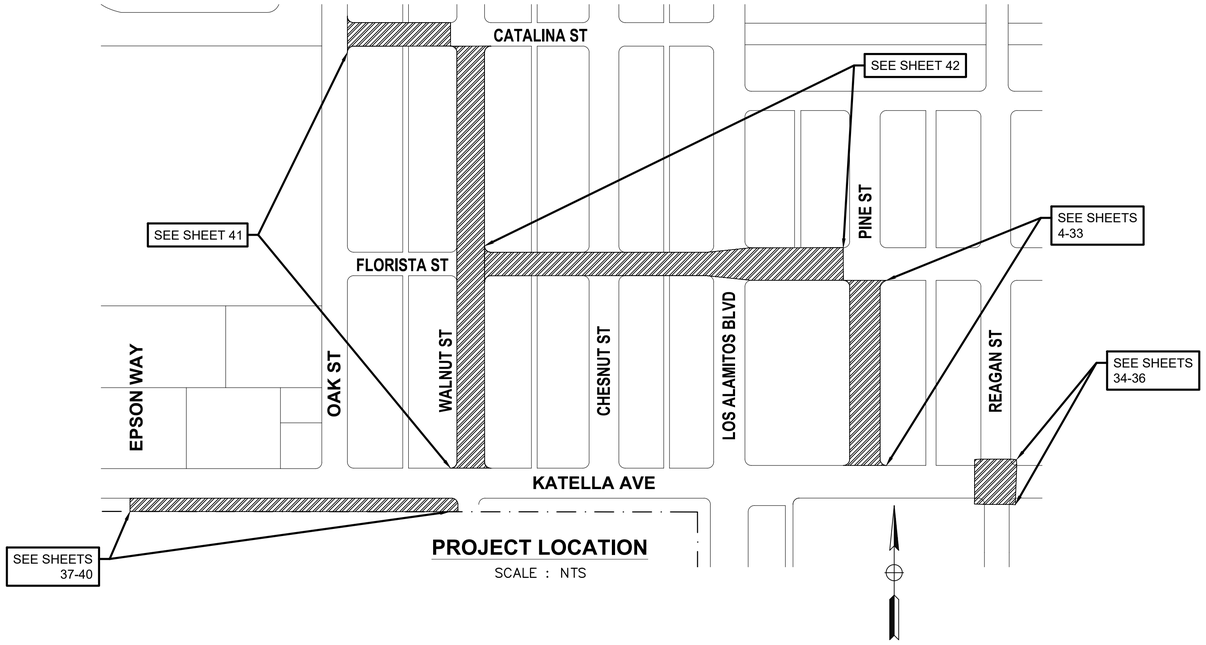
DEVELOPMENT SERVICES DEPARTMENT

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

STPCML-5363(014)

CIP NO. 24/25-05

FY 2025



PROJECT LOCATION

SCALE : NTS

BENCHMARK STATEMENT

ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED FROM PUBLISHED ORANGE COUNTY BENCHMARK 1A-122-70. ALL UNITS ARE U.S. SURVEY FEET

AGENCIES TO BE NOTIFIED:

1. CITY ENGINEER
   3191 KATELLA AVENUE
   LOS ALAMITOS, CA 90720-5600
   (562) 431-3538 EXT. 100
2. LOS ALAMITOS POLICE DEPARTMENT
   3201 KATELLA AVENUE
   LOS ALAMITOS, CA 90720
   (562) 431-2255
3. ORANGE COUNTY FIRE DEPARTMENT
   3642 GREEN STREET
   LOS ALAMITOS, CA 90720
   (562) 431-6026
4. LOS ALAMITOS POST OFFICE
   10650 REAGAN STREET
   LOS ALAMITOS, CA 90720
   (562) 431-6547
5. ROSSMOOR/LOS ALAMITOS AREA SEWER DISTRICT
   3243 KATELLA AVENUE
   LOS ALAMITOS, CA 90720-0542
   (562) 431-2223
6. LOS ALAMITOS UNIFIED SCHOOL DISTRICT
   10293 BLOOMFIELD STREET
   LOS ALAMITOS, CA 90720
   (562) 799-4700
7. OCTA-BUS STOPS
   550 SOUTH MAIN STREET
   ORANGE, CA 92668
   (714) 560-5912
8. CITY OF CYPRESS
   5275 ORANGE AVENUE
   CYPRESS, CA 90630
   (714) 229-6700
9. CITY OF LONG BEACH
   333 WEST OCEAN BOULEVARD
   LONG BEACH CA 90802
   (562) 570-6383
10. ROSSMOOR COMMUNITY SERVICES DISTRICT(RCSD)
    3001 BLUME DRIVE, ROSSMOOR, CA 90720
    (562) 431-0525

UTILITY CONTACTS:

CENCO REFINING CO.	(562) 944-6111
ORANGE COUNTY SANITATION DIST.	(714) 962-2411
PACIFIC BELL	(714) 666-5716
ROOSMOOR/LOS ALAMITOS SEWER DIST.	(562) 431-2223
SOUTHERN CALIFORNIA EDISON CO.	(562) 981-8205
SOUTHERN CALIFORNIA GAS CO.	(714) 634-3133
GOLDEN STATE WATER COMPANY	(562) 907-9200
TIME-WARNER COMMUNICATION	(714) 895-6886
UNDERGROUND SERVICE ALERT	(800) 422-4133
VERIZON	(704) 375-6719

INDEX SHEET

PINE ST IMPROVEMENTS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	NOTES AND ABBREVIATIONS
3	TYPICAL SECTIONS
4	DEMOLITION PLAN
5	DETAILS
6-7	MEDIAN AND MISCELLANEOUS DETAILS
8-9	STREET IMPROVEMENT PLAN AND PROFILE
10-12	STORM DRAIN PLAN AND PROFILE
13-14	BIOFILTRATION DETAILS
15	COMPOSITE UTILITY PLAN
16	SIGNING AND STRIPING PLANS
17-18	LIGHTING PLANS
19-20	ELECTRICAL PLANS
21-22	LANDSCAPE CONSTRUCTION PLANS
23-25	IRRIGATION PLAN
26-28	PLANTING PLAN
29-31	CONSTRUCTION DETAILS
32	IRRIGATION DETAILS
33	PLANTING DETAILS
REAGAN STREET IMPROVEMENTS	
SHEET NO.	DESCRIPTION
34-35	REAGAN ST CURB RAMP AND MEDIAN DETAILS
36	PEDESTRIAN HYBRID SIGNAL (HAWK) PLAN
KATELLA AVENUE BIKE PATH IMPROVEMENTS	
SHEET NO.	DESCRIPTION
37-38	KATELLA AVE BIKE PATH IMPROVEMENTS
39-42	SIGNING AND STRIPING PLANS

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CAL\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-TITL.dwg

USER: BReyes
DATE: May 05, 2026 - 12:33pm

Know what's below. Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS	

REFERENCES

APPV'D

REGISTERED PROFESSIONAL ENGINEER GEORGE B. SABA NO. 54563 CIVIL ENGINEER STATE OF CALIFORNIA

WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 400, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

APPROVED _____
City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

TITLE SHEET

PLAN NO.

SHEET 1 OF 42

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LOS ALAMITOS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2024 EDITION, ORANGE COUNTY PF&RD STANDARD PLANS, LATEST EDITION, AS SPECIFIED, AND SPPWC STANDARD PLANS, LATEST EDITION, AS SPECIFIED.
2. THE CONSTRUCTION AREA SHALL BE PROPERLY POSTED AND LIGHTED IN CONFORMANCE WITH THE STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND WATCH BOOK, LATEST EDITIONS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY THE CITY ENGINEER, (562) 431-3538, AT LEAST 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS.
4. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. OFF-SITE DISPOSAL OF LANDSCAPE DEBRIS, IRRIGATION MATERIAL, SOIL EXCAVATION MATERIAL, AND UNCLASSIFIED EXCAVATION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN HIS BID. THE CONTRACTOR SHALL HOLD THE CITY AND ENGINEER HARMLESS AS A RESULT OF ANY CLAIMS ARISING FROM ACTIONS EN-ROUTE TO OR AWAY FROM THE SITE.
5. THE CONTRACTOR SHALL MAKE A PHYSICAL INSPECTION OF THE PROJECT SITE AND REPORT ALL VARIATIONS, INCONSISTENCIES, OR CHANGED CONDITIONS TO THE ENGINEER PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ASSUMPTIONS, REMEDIAL ACTIONS, OR ADAPTATIONS MADE IN THE FIELD WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
6. REPAIR OR REPLACE ALL DAMAGES OR ALTERATIONS TO EXISTING PUBLIC IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER AT NO COST TO THE CITY.
7. ALL DIMENSIONS SHALL BE VERIFIED BY PLANS OR FIELD INSPECTION. AT NO TIME SHALL ANY DIMENSIONS BE SCALED FROM PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL VARIATIONS IN DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. ALL JOINTS AND JOIN LOCATIONS AND UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
9. AT ALL TIMES, CURB FACE DIMENSIONS AND GUTTER AND SWALE GRADES SHALL BE MAINTAINED, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AND AFFECTED AGENCIES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. ALL PORTLAND CEMENT CONCRETE (PCC) AND ASPHALTIC CONCRETE (AC) SHALL BE REMOVED TO A SAWCUT AND/OR EXISTING CONTROL JOINTS.
16. APPROVAL OF THESE PLANS BY THE CITY OF LOS ALAMITOS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR SUBSTRUCTURE WITHIN THE LIMITS OF THE PROJECT.

SIGNING AND STRIPING GENERAL NOTES:

1. SIGNING STRIPING, AND LOOP REPLACEMENT AND THE INSTALLATION THEREOF SHALL CONFORM TO THE CALTRANS STANDARD PLANS AND SPECIFICATIONS, AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), LATEST EDITIONS, THESE PLAN AND THE SPECIAL PROVISIONS.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY THE CONTRACTOR.
3. REMOVAL OF ALL CONFLICTING LINES AND MARKINGS SHALL BE BY GRINDING METHOD AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS.
4. ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL END 10 FEET FROM THE EXTENSION OF THE INTERSECTION CURB LINES.
5. ALL STRIPING DETAILS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL REPAINT ALL EXISTING CURB MARKING THROUGHOUT PROJECT LIMITS. CURB MARKINGS SHALL BE PAINT, TWO (2) COATS. CONTRACTOR SHALL SCRAPE SPALLED AND CHIPPED CURB MARKINGS PRIOR TO REPAINTING.
7. NEW SIGNS SHALL BE HIGH INTENSITY SHEETING WITH ANTI-GRAFFITI FILM.
8. ALL SIGNS ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED.
9. INSTALL TWO-WAY BLUE REFLECTIVE MARKERS AT EVERY FIRE HYDRANT.

UTILITY AND STRUCTURE NOTICE TO CONTRACTOR:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY LINES EXCEPT AS SHOWN ON THIS PLAN.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS PLAN.
3. ALL KNOWN EXISTENCE AND LOCATION OF ANY AERIAL UTILITIES OR ON GRADE STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT.
4. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CITY AND ENGINEER ASSUME NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, UTILITIES, STRUCTURES, AND IRRIGATION WATER SUPPLY LINES WHOSE LOCATION ARE SHOWN OR NOT SHOWN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND WATER PURVEYOR COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OCCURRED TO THESE LINES.

CONTRACTOR GENERAL NOTES:

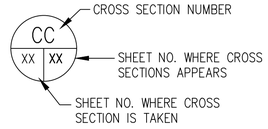
1. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE COMPLETED WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. CONTRACTOR MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST TWO WEEKS PRIOR TO BEGINNING OF CONSTRUCTION.
4. NO TRENCHES MAY BE LEFT OPEN OVERNIGHT UNLESS APPROVED BY CITY ENGINEER.
5. IF ANY UTILITIES OR FACILITIES CONFLICT WITH PROPOSED IMPROVEMENTS, ALL WORK SHALL STOP, AND THE CITY ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
6. DRIVEWAY LOCATION INFORMATION IS TO BE FIELD VERIFIED AND APPROVED BY CITY ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES WITHIN THE LIMITS OF WORK OF THE PROPOSED IMPROVEMENTS, AND IN THE EVENT OF SUBSTRUCTURE DAMAGE, HE SHALL BEAR THE TOTAL COST OF REPAIR OR REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
8. THE CONTRACTOR SHALL NOT CONDUCT ANY OPERATIONS OR PERFORM ANY WORK PERTAINING TO THE PROJECT BETWEEN 9:00 P.M. AND 5:00 A.M. ON ANY DAY NOR ON SATURDAYS, SUNDAYS (EXCEPT AT NIGHT) OR HOLIDAYS, AT ANY TIME EXCEPT AS APPROVED BY THE CITY ENGINEER.
9. SEE DEMOLITION PLAN FOR INFORMATION REGARDING EXISTING TREES TO BE PROTECTED IN PLACE AND TO BE REMOVED.
10. THE CONTRACTOR IS ADVISED THAT ALL EXCAVATED MATERIALS SHALL BECOME HIS PROPERTY AND SHALL BE REMOVED FROM THE JOB-SITE UNLESS INSTRUCTED BY THE CITY ENGINEER TO DO OTHERWISE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL BITUMINOUS PAVEMENT, CONCRETE AND REINFORCEMENT, AND SPOILS NOT NEEDED FOR BACKFILL AS REQUIRED BY THE ENGINEER AND PER SPECIFICATIONS.
12. THE CONTRACTOR SHALL RELOCATE/ADJUST EXISTING UTILITY BOXES, VALVES, AND VAULTS TO GRADE AND THE COSTS ARE TO BE DISTRIBUTED AMONG VARIOUS ITEMS ON THE BID SCHEDULE.
13. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR THE COMPLETION OF THE PROPOSED IMPROVEMENTS PER THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), LATEST EDITION, SPECIAL PROVISIONS, AND TO THE SATISFACTION OF THE CITY ENGINEER. THE CONTRACTOR WILL BE ALLOWED TO CLOSE LANES WITHIN THE PROJECT AREA ONLY WITHIN THE HOURS STATED IN THE PROJECTS SPECIAL PROVISIONS.
14. THE CONTRACTOR SHALL PROVIDE A 72-HOUR NOTIFICATION TO THE AFFECTED PROPERTIES, POLICE DEPARTMENT, AND FIRE DEPARTMENT IN THE EVENT OF A CHANGE IN STREET CLOSURE TO TRAFFIC AND/OR PUBLIC SAFETY VEHICLES, PARKING RESTRICTIONS, AND ON EACH MONDAY MORNING DURING THE CONSTRUCTION PERIOD.

CONTRACTOR GENERAL NOTES (CONTINUED):

15. CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AT ALL TIMES.
16. CONSTRUCTION AS-BUILTS OF THE COMPLETED PROJECT SHALL BE SUBMITTED FOR APPROVAL BY THE CITY ENGINEER.
17. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (DIG ALERT) AT 811 TWO (2) FULL WORKING DAYS PRIOR TO START OF WORK. CONTRACTOR MUST OBTAIN AND MAINTAIN VALID DIG ALERT REFERENCE NUMBER THROUGH THE DURATION OF THE PROJECT AS NECESSARY FOR CONSTRUCTION. UPON EXPOSING ANY UTILITY'S UNDERGROUND FACILITY THE CONTRACTOR SHALL NOTIFY THAT UTILITY IMMEDIATELY.
18. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCURRED DUE TO THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
19. IF REQUIRED, CONTRACTOR SHALL PREPARE A WET WEATHER EROSION CONTROL PLAN DELINEATING BMPS TO BE INSTALLED PER NPDES, SWPPP, SUSMP, AND LID LOCAL, STATE, AND FEDERAL REGULATIONS TO BE APPROVED BY THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.
20. CONTRACTOR SHALL CONTACT USA-811 MINIMUM (2) DAYS TO LOCATE UNDERGROUND UTILITY STRUCTURES PRIOR TO COMMENCING CONSTRUCTION.
21. ANY EXCAVATION OVER FIVE (5') DEEP SHALL REQUIRE A PERMIT FROM THE STATE DEPARTMENT OF INDUSTRIAL SAFETY.

ABBREVIATIONS:

AB	AGGREGATE BASE	MOD	MODIFIED
AC	ASPHALT CONCRETE	MIN	MINIMUM
AP	ANGLE POINT	MH	MANHOLE
ARHM	ASPHALT RUBBER HOT MIX	NIC	NOT IN CONTRACT
ASPH	ASPHALT	NTS	NOT TO SCALE
BEG	BEGIN	NW	NORTHWEST
BC	BEGIN CURVE	O.C.	ON CENTER, OWNERS CONDUIT
BCR	BEGIN CURVE RETURN	OG	ORIGINAL GROUND
BOC	BACK OF CURB	PB	PULL BOX
BW	BACK OF WALK	PCC	PORTLAND CEMENT CONCRETE/
CAB	CRUSHED AGGREGATE BASE		POINT OF COMPOUND CURVATURE
CB	CATCH BASIN	PRC	POINT OF RETURN CURVE
CD	CURB DRAIN	P/L	PROPERTY LINE
CF	CURB FACE	PROP	PROPOSED
CKT	CIRCUIT	PVI	POINT OF VERTICAL INFLECTION
℄, C/L	CENTER LINE	R/W	RIGHT OF WAY
C&G	CURB & GUTTER	RCP	REINFORCED CONCRETE PIPE
CLR	CLEAR	RT	RIGHT
CONST	CONSTRUCT	RW	RECLAIMED WATER
DET	DETAIL	SCG	SOCAL GAS
D/W	DRIVEWAY	SCE	SOUTHERN CALIFORNIA EDISON
E'LY	EASTLY	SE	SOUTHEAST
EC	END OF CURVE	SF	SQUARE FOOT
ECR	END OF CURVE RETURN	SD	STORM DRAIN
EG	EDGE OF GUTTER/EX. GROUND	SMH	SEWER MANHOLE
ESMT	EASEMENT	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
EL	ELEVATION	SPPWC	STANDARD PLANS FOR
EX\EXIST	EXISTING		PUBLIC WORKS CONSTRUCTION
FD	FOUND	SW	SIDEWALK
FO	FIBER OPTIC CABLE	TBD	TO BE DETERMINED
FS	FINISHED SURFACE	TC	TOP OF CURB
FL	FLOW LINE	TRANS	TRANSITION
GM	GAS METER	TYP	TYPICAL
H	HEIGHT	UG	UNDERGROUND
HP	HIGH POINT	VAR	VARIES
INV	INVERT	VLT	VAULT
L	LENGTH	W'LY	WESTLY
LT	LEFT	W	WIDTH, WATER
LAT	LATERAL	WM	WATER METER
LF	LINEAR FOOT	WV	WATER VALVE
LOL	LAYOUT LINE	Y/C	YELLOW CURB
MAX	MAXIMUM		



LEGEND

(1) CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE

(2) CONSTRUCT INTEGRAL COLOR, STAMPED 6-INCH THICK CONCRETE PAVING OVER 6-INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD-1

(3) SIDEWALK IMPROVEMENTS

(LS) SEE LANDSCAPE PLANS

CONSTRUCTION NOTES

(1) CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE

(2) CONSTRUCT INTEGRAL COLOR, STAMPED 6-INCH THICK CONCRETE PAVING OVER 6-INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD-1

(3) CONSTRUCT 4-INCH THICK PCC SIDEWALK PER SPPWC STD PLAN 113-2. FOR ADDITIONAL INFORMATION SEE PLAN NO. CD-1.

(4) CONSTRUCT 6-INCH THICK PCC COMMERCIAL DRIVEWAY APPROACH PER SPPWC STD PLAN 110-2, TYPE B

(4A) CONSTRUCT 6-INCH THICK PCC COMMERCIAL DRIVEWAY APPROACH TYPE B (MOD) PER SPPWC STD PLAN 110-2 AN PER "O" ON SHEET 5

(5) CONSTRUCT CURB AND GUTTER A2-(MOD) MATCH EXIST CURB HEIGHT & GUTTER WIDTH PER SPPWC STD PLAN 120-3

(6) CONSTRUCT CURB AND GUTTER A2-6 PER SPPWC STD PLAN 120-3

(7) CONSTRUCT A1-6 CURB PER SPPWC STD PLAN 120-3

(8) CONSTRUCT A1-8 CURB PER SPPWC STD PLAN 120-3

(9) CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111-5. CASE AND TYPE PER PLAN

(10) CONSTRUCT LONGITUDINAL GUTTER PER SPPWC STD PLAN 122-3

(11) CONSTRUCT ROLLED CURB & GUTTER TO CURB TYPE A1-6 TRANSITION PER DETAIL "H" ON SHEET No. 5

(12) FURNISH AND INSTALL 24" BOX TREE PLATANUS RACEMOSA – CALIFORNIA SYCAMORE STANDARD TRUNK. SEE DETAIL "P" ON SHEET 5

(12A) FURNISH AND INSTALL 24" BOX TREE JACARANDA MIMOSIFOLIA –JACARANDA STANDARD TRUNK. SEE DETAIL ON SHEET 37

(13) CONSTRUCT ROLLED CURB PER DETAIL "F" ON SHEET NO. 5

(14) CONSTRUCT CASE 1 MODIFIED CATCH BASIN PER SPPWC No. 300-4, W AND V=PER PLAN

(15) INSTALL 18-INCH HDPE PIPE, TRENCH BACKFILL PER PIPE MANUFACTURER'S REQUIREMENTS

(16) REMOVE AND CONSTRUCT CURB DRAIN PER SPPWC STD PLAN 150-4 AND PER DETAIL "I" ON SHEET 5

(17) CONSTRUCT GRATING CATCH BASIN – ALLEY PER SPPWC 304-4

(18) CONSTRUCT ROLLED CURB & GUTTER TO LOCAL DEPRESSION TRANSITION PER DETAIL "G" ON SHEET NO. 5 AND LOCAL DEPRESSION PER SPPWC STD PLAN 313-4, CASE A

(19) CONSTRUCT MANHOLE PIPE-TO-PIPE PER SPPWC STD PLAN 320-2

(20) CONSTRUCT JUNCTION STRUCTURE PER SPPWC STD PLAN 332-2

(21) NOT USED

(22) RE-ESTABLISH MONUMENTS. CENTERLINE TIES, CORNER TIES, OR ANY OTHER SURVEY MARKERS

(23) REMOVE, SALVAGE AND RELOCATE EXISTING BUS SHELTER, BENCH AND TRASH RECEPTACLE TO AVOID DAMAGE TO BUS SHELTER PRIOR TO CONSTRUCTION

(24) INSTALL EXISTING BUS SHELTER, BENCH AND TRASH RECEPTACLE AFTER PCC SIDEWALK HAS BEEN CONSTRUCTED. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.

(25) RECONSTRUCT SEWER LATERAL PER SPPWC STD PLAN 222-2

(26) INSTALL 42-INCH HDPE PIPE, TRENCH BACKFILL PER PIPE MANUFACTURER'S REQUIREMENTS

(27) INSTALL 6-INCH PVC SDR 35 PIPE, TRENCH BACKFILL PER PIPE MANUFACTURER'S REQUIREMENTS

(28) FURNISH AND INSTALL STORMWATER BIOFILTRATION SYSTEM MWS-L-8-12-OP. SEE SHEET 13 FOR STD DETAIL.

(29) FURNISH AND INSTALL STORMWATER BIOFILTRATION SYSTEM MWS-L-8-16-OP. SEE SHEET 14 FOR STD DETAIL.

(30) REMOVE AND CONSTRUCT MANHOLE PER SPPWC STD PLAN 333-2

(31) INSTALL CONCRETE COLLAR PER SPPWC STD PLAN 380-4

(32) INSTALL TRUNCATED DOMES

(A) ADJUST TO GRADE (ITEM AS NOTED)

(P) PROTECT IN PLACE

(R) REMOVE

(LS) SEE LANDSCAPE PLANS

RIGHT OF WAY CERTIFICATION 05-05-2026

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WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714.978.8200 fax 714.978.8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

NOTES AND ABBREVIATIONS

PLAN NO.

SHEET 2 OF 42

NOTES

1. REFER TO SHEET No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. REFER TO SHEET No. 21 TO 22 FOR LANDSCAPE CONSTRUCTION PLAN

CONSTRUCTION NOTES

(1) CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE

(2) CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1

(3) CONSTRUCT 4–INCH THICK PCC SIDEWALK PER SPPWC STD PLAN 113–2. FOR ADDITIONAL INFORMATION SEE PLAN NO. CD–1.

(13) CONSTRUCT ROLLED CURB PER DETAIL "F" ON SHEET NO. 5

(LS) SEE LANDSCAPE PLANS

LEGEND

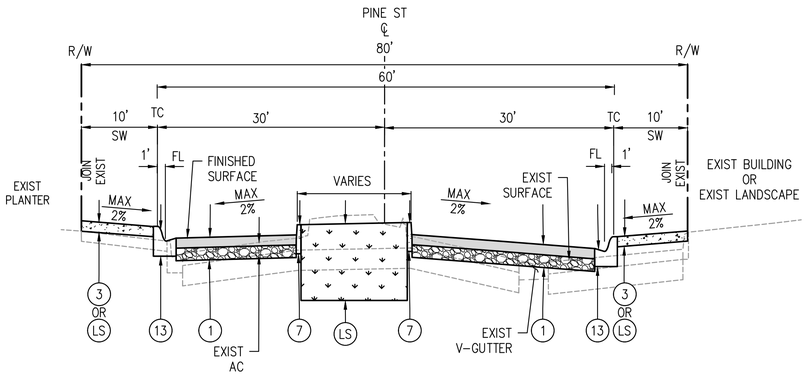
(1) CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE

(2) CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1

(3) SIDEWALK IMPROVEMENTS

SEE LANDSCAPE PLANS DETAIL 1 ON PLAN NO CD–5

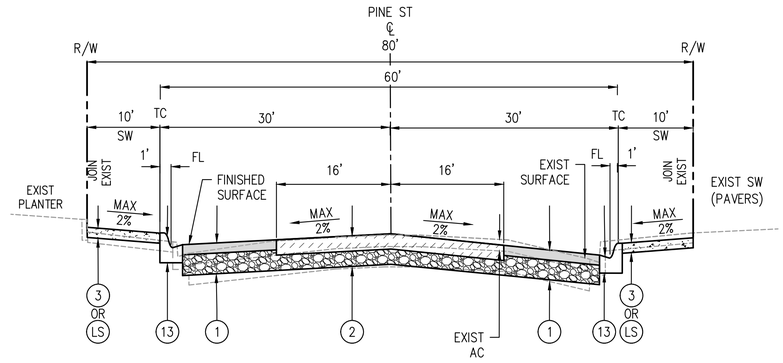
CRUSHED MISCELLANEOUS BASE



TYPICAL SECTION

KATELLA AVE TO STA 10+96.85

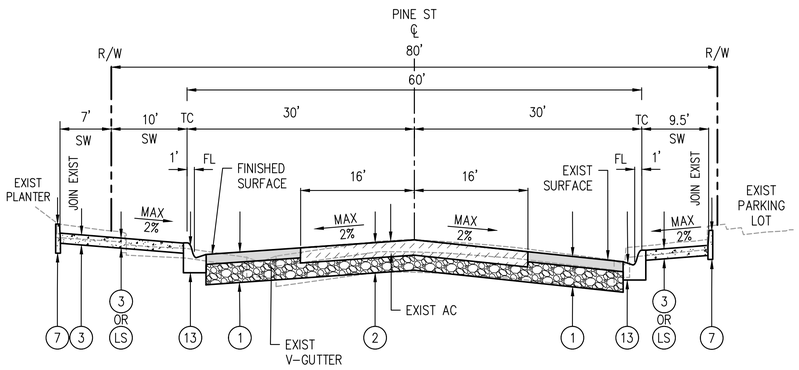
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TYPICAL SECTION

STA 10+96.85 TO 12+67.07

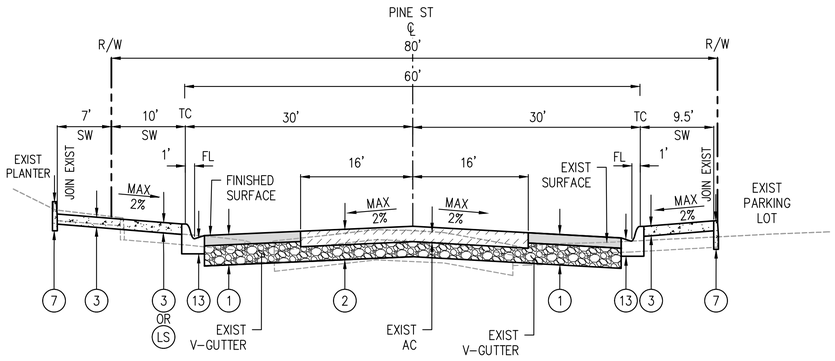
NTS



TYPICAL SECTION

STA 12+67.07 TO 14+67.47

NTS



TYPICAL SECTION

STA 14+67.47 TO FLORISTA ST

NTS

RIGHT OF WAY CERTIFICATION 05-05-2026

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2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
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DESIGNED BY	BR	5/5/2026

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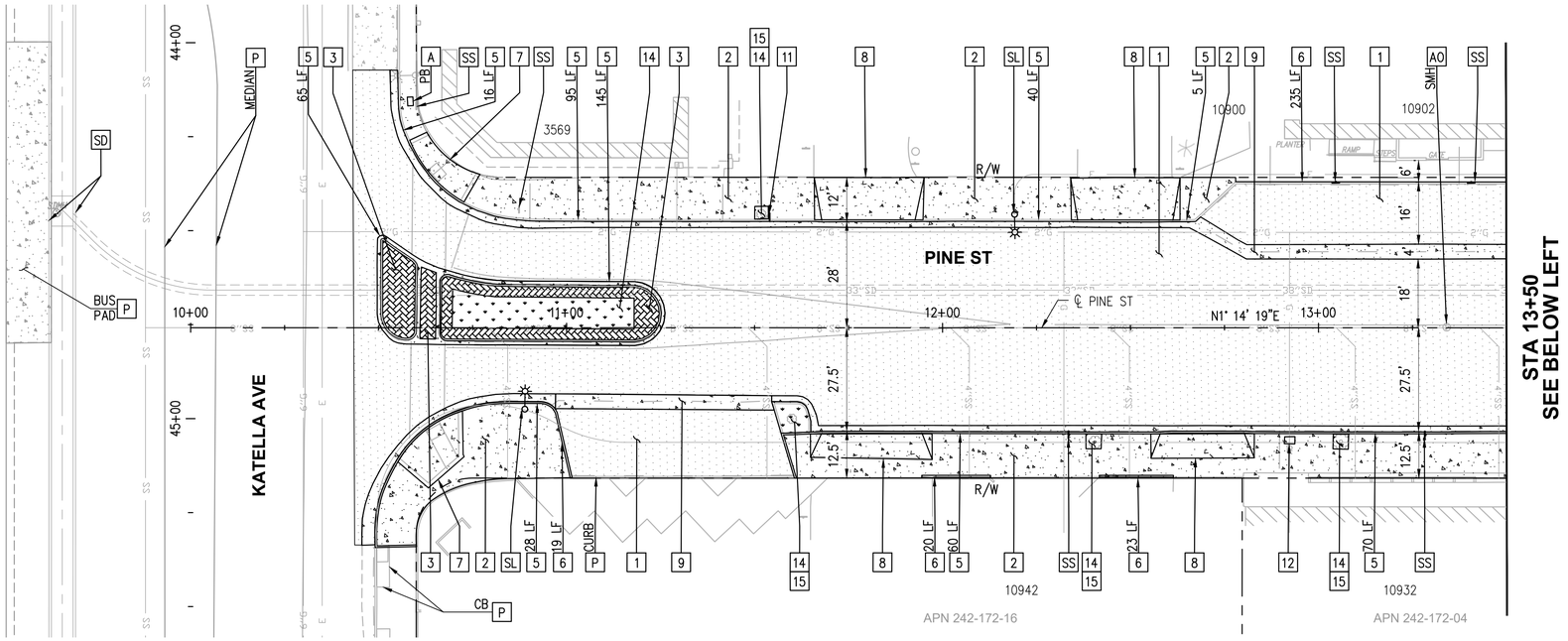
CITY OF LOS ALAMITOS

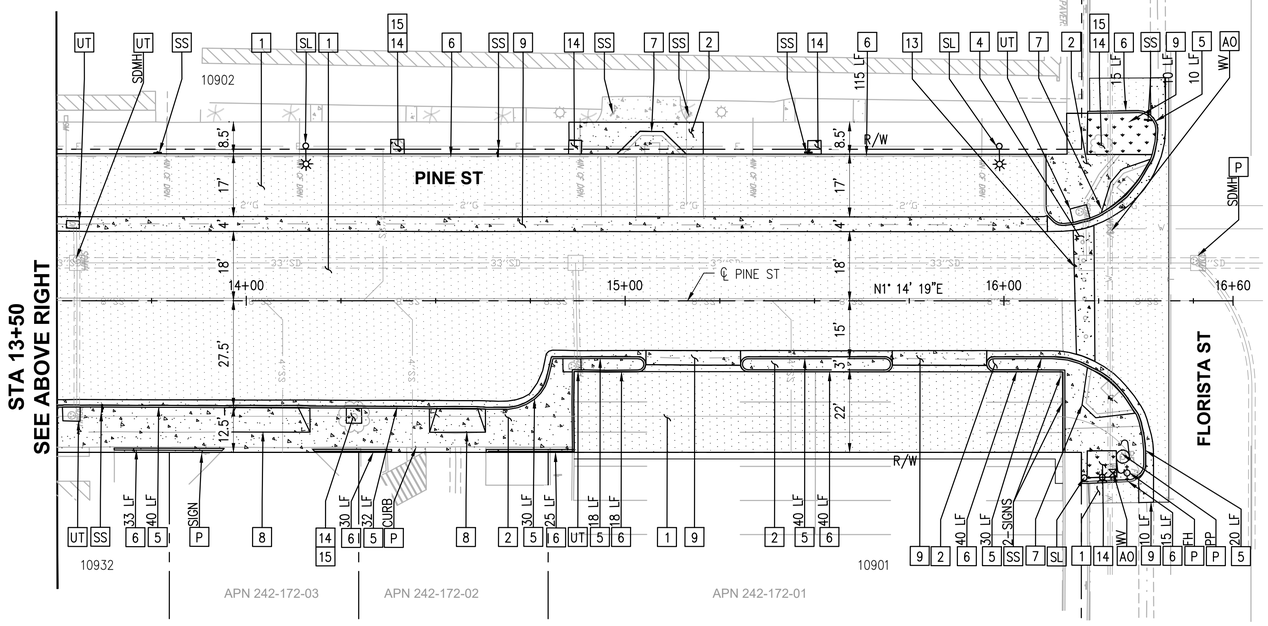
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

TYPICAL SECTIONS

PLAN NO.

SHEET 3 OF 42





NOTES

1. REFER TO SHEETS No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. REFER TO SHEET No. 15 FOR COMPOSITE UTILITY PLAN
3. REFER TO SHEET No. 16 FOR SIGNING AND STRIPING PLAN
4. REFER TO SHEET No. 17 FOR STREET LIGHTING PLAN

LEGEND

	QUANTITY
REMOVE AC AND BASE MATERIAL	45,530 SF
REMOVE PCC CONCRETE	12,250 SF
REMOVE CONCRETE PAVERS	660 SF
CLEARING AND GRUBBING	830 SF

DEMOLITION NOTES

1 REMOVE AC AND BASE MATERIAL
2 REMOVE PCC WALKWAY
3 REMOVE CONCRETE PAVERS
4 REMOVE PCC PAVEMENT
5 REMOVE PCC CURB AND GUTTER
6 REMOVE PCC CURB
7 REMOVE PCC CURB RAMP
8 REMOVE PCC DRIVEWAY
9 REMOVE PCC V-GUTTER
10 NOT USED
11 NOT USED
12 RELOCATE GAS METER BY OWNER
13 SALVAGE BOLLARDS AND REMOVE BOLLARD STRUCTURE
14 REMOVE LANDSCAPE, SUB-GRADE ELEVATION, AND CLEARING AND GRUBBING
15 REMOVE TREE
A ADJUST TO GRADE, SEE STREET IMPROVEMENT SHEETS
AO ADJUST TO GRADE BY OTHERS
P PROTECT IN PLACE
SL SEE STREET LIGHTING PLANS
SS SEE SIGNING AND STRIPING PLANS
UT SEE COMPOSITE UTILITY PLANS

HORIZ 1"=20'
SCALE 20 10 0 20 40 FEET

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714/978-8200 fax 714/978-8299

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CHECKED BY	GS	5/5/2026
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CITY OF LOS ALAMITOS

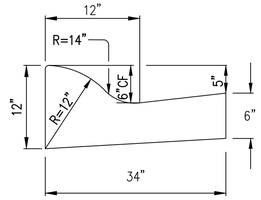
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DEMOLITION PLAN

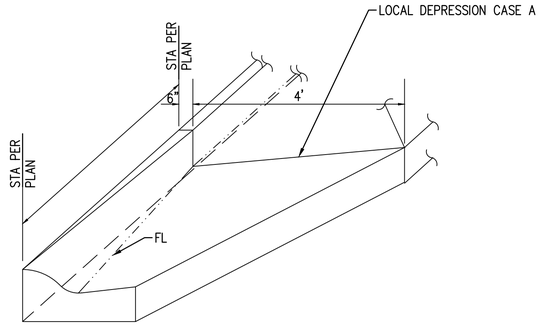
PLAN NO.

SHEET 4 OF 42

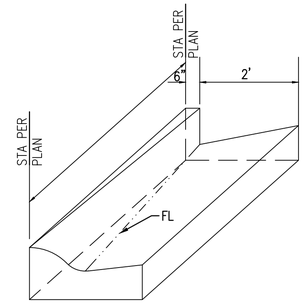
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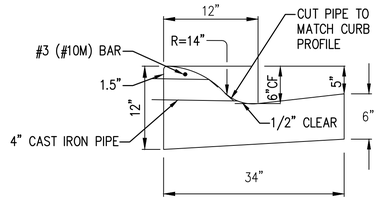
DETAIL "F"
ROLLED CURB
NTS



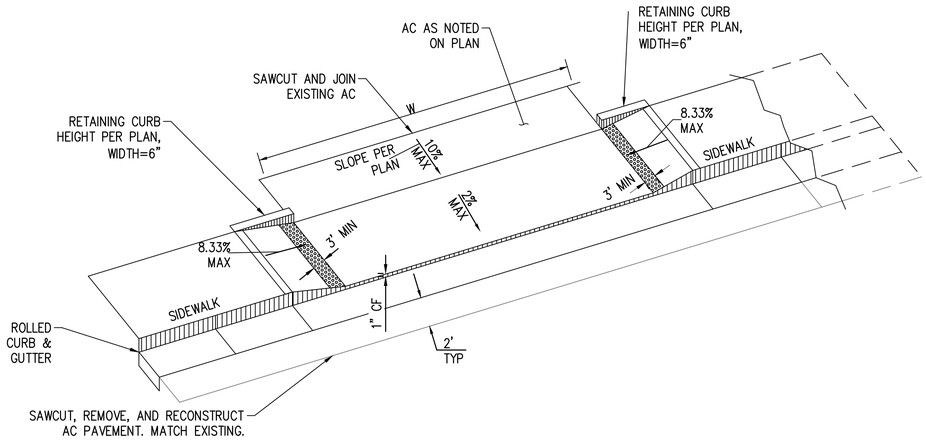
DETAIL "G"
ROLLED CURB & GUTTER TO CATCH BASIN TRANSITION
NTS



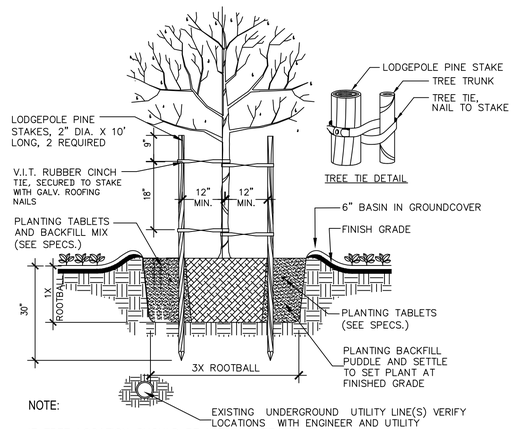
DETAIL "H"
ROLLED CURB & GUTTER TO CURB TYPE A1-6 TRANSITION
NTS



DETAIL "I"
ROLLED CURB CURB DRAIN
NTS



DETAIL "O"
COMMERCIAL DRIVEWAY DETAIL
NTS



NOTE:
IF TREE LOCATION SHOULD BE WITHIN 5 FT. OF MARKED LOCATION FOR POSSIBLE UNDERGROUND UTILITY STRUCTURE BY DIGALERT, CONTRACTOR SHALL MANUALLY EXCAVATE PLANTING HOLE USING HAND SHOVEL.
DO NOT USE MECHANICAL DIGGER.

DETAIL "P"
TREE DETAIL

RIGHT OF WAY CERTIFICATION 05-05-2026

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714/978-8200 fax 714/978-8299

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CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

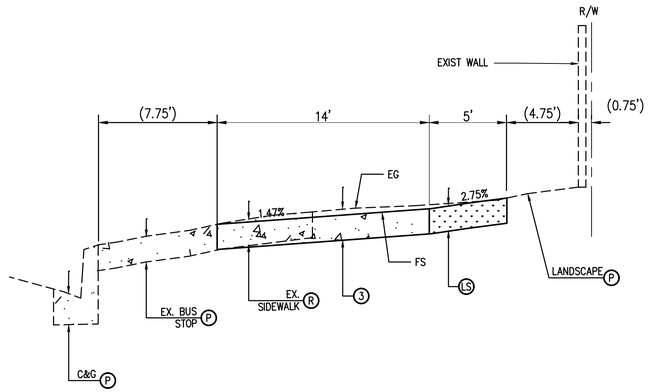
DETAILS

PLAN NO.

SHEET 5 OF 42

NOTES

1. REFER TO SHEETS No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. REFER TO SHEETS No. 21 TO 22 FOR LANDSCAPE CONSTRUCTION PLANS

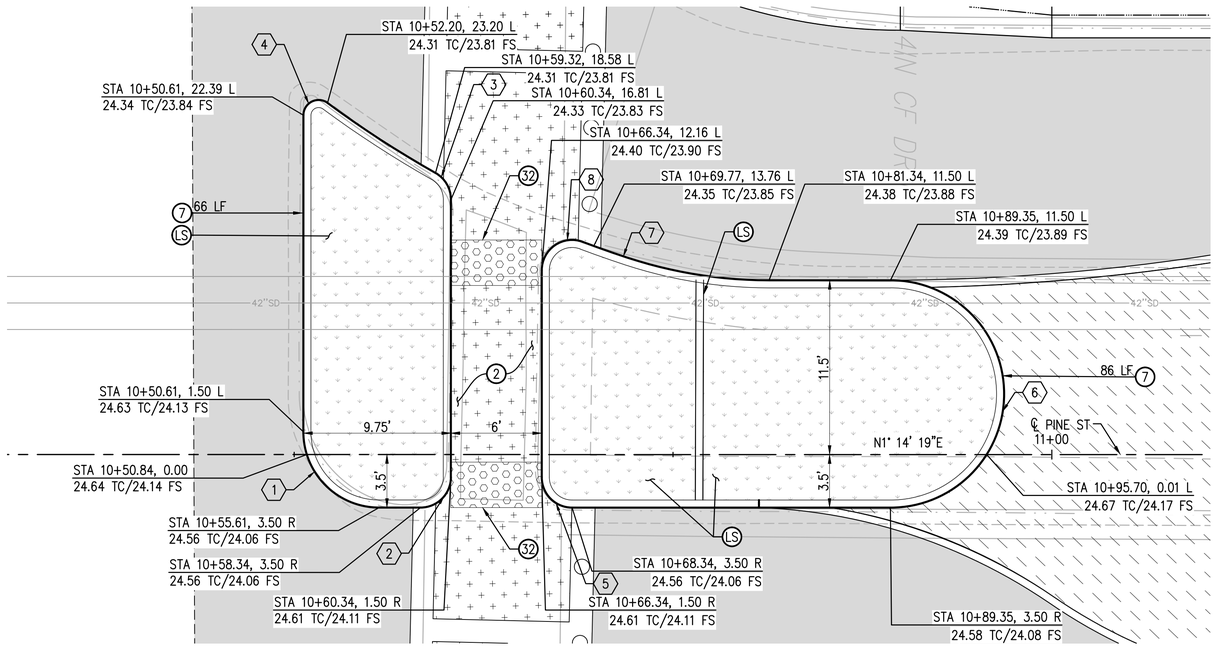


BIKE PATH SECTION A-A DETAIL "J"

SCALE: NTS

CONSTRUCTION NOTES

1	CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE
2	CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1
5	CONSTRUCT CURB AND GUTTER A2–(MOD) MATCH EXIST CURB HEIGHT & GUTTER WIDTH PER SPPWC STD PLAN 120–3
7	CONSTRUCT A1–6 CURB PER SPPWC STD PLAN 120–3
32	INSTALL TRUNCATED DOMES
LS	SEE LANDSCAPE PLANS
P	PROTECT IN PLACE



SOUTH MEDIAN ISLAND DETAIL "K"

SCALE: 1" = 5'

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
1	7.854'	5.00'	90°00'00"	5.00'
2	3.142'	2.00'	90°00'00"	2.00'
3	2.113'	2.00'	60°31'19"	1.17'
4	2.207'	1.00'	126°25'51"	1.98'
5	3.142'	2.00'	90°00'00"	2.00'
6	23.562'	7.50'	180°00'00"	INFINITY'
7	3.143'	70.00'	2°34'22"	1.57'
8	3.864'	2.00'	110°41'00"	2.89'

LEGEND

- CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE
- CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1
- SIDEWALK IMPROVEMENTS
- SEE LANDSCAPE PLANS
- TRUNCATED DOMES

HORIZ 1"=5'

5 2.5 0 5 10
SCALE FEET

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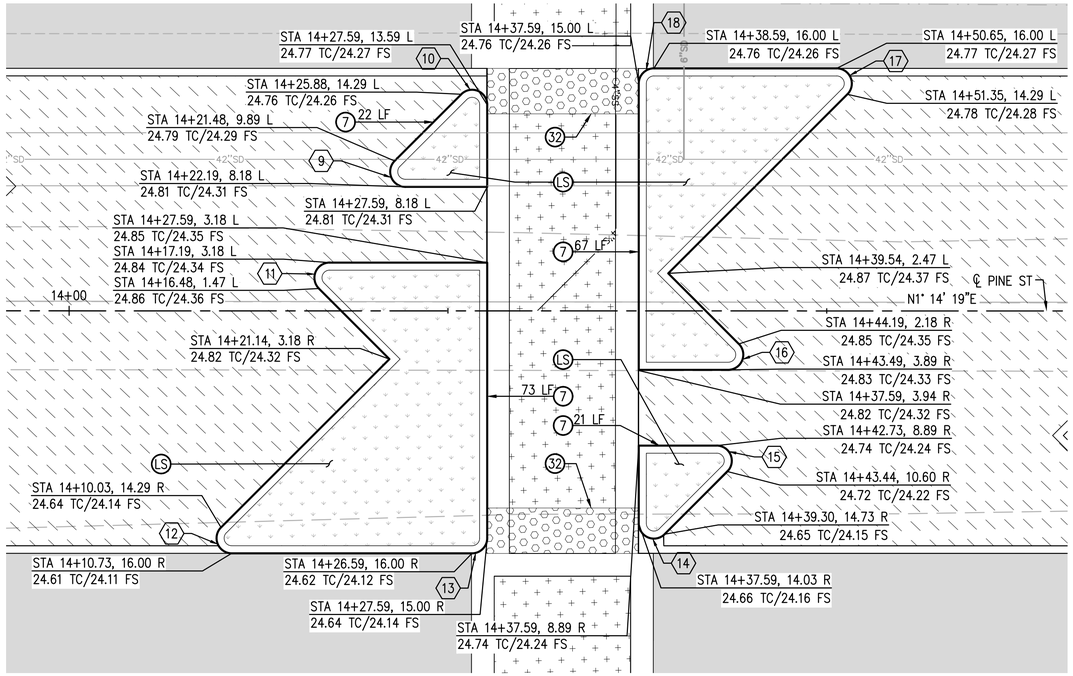
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

MEDIAN AND MISCELLANEOUS DETAILS

PLAN NO.

SHEET 6 OF 42



CENTRAL MEDIAN ISLAND DETAIL "L"

SCALE: 1" = 5'

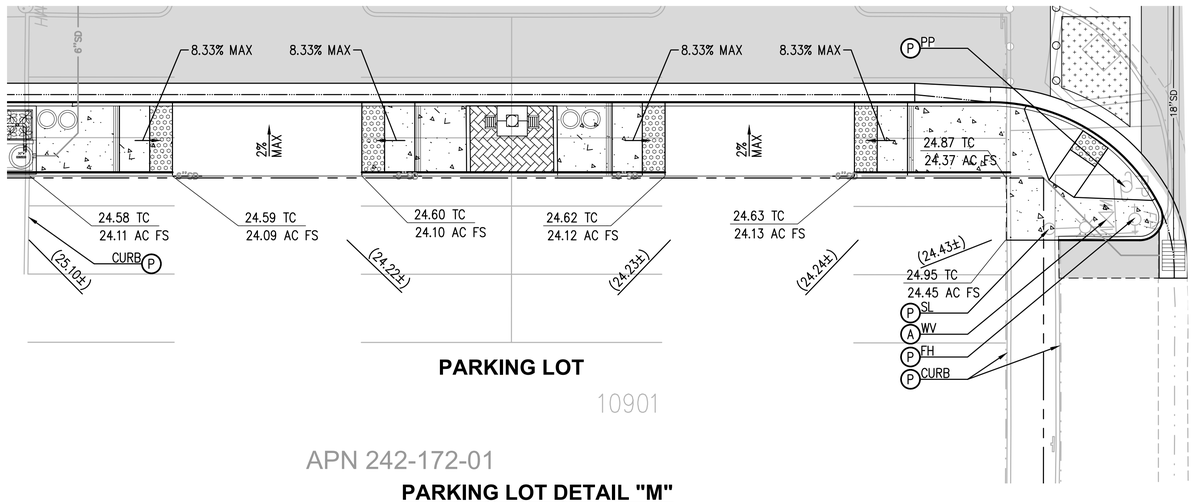
CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
9	2.36'	1.00'	135°00'00"	2.41'
10	2.36'	1.00'	135°00'00"	2.41'
11	2.36'	1.00'	135°00'00"	2.41'
12	2.36'	1.00'	135°00'00"	2.41'
13	1.57'	1.00'	090°00'00"	1.00'
14	2.36'	1.00'	135°00'00"	2.41'
15	2.36'	1.00'	135°00'00"	2.41'
16	2.36'	1.00'	135°00'00"	2.41'
17	2.36'	1.00'	135°00'00"	2.41'
18	1.57'	1.00'	090°00'00"	1.00'
19	2.36'	1.00'	135°00'00"	2.41'
20	1.57'	1.00'	090°00'00"	1.00'
21	1.57'	1.00'	090°00'00"	1.00'
22	0.79'	1.00'	045°00'00"	0.41'

NOTES

1. REFER TO SHEET No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. REFER TO SHEET No. 21 TO 22 FOR LANDSCAPE CONSTRUCTION PLANS

CONSTRUCTION NOTES

1. CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE
2. CONSTRUCT INTEGRAL COLOR, STAMPED 6-INCH THICK CONCRETE PAVING OVER 6-INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD-1
5. CONSTRUCT CURB AND GUTTER A2-(MOD) MATCH EXIST CURB HEIGHT & GUTTER WIDTH PER SPPWC STD PLAN 120-3
7. CONSTRUCT A1-6 CURB PER SPPWC STD PLAN 120-3
32. INSTALL TRUNCATED DOMES
LS. SEE LANDSCAPE PLANS
P. PROTECT IN PLACE



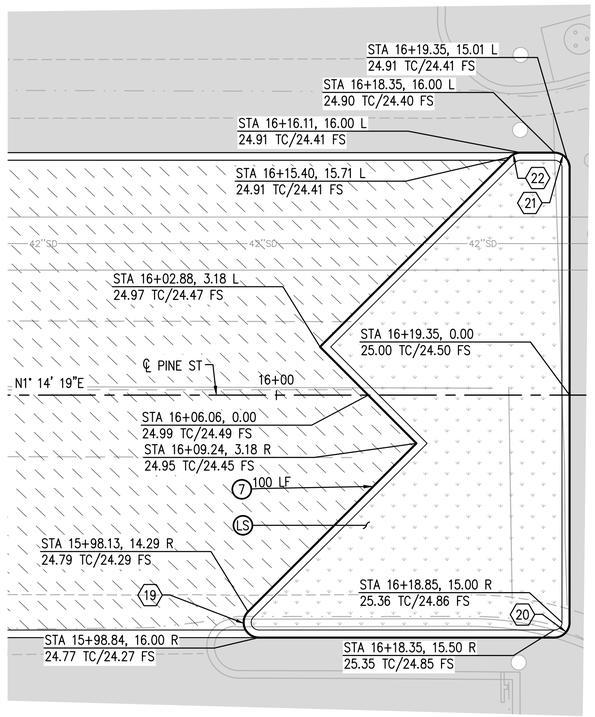
PARKING LOT

10901

APN 242-172-01

PARKING LOT DETAIL "M"

SCALE: 1" = 10'



NORTH MEDIAN ISLAND DETAIL "N"

SCALE: 1" = 5'

LEGEND

- CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE
- CONSTRUCT INTEGRAL COLOR, STAMPED 6-INCH THICK CONCRETE PAVING OVER 6-INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD-1
- SIDEWALK IMPROVEMENTS
- SEE LANDSCAPE PLANS
- TRUNCATED DOMES

HORIZ 1"=5' SCALE: 5 2.5 0 5 10 FEET

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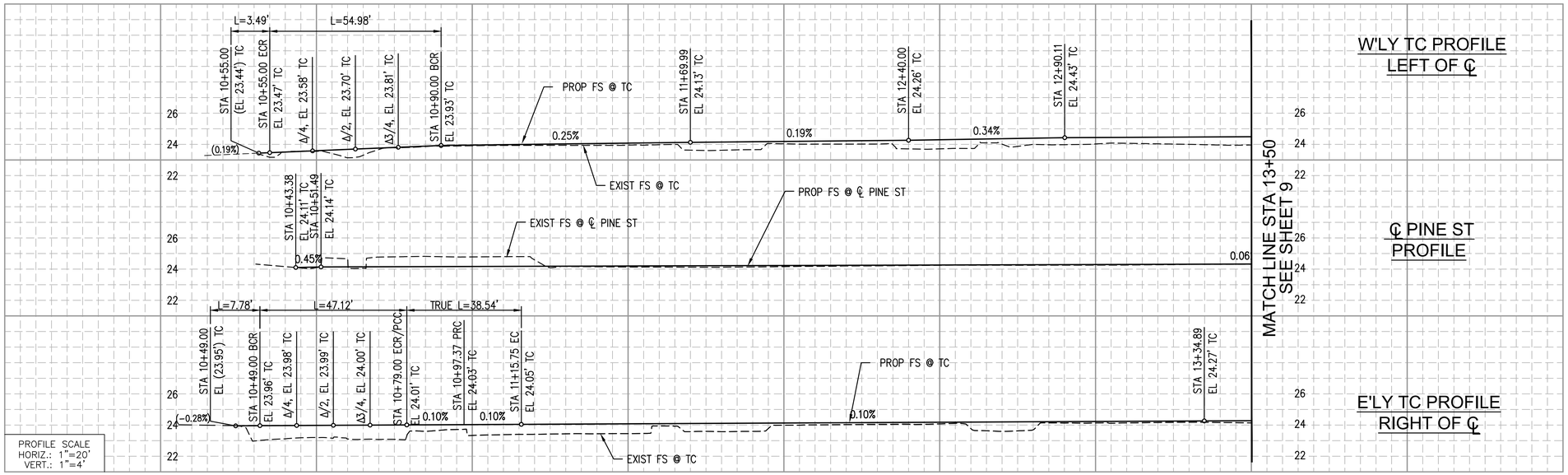
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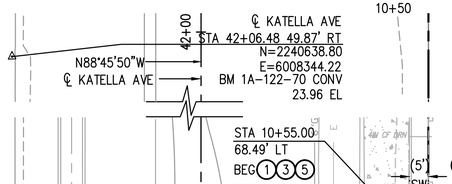
MEDIAN AND MISCELLANEOUS DETAILS

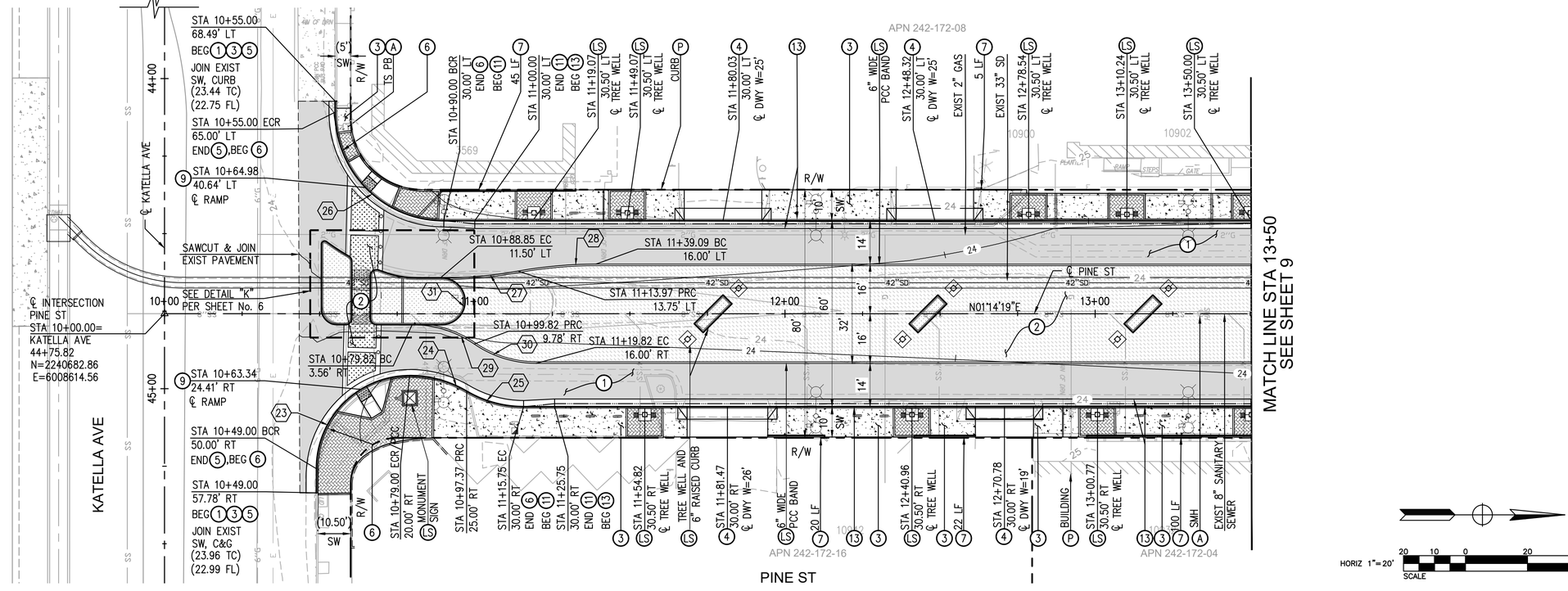
PLAN NO.

SHEET 7 OF 42

USER: BReyes
DATE: May 05, 2026 - 12:35pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-RAMP-01.dwg







NOTES

1. REFER TO SHEET No. 6 TO 7 FOR MEDIAN AND MISCELLANEOUS DETAILS
2. REFER TO SHEET No. 4 FOR DEMOLITION PLANS
3. REFER TO SHEETS No. 10–12 FOR STORM DRAIN PLAN AND PROFILES
3. REFER TO SHEETS No. 15 FOR COMPOSITE UTILITY PLAN
4. REFER TO SHEET No. 21 TO 22 FOR LANDSCAPE CONSTRUCTION PLANS

CONSTRUCTION NOTES

(1)	CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE
(2)	CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1
(3)	CONSTRUCT 4–INCH THICK PCC SIDEWALK PER SPPWC STD PLAN 113–2. FOR ADDITIONAL INFORMATION SEE PLAN NO. CD–1.
(4)	CONSTRUCT 6–INCH THICK PCC COMMERCIAL DRIVEWAY APPROACH PER SPPWC STD PLAN 110–2, TYPE B
(5)	CONSTRUCT CURB AND GUTTER A2–(MOD) MATCH EXIST CURB HEIGHT & GUTTER WIDTH PER SPPWC STD PLAN 120–3
(6)	CONSTRUCT CURB AND GUTTER A2–6 PER SPPWC STD PLAN 120–3
(7)	CONSTRUCT A1–6 CURB PER SPPWC STD PLAN 120–3
(9)	CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111–5. CASE AND TYPE PER PLAN
(11)	CONSTRUCT ROLLED CURB & GUTTER TO CURB TYPE A1–6 TRANSITION PER DETAIL "H" ON SHEET No. 5
(13)	CONSTRUCT ROLLED CURB PER DETAIL "F" ON SHEET NO. 5
(A)	ADJUST TO GRADE (ITEM AS NOTED)
(LS)	SEE LANDSCAPE PLANS

LEGEND

- CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE
- CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1
- SIDEWALK IMPROVEMENTS
- SEE LANDSCAPE PLANS
- TRUNCATED DOMES

HORIZ 1"=20'
SCALE: 20 10 0 20 40 FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
(23)	47.12'	30.00'	90°00'00"	30.00'
(24)	19.27'	36.26'	30°26'45"	9.87'
(25)	19.27'	36.26'	30°26'45"	9.87'
(26)	54.98'	35.00'	90°00'00"	35.00'
(27)	25.25'	141.36'	10°14'11"	12.66'
(28)	25.25'	141.36'	10°14'11"	12.66'
(29)	21.27'	35.26'	34°33'03"	10.97'
(30)	21.27'	35.26'	34°33'03"	10.97'
(31)	23.56'	7.50'	180°00'00"	INFINITY

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CAL\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-ROAD-01.dwg
USER: BReyes
DATE: May 05, 2026 - 12:39pm

811 Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER GEORGE B. SABA NO. 54563 CIVIL ENGINEER STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

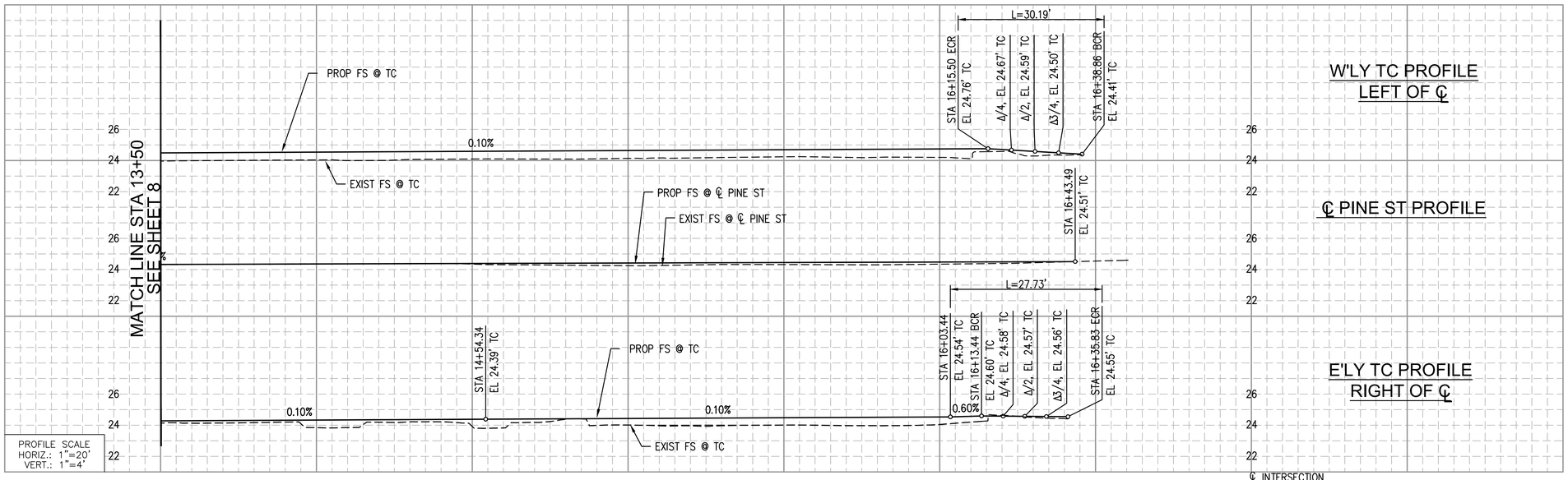
APPROVED _____
City Engineer Date

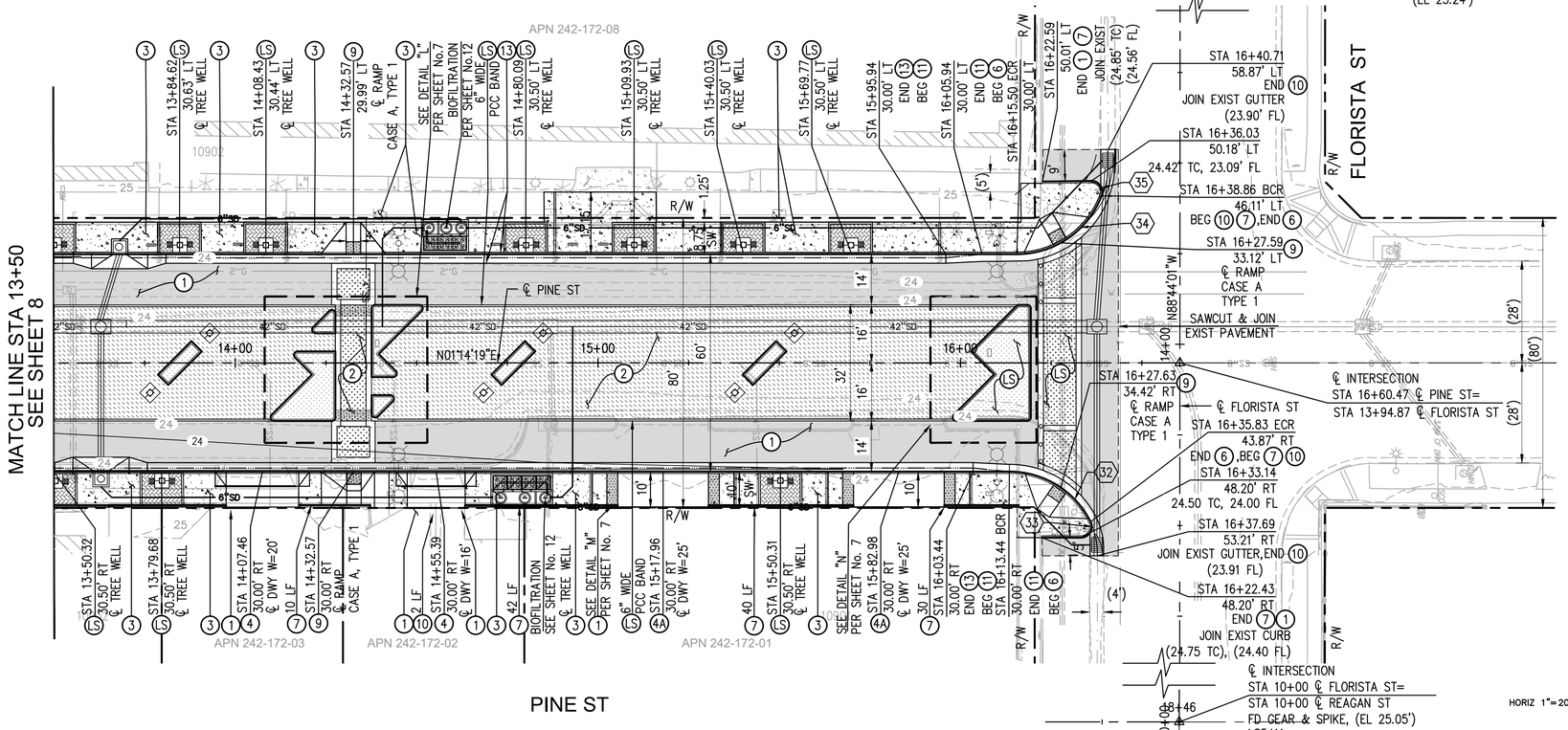
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
STREET IMPROVEMENT PLAN AND PROFILE
STA 10+00 TO STA 13+50

PLAN NO.

SHEET 8 OF 42





NOTES

1. REFER TO SHEET No. 6 TO 7 FOR MEDIAN AND MISCELLANEOUS DETAILS
2. REFER TO SHEET No. 4 FOR DEMOLITION PLANS
3. REFER TO SHEETS No. 10–12 FOR STORM DRAIN PLAN AND PROFILES
3. REFER TO SHEETS No. 15 FOR COMPOSITE UTILITY PLAN
4. REFER TO SHEET No. 21 TO 22 FOR LANDSCAPE CONSTRUCTION PLANS

CONSTRUCTION NOTES

1. CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE
2. CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1
3. CONSTRUCT 4–INCH THICK PCC SIDEWALK PER SPPWC STD PLAN 113–2. FOR ADDITIONAL INFORMATION SEE PLAN NO. CD–1.
4. CONSTRUCT 6–INCH THICK PCC COMMERCIAL DRIVEWAY APPROACH PER SPPWC STD PLAN 110–2, TYPE B
4A. CONSTRUCT 6–INCH THICK PCC COMMERCIAL DRIVEWAY APPROACH TYPE B (MOD) PER SPPWC STD PLAN 110–2 AN PER "O" ON SHEET 5
6. CONSTRUCT CURB AND GUTTER A2–6 PER SPPWC STD PLAN 120–3
7. CONSTRUCT A1–6 CURB PER SPPWC STD PLAN 120–3
9. CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111–5. CASE AND TYPE PER PLAN
10. CONSTRUCT LONGITUDINAL GUTTER PER SPPWC STD PLAN 122–3
11. CONSTRUCT ROLLED CURB & GUTTER TO CURB TYPE A1–6 TRANSITION PER DETAIL "H" ON SHEET No. 5
13. CONSTRUCT ROLLED CURB PER DETAIL "F" ON SHEET NO. 5
A. ADJUST TO GRADE (ITEM AS NOTED)
LS. SEE LANDSCAPE PLANS

LEGEND

- CONSTRUCT 4–INCH AC PAVEMENT OVER 8–INCH CMB OVER 95 PCT COMPACTED NATIVE
- CONSTRUCT INTEGRAL COLOR, STAMPED 6–INCH THICK CONCRETE PAVING OVER 6–INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD–1
- SIDEWALK IMPROVEMENTS
- SEE LANDSCAPE PLANS
- TRUNCATED DOMES

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
32	27.73'	25.00'	63°33'11"	15.49'
33	6.10'	3.00'	116°28'29"	4.85'
34	30.19'	25.00'	69°10'45"	17.24'
35	5.83'	3.00'	111°26'01"	4.40'

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-ROAD-02.dwg

USER: BKeyes
DATE: May 05, 2026 - 12:37pm

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REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER
GEORGE B. SABA
NO. 54563
CIVIL ENGINEER
STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

APPROVED _____
City Engineer Date

CITY OF LOS ALAMITOS

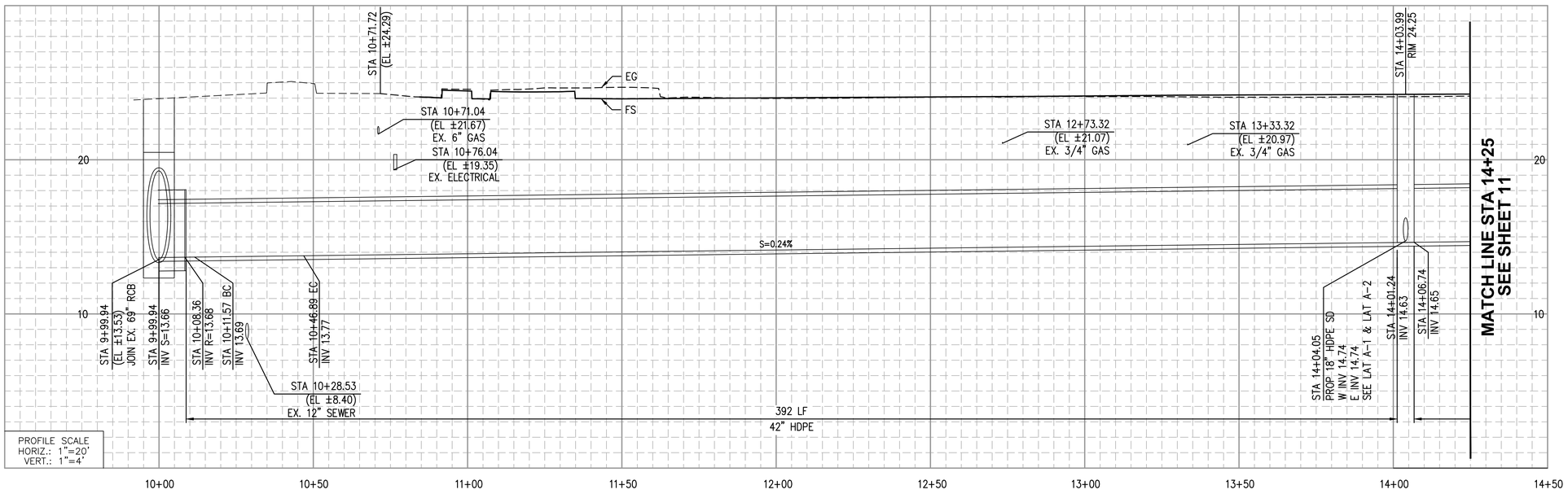
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
STREET IMPROVEMENT PLAN AND PROFILE
STA 13+50 TO FLORISTA ST

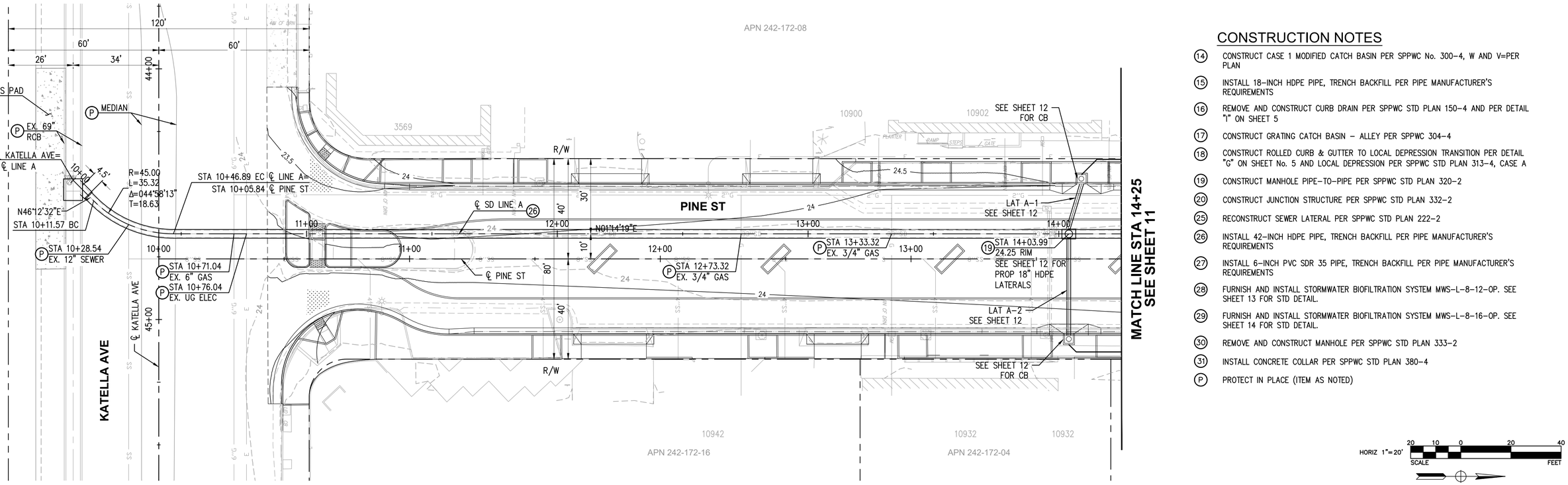
PLAN NO.

SHEET 9 OF 42

NOTES

1. REFER TO SHEET No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. CONTRACTOR TO VERIFY ALL EXISTING STORM DRAIN ELEVATIONS PRIOR TO CONSTRUCTION.
3. REFER TO SHEET No. 15 FOR COMPOSITE UTILITY PLAN





CONSTRUCTION NOTES

(14) CONSTRUCT CASE 1 MODIFIED CATCH BASIN PER SPPWC No. 300-4, W AND V=PER PLAN

(15) INSTALL 18-INCH HDPE PIPE, TRENCH BACKFILL PER PIPE MANUFACTURER'S REQUIREMENTS

(16) REMOVE AND CONSTRUCT CURB DRAIN PER SPPWC STD PLAN 150-4 AND PER DETAIL "I" ON SHEET 5

(17) CONSTRUCT GRATING CATCH BASIN – ALLEY PER SPPWC 304-4

(18) CONSTRUCT ROLLED CURB & GUTTER TO LOCAL DEPRESSION TRANSITION PER DETAIL "G" ON SHEET No. 5 AND LOCAL DEPRESSION PER SPPWC STD PLAN 313-4, CASE A

(19) CONSTRUCT MANHOLE PIPE-TO-PIPE PER SPPWC STD PLAN 320-2

(20) CONSTRUCT JUNCTION STRUCTURE PER SPPWC STD PLAN 332-2

(25) RECONSTRUCT SEWER LATERAL PER SPPWC STD PLAN 222-2

(26) INSTALL 42-INCH HDPE PIPE, TRENCH BACKFILL PER PIPE MANUFACTURER'S REQUIREMENTS

(27) INSTALL 6-INCH PVC SDR 35 PIPE, TRENCH BACKFILL PER PIPE MANUFACTURER'S REQUIREMENTS

(28) FURNISH AND INSTALL STORMWATER BIOFILTRATION SYSTEM MWS-L-8-12-OP. SEE SHEET 13 FOR STD DETAIL.

(29) FURNISH AND INSTALL STORMWATER BIOFILTRATION SYSTEM MWS-L-8-16-OP. SEE SHEET 14 FOR STD DETAIL.

(30) REMOVE AND CONSTRUCT MANHOLE PER SPPWC STD PLAN 333-2

(31) INSTALL CONCRETE COLLAR PER SPPWC STD PLAN 380-4

(P) PROTECT IN PLACE (ITEM AS NOTED)

RIGHT OF WAY CERTIFICATION 05-05-2026

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REVISIONS				REFERENCES
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REGISTERED PROFESSIONAL ENGINEER GEORGE B. SABA NO. 54563 CIVIL ENGINEER STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

APPROVED _____ City Engineer _____ Date

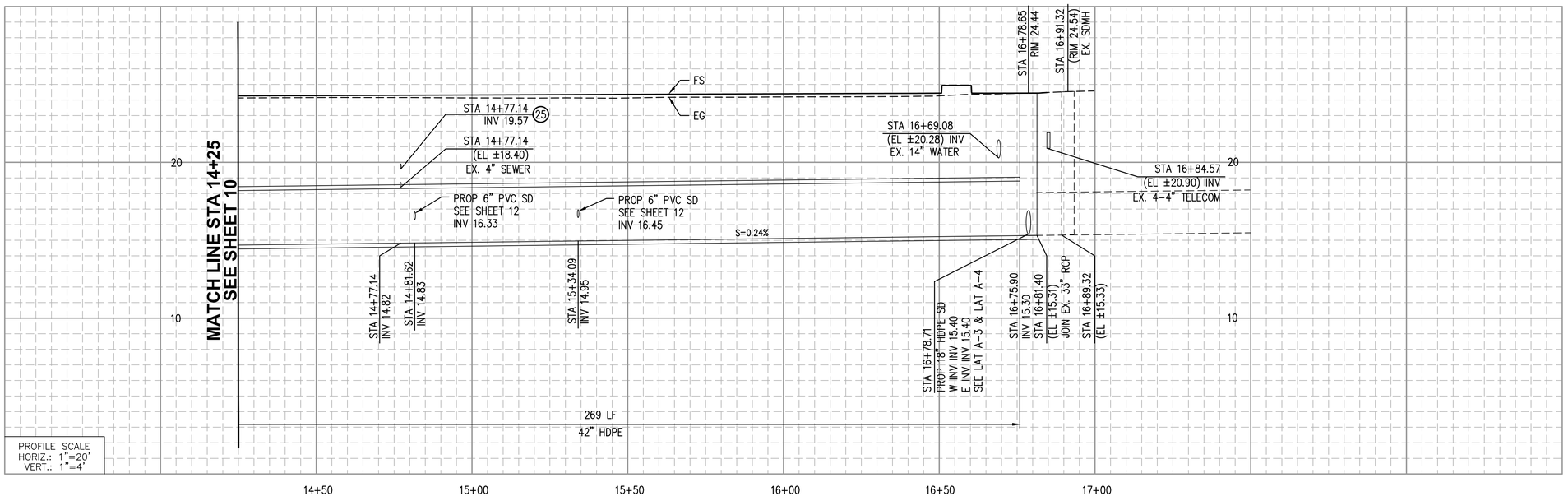
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
STORM DRAIN PLAN AND PROFILE
STA 10+00 TO STA 14+25

PLAN NO.

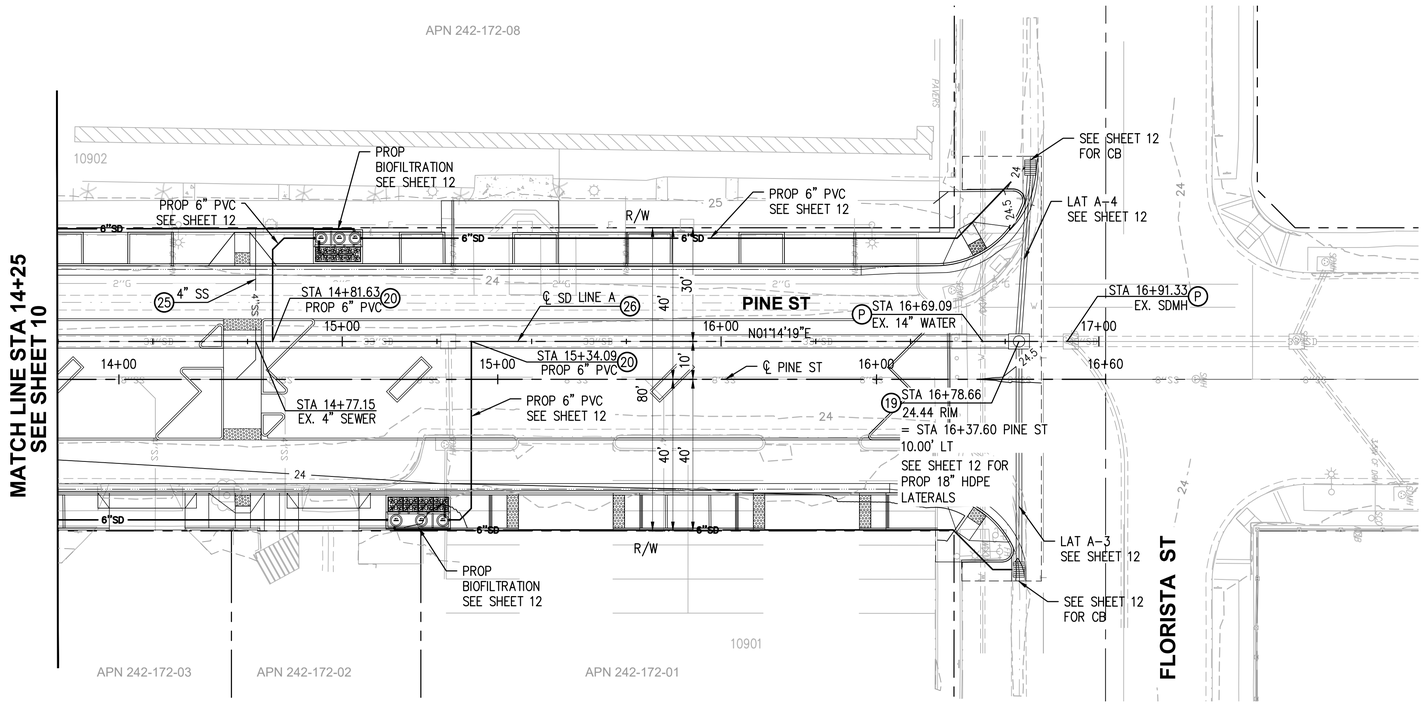
SHEET 10 OF 42

USER: BReyes
DATE: May 05, 2026 - 12:36pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-STRM - 01.dwg



NOTES

1. REFER TO SHEET No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. CONTRACTOR TO VERIFY ALL EXISTING STORM DRAIN ELEVATIONS PRIOR TO CONSTRUCTION.
3. REFER TO SHEET No. 15 FOR COMPOSITE UTILITY PLAN



CONSTRUCTION NOTES

(14) CONSTRUCT CASE 1 MODIFIED CATCH BASIN PER SPPWC No. 300-4, W AND V=PER PLAN

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(29) FURNISH AND INSTALL STORMWATER BIOFILTRATION SYSTEM MWS-L-8-16-OP. SEE SHEET 14 FOR STD DETAIL.

(30) REMOVE AND CONSTRUCT MANHOLE PER SPPWC STD PLAN 333-2

(31) INSTALL CONCRETE COLLAR PER SPPWC STD PLAN 380-4

(P) PROTECT IN PLACE (ITEM AS NOTED)

HORIZ 1"=20'
SCALE
20 10 0 20 40
FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-STRM - 02.dwg
USER: BKoyes
DATE: May 05, 2026 - 12:38pm

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REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER
GEORGE B. SABA
NO. 54563
CIVIL ENGINEER
STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

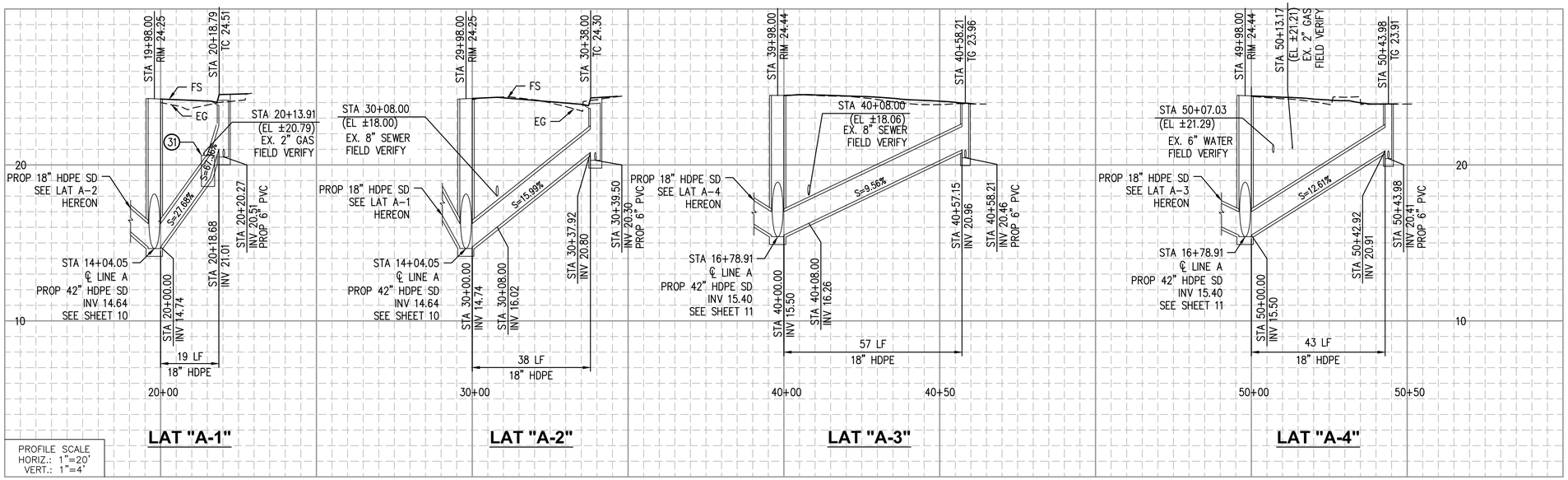
APPROVED _____
City Engineer — Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
STORM DRAIN PLAN AND PROFILE
STA 14+25 TO FLORISTA ST

PLAN NO.

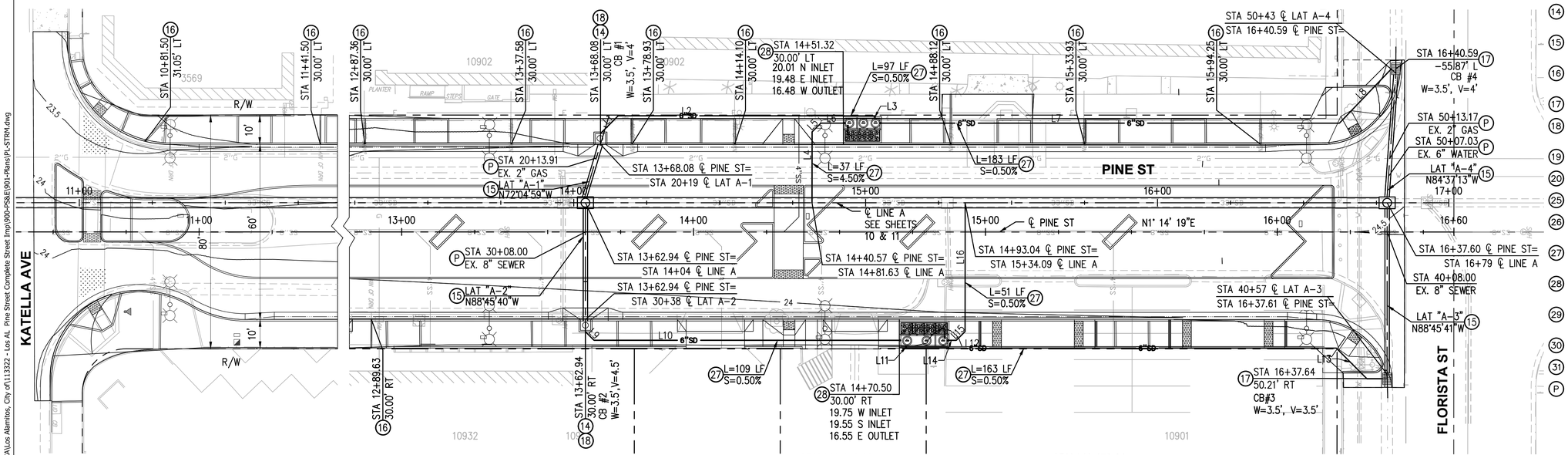
SHEET 11 OF 42



NOTES

1. REFER TO SHEET No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. CONTRACTOR TO VERIFY ALL EXISTING STORM DRAIN ELEVATIONS PRIOR TO CONSTRUCTION.
3. REFER TO SHEET No. 15 FOR COMPOSITE UTILITY PLAN

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.599	N43° 45' 38.46"W
L2	87.910	N1° 14' 18.65"E
L3	0.750	S88° 45' 41.34"E
L4	24.250	N88° 42' 53.16"W
L5	4.243	N43° 45' 38.46"W
L6	8.234	N1° 14' 18.62"E
L7	157.431	N1° 14' 18.65"E
L8	25.782	N45° 00' 00.00"W
L9	4.115	N46° 14' 21.54"E
L10	105.118	N1° 14' 18.65"E
L11	0.750	S88° 45' 39.92"E
L12	147.451	N1° 14' 18.64"E
L13	14.787	N46° 14' 21.54"E
L14	3.001	N1° 17' 06.84"E
L15	4.246	N43° 45' 38.46"W
L16	44.080	N88° 42' 53.16"W



CONSTRUCTION NOTES

14. CONSTRUCT CASE 1 MODIFIED CATCH BASIN PER SPPWC No. 300-4, W AND V=PER PLAN
15. INSTALL 18-INCH HDPE PIPE, TRENCH BACKFILL PER PIPE MANUFACTURER'S REQUIREMENTS
16. REMOVE AND CONSTRUCT CURB DRAIN PER SPPWC STD PLAN 150-4 AND PER DETAIL "I" ON SHEET 5
17. CONSTRUCT GRATING CATCH BASIN – ALLEY PER SPPWC 304-4
18. CONSTRUCT ROLLED CURB & GUTTER TO LOCAL DEPRESSION TRANSITION PER DETAIL "G" ON SHEET No. 5 AND LOCAL DEPRESSION PER SPPWC STD PLAN 313-4, CASE A
19. CONSTRUCT MANHOLE PIPE-TO-PIPE PER SPPWC STD PLAN 320-2
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30. REMOVE AND CONSTRUCT MANHOLE PER SPPWC STD PLAN 333-2
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P. PROTECT IN PLACE (ITEM AS NOTED)

HORIZ 1"=20'
SCALE
20 10 0 20 40
FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PSE\901-Plans\PL-STRM.dwg
USER: BReyes
DATE: May 05, 2026 - 12:36pm

811 Know what's below. Call before you dig.

REVISIONS			
NUMBER	DATE	INITIALS	

REFERENCES
APPV'D

REGISTERED PROFESSIONAL ENGINEER
GEORGE B. SABA
NO. 54563
CIVIL ENGINEER
STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 430, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
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DESIGNED BY	BR	5/5/2026

APPROVED _____
City Engineer Date

CITY OF LOS ALAMITOS

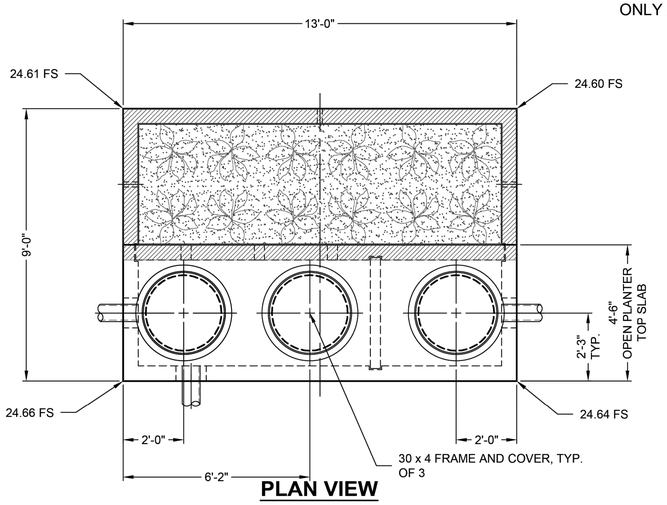
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

STORM DRAIN LATERALS PLAN AND PROFILE

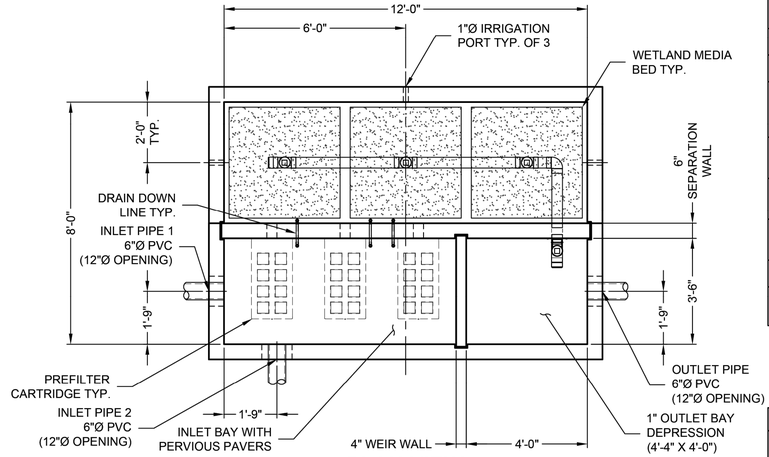
PLAN NO.

SHEET 12 OF 42

THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A FINAL CONSTRUCTION CONTRACT



PLAN VIEW



PLAN VIEW
TOP SLAB NOT SHOWN

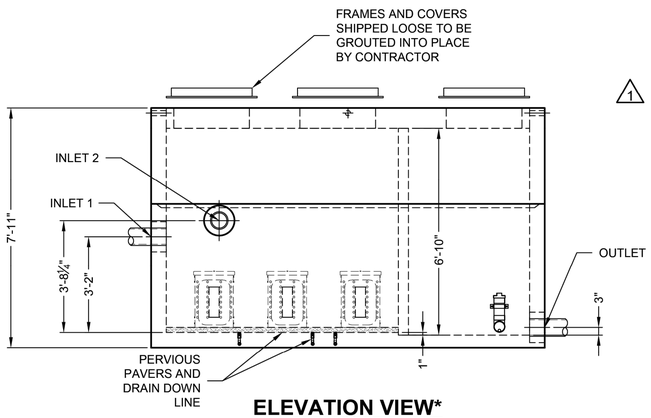
SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.34
PEAK FLOW RATE (CFS)	OFFLINE
RETURN PERIOD (YRS)	---
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	2.1
PREFILTER LOADING RATE (GPM/SF)	1.99
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	3.34
SURFACE LOADING	PEDESTRIAN
GROUNDWATER ELEVATION*	+/- 1.00

*GROUNDWATER ELEVATION PER EOR

STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (DOES NOT INCLUDE RISERS TO GRADE)	2
MAXIMUM FOOTPRINT	9.00' x 13.00'
DELIVERED HEAVIEST PICK*	31075 LB.
TOP SECTION NO CASTINGS	15800 LB.
BASE SECTION	22500 LB.
SEPARATION WALL	6200 LB.
WEIR WALL	1225 LB.
INTERNAL COMPONENTS	1150 LB.

* HEAVY PICK WEIGHT IS COMPRISED OF BASE SECTION WITH WALLS AND INTERIOR COMPONENTS INSTALLED

RECOMMENDED EXTERNAL BYPASS WEIR ELEVATION = 21.00



ELEVATION VIEW*

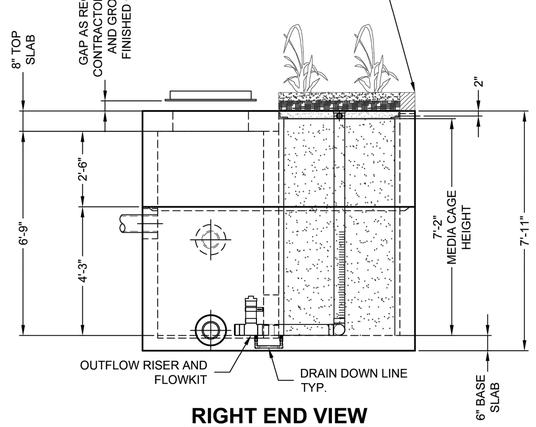
1 RIM ELEV. VARIES 24.66 - 24.6+/-

TOP OF STRUCTURE ELEV. 23.98

TREATMENT HGL ELEV. 21.00

INLET 1 INVERT ELEV. 19.48

OUTLET 1 INVERT ELEV. 16.48
OUTSIDE BOTTOM ELEV. 16.06



RIGHT END VIEW

*MEDIA CASTINGS, IF REQUIRED, NOT SHOWN

RVRSD
6505 / 000000
LAYOUT 4
MWS-L-8-12-L
17.26 TS
3.59 TIW

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1	4/8/26	SLOPED LID, GW ELEV	JTEN

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MODULAR WETLANDS
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CONTECH PROPOSAL DRAWING

MODULAR WETLANDS MWSL0812OP - 901540-010
Downtown Corridor Improvement Pine St
LOS ALAMITOS, CA
SITE DESIGNATION: West MWS

PROJECT No.:	SEQ. No.:	DATE:
901540	010	4/8/26
DESIGNED: JTEN	DRAWN: JTEN	
CHECKED: CHECKED	APPROVED: JTEN	
SHEET NO.: 1 OF 1		

RIGHT OF WAY CERTIFICATION 05-05-2026

C:\JSERS\JADEN.NOTHELFER\ONEDRIVE - THE QUIKRETE COMPANIES\DYNAMICS365 - CONTECH - PROJECTS\901540\PRODUCTS\10-MODULAR WETLANDS\MODULAR WETLANDS VAULT 8X12\DRAWINGS\901540-010-MWSL0812-OP-CONFAB SLOPED.DWG 4/8/2026 1:13 PM

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-STRM - DETL.dwg

USER: BKoyes
DATE: May 05, 2026 - 12:36pm

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REFERENCES

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WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

APPROVED _____ City Engineer _____ Date

CITY OF LOS ALAMITOS

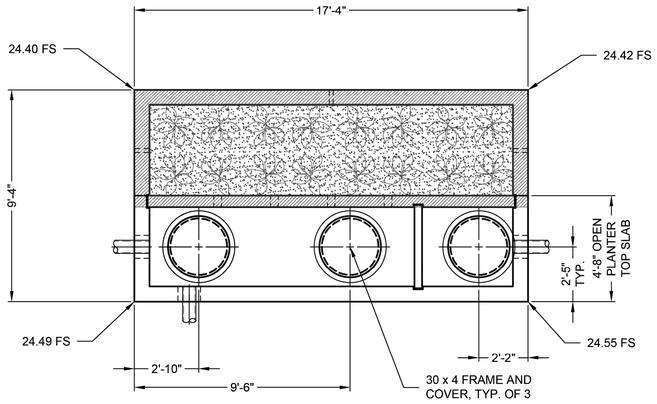
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

BIOFILTRATION DETAILS

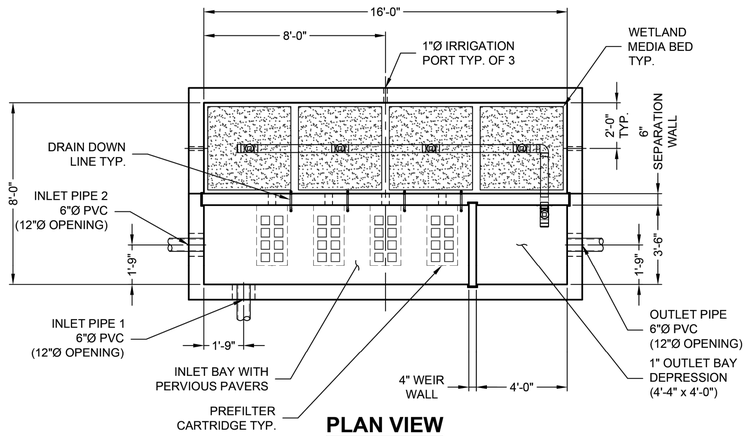
PLAN NO.

SHEET 13 OF 42

THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES
ONLY AND IS NOT A FINAL CONSTRUCTION CONTRACT



PLAN VIEW



PLAN VIEW
TOP SLAB NOT SHOWN

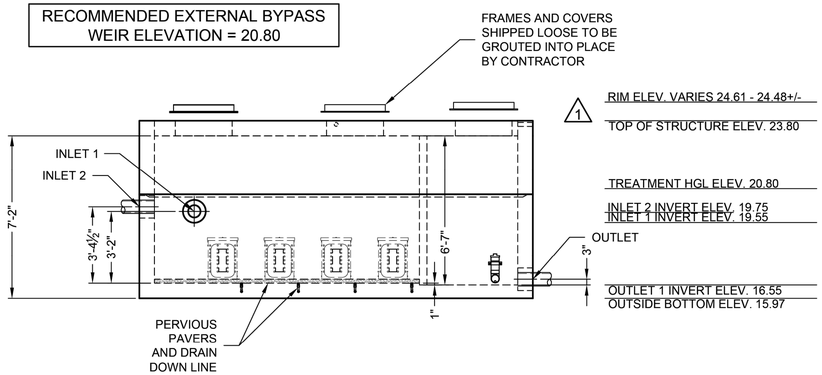
SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.46
PEAK FLOW RATE (CFS)	OFFLINE
RETURN PERIOD (YRS)	---
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	2.1
PREFILTER LOADING RATE (GPM/SF)	2.02
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	3.39
SURFACE LOADING	PEDESTRIAN
GROUNDWATER ELEVATION*	+/- 1.00

*GROUNDWATER ELEVATION PER EOR

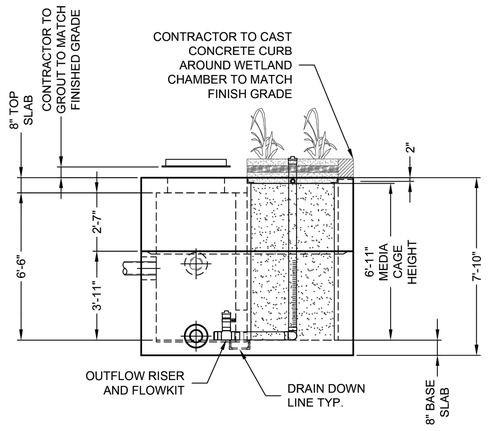
STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (DOES NOT INCLUDE RISERS TO GRADE)	2
MAXIMUM FOOTPRINT	9.33' x 17.33'
DELIVERED HEAVIEST PICK*	47550 LB.
TOP SECTION NO CASTINGS	24950 LB.
BASE SECTION	36800 LB.
SEPARATION WALL	7950 LB.
WEIR WALL	1200 LB.
INTERNAL COMPONENTS	1600 LB.

* HEAVY PICK WEIGHT IS COMPRISED OF BASE SECTION WITH WALLS AND INTERIOR COMPONENTS INSTALLED

RECOMMENDED EXTERNAL BYPASS
WEIR ELEVATION = 20.80



ELEVATION VIEW*



RIGHT END VIEW

*MEDIA CASTINGS, IF REQUIRED, NOT SHOWN

RVRSD
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LAYOUT 4
MWS-L-8-12-L
28.59 TS
4.41 TIW

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MODULAR WETLANDS MWSL0816OP - 901540-015
Downtown Corridor Improvement Pine St
LOS ALAMITOS, CA
SITE DESIGNATION: East MWS

PROJECT No.:	SEQ. No.:	DATE:
901540	015	3/16/26
DESIGNED: JTEN	DRAWN: JTEN	
CHECKED: CHECKED	APPROVED: JTEN	
SHEET NO.: 1 OF 1		

RIGHT OF WAY CERTIFICATION 05-05-2026

C:\USERS\JADEN.NOTHELFER\ONEDRIVE - THE OLIKRETE COMPANIES\DYNAMICS365 - CONTECH - PROJECTS\901540\PRODUCTS\15-MODULAR WETLANDS VAULT 8X12\DRAWINGS\901540-15-MWSL0816OP-CONFAB.DWG 4/8/2026 1:14 PM
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REFERENCES

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STATE OF CALIFORNIA

WILLDAN Engineering
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2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

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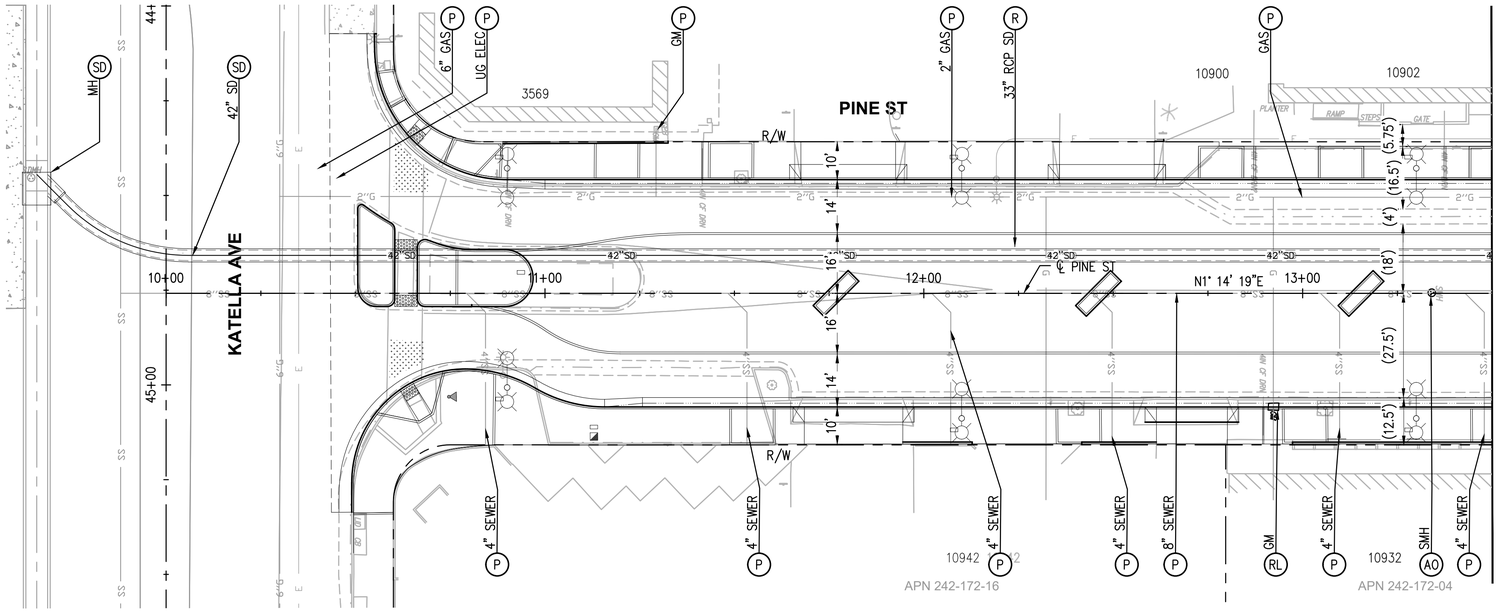
CITY OF LOS ALAMITOS

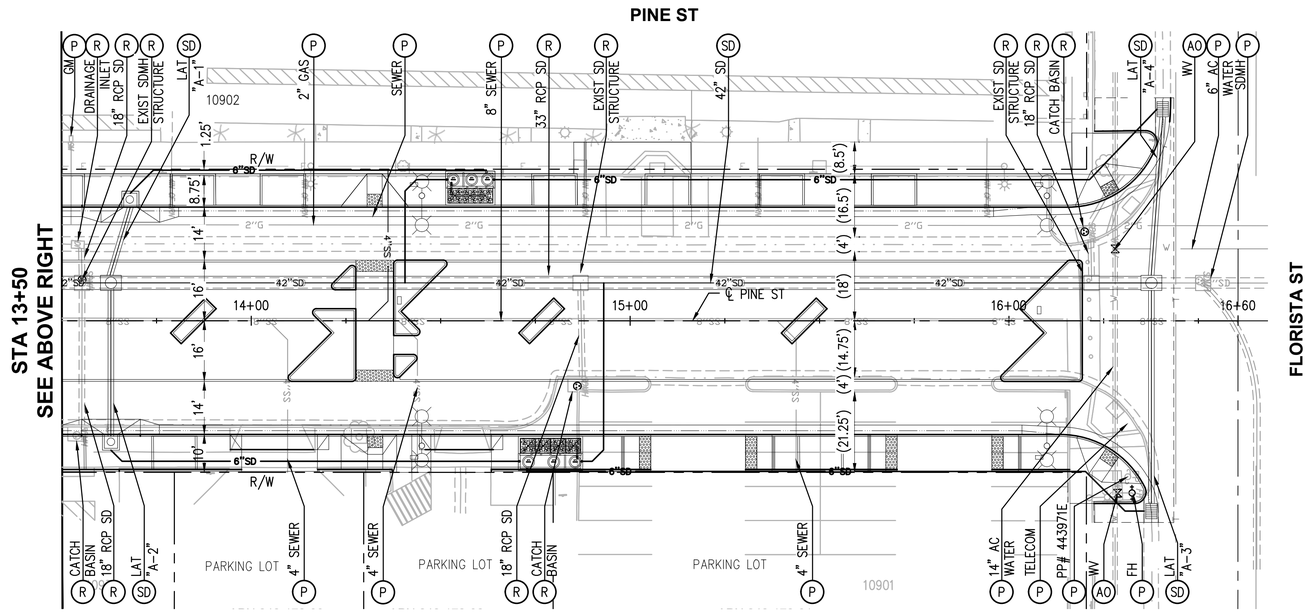
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

BIOFILTRATION DETAILS

PLAN NO.

SHEET 14 OF 42





NOTES

1. REFER TO SHEETS No. 8 TO 9 FOR PLAN AND PROFILE STREET IMPROVEMENTS
2. REFER TO SHEET No. 4 FOR DEMOLITION PLANS
3. REFER TO SHEETS No. 10–12 FOR STORM PLANS
3. REFER TO SHEET No. 17 FOR STREET LIGHTING PLAN

UTILITY DISPOSITION NOTES:

- (A) ADJUST TO GRADE (PER PLAN)
- (AO) ADJUST TO GRADE BY OTHERS (PER PLAN)
- (P) PROTECT IN PLACE (PER PLAN)
- (RL) RELOCATE BY OTHERS
- (R) REMOVE
- (SD) SEE STORM DRAIN PLANS
- (SL) SEE STREET LIGHTING PLANS

UTILITY DISPOSITION LEGEND:

///// REMOVE

AFFECTED UTILITIES

DESCRIPTION	QNTY	OWNER
STORM DRAIN MANHOLE	1	CITY OF LOS ALAMITOS
SANITARY SEWER MANHOLE	1	ROSSMOOR/LOS ALAMITOS SEWER DISTRICT
GAS METER	1	SCG
WATER VALVE	2	GOLDEN STATE
FIRE HYDRANT	1	GOLDEN STATE

HORIZ 1"=20'
SCALE 20 10 0 20 40 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

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2401 East Katella Ave, Suite 430, Anaheim, California 92806
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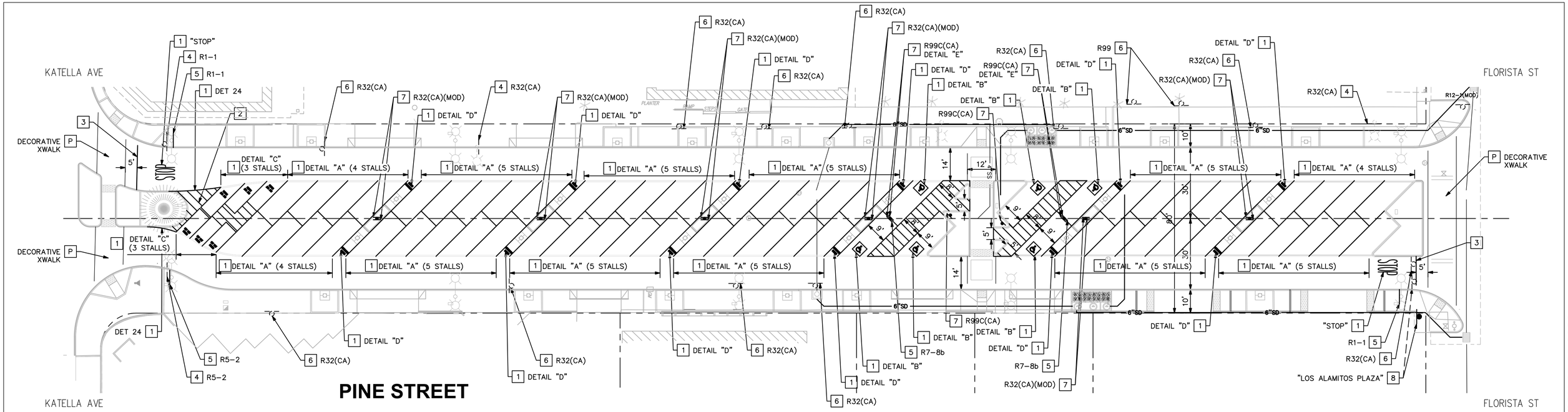
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

COMPOSITE UTILITY PLAN

PLAN NO.

SHEET 15 OF 42

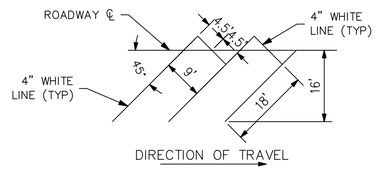


SIGNING AND STRIPING GENERAL NOTES (THIS SHEET ONLY):

1. SIGNING, STRIPING, AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS, 2025 EDITION, AND THE 2026 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THIS PLAN AND THE SPECIAL PROVISIONS.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY THE CONTRACTOR.
3. REMOVAL OF ALL STRIPING AND MARKINGS SHALL BE BY GRINDING METHOD AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS.
4. ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL END 10 FEET FROM THE EXTENSION OF THE INTERSECTION CURB LINES.
5. ALL STRIPING DETAILS, CROSSWALKS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
6. PAVEMENT LEGENDS SHALL CONFORM TO THE AGENCY'S STENCIL'S. CONTRACTOR SHALL VERIFY STENCILS WITH CITY PRIOR TO STRIPING INSTALLATION.
7. CONTRACTOR SHALL REPAINT ALL EXISTING CURB MARKINGS THROUGHOUT PROJECT LIMITS. CURB MARKINGS SHALL BE PAINT, 2 COATS. CONTRACTOR SHALL SCRAPE SPALLED AND CHIPPED CURB MARKINGS PRIOR TO REPAINTING.
8. NEW SIGNS SHALL BE HIGH INTENSITY SHEETING WITH GRAFFITI FILM.
9. ALL SIGNS ARE EXISTING, UNLESS OTHERWISE NOTED.
10. INSTALL TWO-WAY BLUE REFLECTIVE MARKER AT EVERY FIRE HYDRANT.

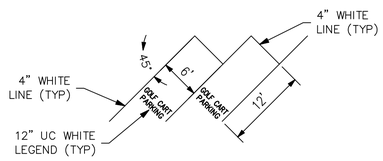
SIGNING AND STRIPING CONSTRUCTION NOTES (THIS SHEET ONLY):

1. INSTALL STRIPING DETAIL, AND/OR PAVEMENT MARKING AS SHOWN.
2. INSTALL 4" YELLOW DIAGONALS AT 45° AT 15' O.C., UNLESS OTHERWISE NOTED.
3. INSTALL 12" WHITE LIMIT LINE.
4. REMOVE EXISTING SIGN(S) AS NOTED.
5. INSTALL SIGN(S) AS NOTED.
6. REMOVE EXISTING SIGN(S) AND POST AS NOTED.
7. INSTALL SIGN(S) AND POST AS NOTED.
8. RELOCATE SIGN(S) ON NEW POST AS NOTED. REMOVE EXISTING POST.



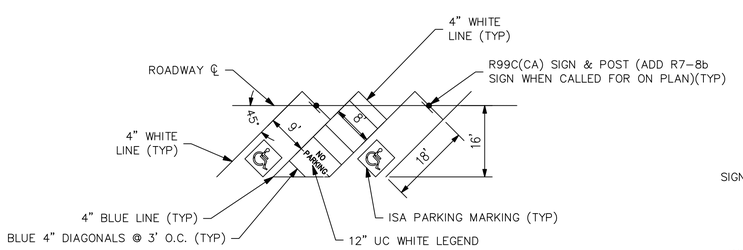
45° PARKING STALL DETAIL

DETAIL "A"
NTS



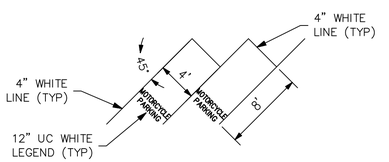
45° GOLF CART STALL DETAIL

DETAIL "C"
NTS



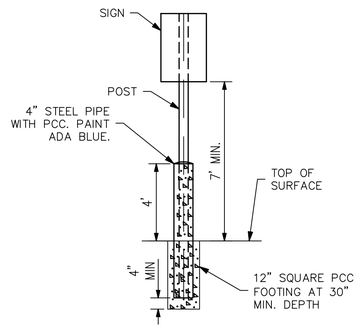
45° ACCESSIBLE STALL DETAIL

DETAIL "B"
NTS



45° MOTORCYCLE STALL DETAIL

DETAIL "D"
NTS



SIGN INSTALLATION IN PIPE

DETAIL "E"
NTS



R32(CA)(MOD)

HORIZ 1"=20
SCALE: 20 10 0 20 40 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

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714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
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DESIGNED BY	KC/FI	5/5/2026

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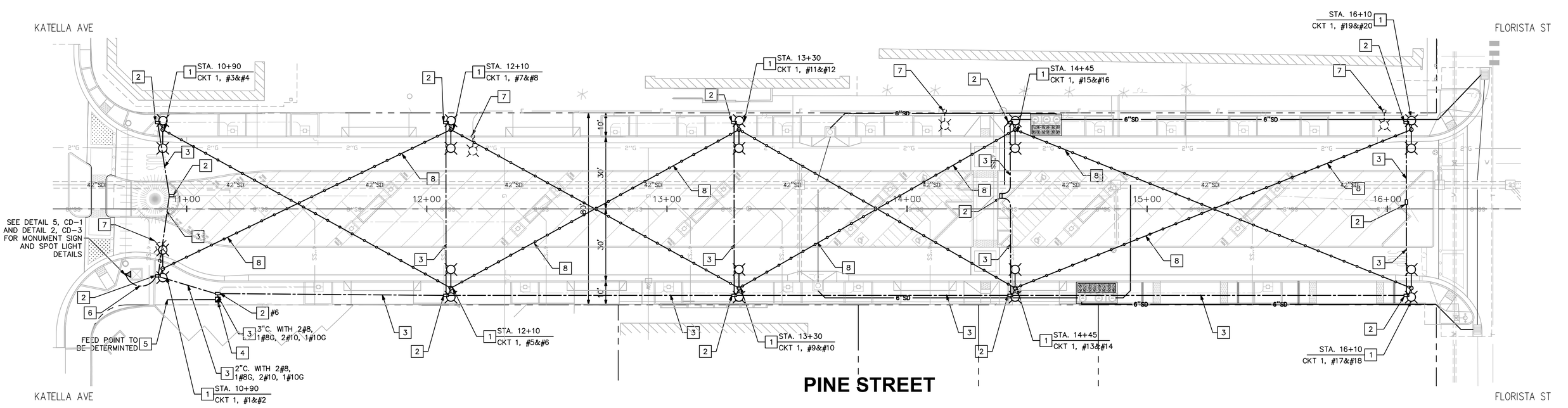
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
SIGNING AND STRIPING PLAN
PINE STREET FROM KATELLA AVE TO FLORISTA ST

PLAN NO.

SHEET 16 OF 42

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-STRIPE-PINE-01.dwg
USER: BReyes
DATE: May 05, 2026 - 12:31pm



HORIZ 1"=20
SCALE
20 10 0 20 40
FEET

N

RIGHT OF WAY CERTIFICATION 05-05-2026

LIGHTING GENERAL NOTES:

1. ALL WORK, MATERIAL, AND EQUIPMENT FOR LIGHTING AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS, 2025 EDITION, THIS PLAN, SPECIAL PROVISIONS, AND OTHER CONTRACT DOCUMENTS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
3. ALL EQUIPMENT LOCATIONS SHALL BE APPROVED BY THE ENGINEER IN THE FIELD OR HIS/HER DESIGNATED REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
4. CONDUIT SHALL BE 2" DIAMETER PVC SCHEDULE 80, UNLESS OTHERWISE SPECIFIED.
5. PULL BOXES SHALL BE CONCRETE NO. 5 PER CALTRANS STANDARD, UNLESS OTHERWISE NOTED. NEW PULL BOXES SHALL BE "CHRISTY" OR APPROVED EQUAL PER SPECIAL PROVISIONS, WITH FIBERLITE LIDS. LIDS SHALL HAVE THE MARKING "CITY LIGHTING".
6. SPLICES SHALL BE INSULATED BY METHOD B. CONDUCTORS SHALL BE SPLICED BY THE USE OF C SHAPED COMPRESSION CONNECTORS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND FACILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF ANY UNDERGROUND FACILITIES DAMAGED DURING CONSTRUCTION.
8. VERIFICATION OF UTILITIES BY POTHOLING. CONTRACTOR SHALL VERIFY ALL UTILITIES BOTH SHOWN ON PLAN. COST OF POTHOLING SHALL BE INCLUDED IN UNIT PRICE FOR CONDUIT AND UNDERGROUND INSTALLATIONS. NO ADDITIONAL COMPENSATION WILL BE GRANTED FOR POTHOLING.
9. ANY MODIFICATION OF OR CHANGES TO APPROVED PLANS MUST BE APPROVED BY THE CITY ENGINEER.
10. CONDUIT SHALL NOT BE INSTALLED DIRECTLY OVER ANY UTILITY LINE (PARALLEL WITH THE LINE). UTILITY LINE CROSSINGS ARE ALLOWED.
11. CONDUIT ROUTINGS SHOWN ARE SCHEMATIC ONLY. ACTUAL ROUTINGS SHALL BE BY THE MOST DIRECT PATH POSSIBLE THAT DOES NOT PRODUCE CONFLICT IDENTIFIED HEREIN.
12. PULL BOXES SHALL NOT BE LOCATED IN DRIVEWAYS, ACCESS RAMPS OR OTHER LOCATIONS WHICH MAY INTERFERE WITH THE MOVEMENT OF PEOPLE OR VEHICLES. PULL BOX LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED.
13. EXISTING UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM RECORD INFORMATION TO AID THE CONTRACTOR. CONTRACTOR SHALL VERIFY LOCATION (BOTH VERTICAL AND HORIZONTAL) OF ALL EXISTING UNDERGROUND LINES (SHOWN OR NOT) AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONSTRUCTION.
14. PEDESTRIAN TRAFFIC MUST BE MAINTAINED AT ALL TIMES. PEDESTRIANS MAY BE LOCATED ONTO PRIVATE PROPERTY WITH OWNERS PERMISSION ONLY.
15. NO EQUIPMENT OR MATERIALS SHALL BE STORED ON SIDEWALK AT ANY TIME.
16. A 12" VERTICAL SEPARATION BETWEEN NEW CONDUITS AND OTHER UTILITIES SHALL BE MAINTAINED AT CROSSINGS. A 3' MIN. HORIZONTAL SEPARATION BETWEEN NEW CONDUITS AND POWER AND WATER UTILITIES THAT RUN PARALLEL SHALL BE MAINTAINED. A 3' (EXCEPT WHERE NOTED) MINIMUM SEPARATION BETWEEN CONDUIT AND SANITARY SEWER AND STORM DRAINS THAT RUN PARALLEL SHALL BE MAINTAINED, UNLESS OTHERWISE APPROVED BY THE CITY. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 3' CLEARANCE FOR ALL OTHER FACILITIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS AND AS-BUILT INFORMATION FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION.
18. 3#10 CONDUCTORS SHALL BE INSTALLED INTO LIGHT BASE TO TOP OF POLE AND EACH CONNECTED TO LED LUMINAIRE.

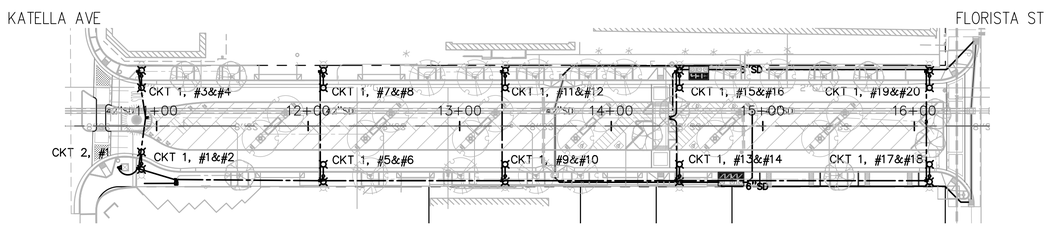
LIGHTING CONSTRUCTION NOTES

1. INSTALL 27' DECORATIVE LIGHT POLE WITH DUAL ARM AND LED LUMINAIRE, UNLESS OTHERWISE NOTED. SEE SHEET 18 FOR DETAIL.
2. INSTALL #5 PULL BOX, UNLESS OTHERWISE NOTED.
3. INSTALL 3" PVC SCH 80 CONDUIT WITH 2#6 CONDUCTORS AND 1#10 GROUND, UNLESS OTHERWISE NOTED.
4. INSTALL 120/240V 1P TYPE III-BF ELECTRICAL SERVICE ENCLOSURE WITH 200AMP METER. PROVIDE LIGHTING CIRCUIT BREAKERS PER PANEL SCHEDULE DP-EXT. SEE SHEET 20 FOR SLD AND PANEL SCHEDULE.
5. INSTALL 3" SCHEDULE 80 PVC CONDUIT WITH 1/4" POLY PULL ROPE PER SCE REQUIREMENTS. COORDINATE INSTALLATION WITH THE EDISON SERVICE PLANNER 48 HOURS PRIOR TO CONSTRUCTION.
6. INSTALL 2" PVC SCH 80 CONDUIT WITH 2#10 CONDUCTORS AND 1#10 GROUND.
7. REMOVE EXISTING STREET LIGHT COMPLETE. COORDINATE WITH THE EDISON SERVICE PLANER 48 HOURS PRIOR TO REMOVAL.
8. SEE DETAIL 2, PLAN NO. CD-2 FOR STRING LIGHT SPECIFICATIONS AND INSTALLATION.

LEGEND

XX STA. XX+XX / CIRCUIT, LIGHT #

- PROPOSED 2" SCH 80 PVC CONDUIT FOR LIGHTING.
- 27'-3" DECORATIVE LIGHT POLE WITH DUAL ARM AND STREET AND PEDESTRIAN LED LUMINAIRE (STREET LUMINAIRE: CATALOG NO. K805-P4RAD-III-150(SSL)-120-277-KPL20-PR7PIN-4000 WITH RIPLEY PHOTOEYE#RD8645) (PEDESTRIAN LUMINAIRE: CATALOG NO. K705-P4RAD-II-75(SSL)-120-277-KPL20-PR7PIN-4000 WITH RIPLEY PHOTOEYE#RD8645) OR APPROVED EQUAL.
- PROPOSED #5 PULL BOX WITH THEFT-PROOF LOCKING LID.
- PROPOSED SIGN UPLIGHT. SEE DETAIL 2, CD-3.



CIRCUIT DIAGRAM
1"=50'

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REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 83887 CIVIL STATE OF CALIFORNIA

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2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

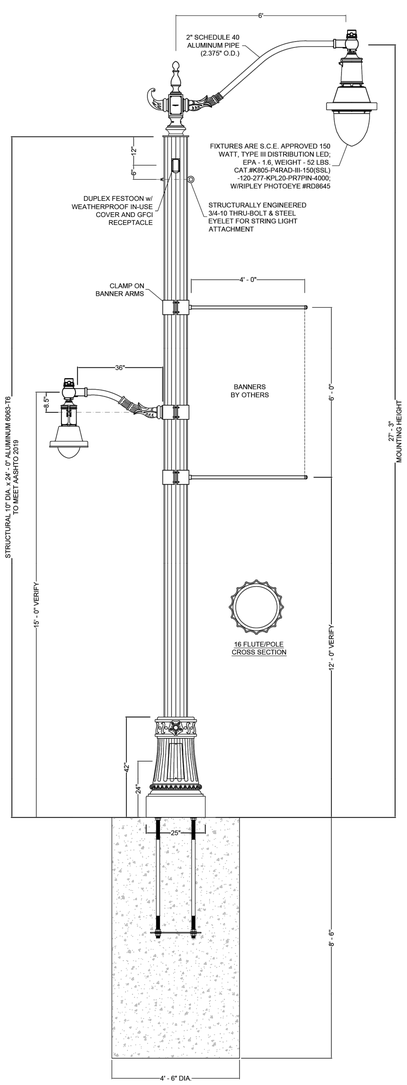
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
LIGHTING PLAN
PINE STREET

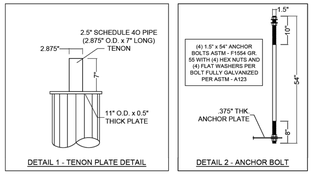
PLAN NO.

SHEET 17 OF 42

USER: BReyes
DATE: May 05, 2026 - 12:31pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-LIGHTING-DETAIL-02.dwg

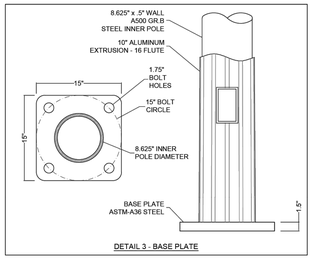
REV.	REVISION NOTE	DATE	CHECKED BY
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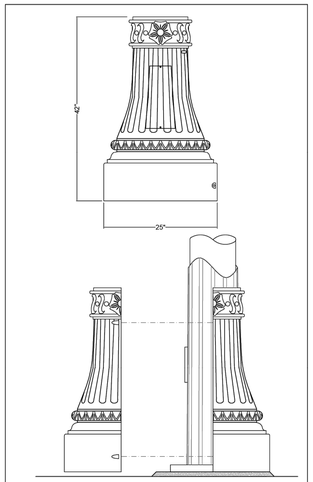


DETAIL 1 - TENON PLATE DETAIL

DETAIL 2 - ANCHOR BOLT



DETAIL 3 - BASE PLATE



DETAIL 4 - BASE COVER

* ALL STEEL ASSEMBLIES GALVANIZED TO ASTM-A123
* ALL WELDS IN ACCORDANCE WITH AWS WELDING CODE
* ALL STEEL COMPONENTS FINISH PAINTED OVER GALVANIZED
* FINISH COATED PER CITY OF LOS ALAMITOS STANDARDS
* ALL ANCHOR BOLTS GRADE 55 MINIMUM YIELD 55 K.S.I.
* ALL POLES RATED PER CBC 2016/IBC 2012 FOR 110 MPH WIND

FINISHING SPECIFICATIONS

SALES:	DRAWN BY: K.N.	CATALOG #: BCHUN2542_800500288_10EXT _CAALH-72(36)_K805(K705)-LED_SL	DATE: 12.23.25
PRODUCTION:	CUSTOMER: LOS ALAMITOS	PROJECT NAME: PINE STREET	
FINAL:		DRAWING NUMBER: K-122325-3S	SHEET: 1 OF 1

SOUTH COAST LIGHTING & DESIGN
1101 VIA CALLEJON, STE. 100, SAN CLEMENTE, CA. 92673
VOICE - 949.276.8850 / FAX - 949.276.8855
SALES@SOUTHCOASTLIGHTING.COM / WWW.SOUTHCOASTLIGHTING.COM
DUE TO CONTINUING IMPROVEMENTS, SOUTH COAST LIGHTING & DESIGN, INC RESERVES THE RIGHT TO CHANGE DIMENSIONS, DESIGNS, AND CONSTRUCTION FROM THAT WHICH IS SHOWN IN THIS BROCHURE.
CONTACT FACTORY FOR DETAILED ENGINEERING DRAWINGS

GENERAL NOTES:

1. PATH LIGHT POLE ASSEMBLY AVAILABLE FROM SOUTH COAST LIGHTING & DESIGN. CONTACT KEVIN SAKAMOTO (949) 689-6990 kevins@southcoastlighting.com FOR PURCHASING AND TECHNICAL ASSISTANCE. COLOR FOR POLE AND ATTACHMENT ASSEMBLY SHALL BE CITY SELECT.
   CONTRACTOR SHALL SUBMIT COLOR CHIPS OF THE FOLLOWING COLORS TO ENGINEER FOR SELECTION:
   - BLACK TEXTURED
   - BRONZE TEXTURED
   - SILVER METALLIC
2. DETAILS SHOWN ARE TO ILLUSTRATE THE INTENDED DESIGN ONLY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF LIGHT POLE ASSEMBLY.
3. VERIFY EXACT LOCATION OF LIGHT POLE FOUNDATION AND LAMP FIXTURE ORIENTATION/DIRECTION WITH THE ENGINEER PRIOR TO INSTALLATION.
4. DUE TO THE SENSITIVE NATURE OF EXISTING UNDERGROUND UTILITY STRUCTURES, CONTRACTOR SHALL MANUALLY EXCAVATE LIGHT POLE FOUNDATION USING HAND SHOVEL. DO NOT USE MECHANICAL DIGGER UNLESS EXPRESSED WRITTEN PERMISSION IS GRANTED BY THE UTILITY COMPANY. CONTRACTOR SHALL POTHOLE FOR ALL UTILITIES PRIOR TO EXCAVATING.
5. ANCHOR BOLTS AND BASE PLATE TEMPLATE SHALL BE SUPPLIED BY THE MANUFACTURER.
6. CONTACT AND COORDINATE WITH DIGALERT 811 TO LOCATE AND MARK ALL UNDERGROUND UTILITY STRUCTURES PRIOR TO COMMENCING EXCAVATION.

LIGHT SPECIFICATIONS

SEE SHEET NO. **18** FOR PRODUCT SPECIFICATIONS.



K705 CHICAGO JR. - LED

A 3/4 scaled version of the K805, the K705 Chicago Jr. offers a traditional, shrouded pendant designed to be used on its own in a street or area lighting system, or in combination with its matching K800 luminaire. This allows both roadway and pedestrian concerns to be individually met without any compromise.

King Luminaire

PRODUCT SPECIFICATIONS

LED ENGINE
Light engine shall include an array of solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink which shall be vented to the outside ambient air to provide dynamic airflow for cooling the system.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV, or V IESNA distribution patterns are achieved.

LENS
The K705 Chicago Jr. pendant shall be available with or without a lens. Lens options shall include; sag glass lens; shallow glass lens; rippled acrylic shallow lens; or rippled acrylic deep dish lens. The glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.16". The acrylic lens shall be moulded of rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.15". The lens shall be secured by means of a cast aluminum holding ring that shall be sealed to provide an IP66 ingress rating. Additionally, a continuous circular gasket rated for 270°F shall hold the lens into place within the cast ring assembly and assist in sealing the fixture.

LUMINAIRE CONSTRUCTION
The luminaire shall consist of a heavy cast aluminum housing that acts as the enclosure for the engine and is of adequate thickness to give structural rigidity. The engine shall be affixed to the inside of the housing with stainless steel screws.

PLUMBIZER
The K705 Chicago Jr. shall come with multiple mounting options including the KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, and KPL40. Please contact King Luminaire for more details and specifications.

DRIVER
The LED universal dimmable driver shall be DALI-2 D4i and capable of 108 - 305V or 249 - 528V input voltage, greater than 0.9 power factor, and less than 20% total harmonic distortion. Each LED system shall come with built-in, high-capacity surge protection, in addition to a complementary SPD added by King Luminaire, designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High and ANSI C136.2 Extreme Level (20kV/10kA). An in-line ferrite choke shall be utilized to provide protection against EFT's. The driver assembly shall work with service feeds powered with one hot wire and a neutral or two hot wires. The case temperature of the driver shall range from -40°C up to 70°C. The driver assembly shall be mounted on a heavy duty fabricated aluminum mounting bracket.

PHOTOMETRICS
Fixtures shall be tested to IESNA LM79 specifications. These reports are to be available upon request.

CHROMATICITY
High output LEDs shall come standard at 2700K, 3000K, & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are to be available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are to be available upon request with a minimum calculated value of 100,000 hrs.

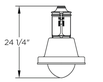
WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 105°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 105°C, 600V.

THERMALS
Fixtures shall be tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is to be available upon request.

FINISH
Housing shall be finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors shall include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green, and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are to be available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners shall be stainless steel or zinc coated steel. All remaining internal hardware shall be stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K705 Chicago Jr. LED luminaire shall come with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable

EPA:

Flat:	0.58 sq.ft.
Sag Lens:	0.61 sq. ft.
Shallow Lens:	0.69 sq. ft.
Deep Dish Lens:	0.79 sq. ft.

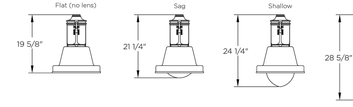
FIXTURE WEIGHT:

Flat:	19 lbs
Sag Lens:	22 lbs
Shallow Lens:	23 lbs
Deep Dish Lens:	25 lbs

Not all product variations listed on this page are DLC qualified. Please contact your local representative for a complete listing. *Validity Certification applicable for maximum 3000K CCT. Contact King Luminaire for product specifications that are exempt from DLC certification.

FIXTURE OPTIONS — *K705 CHICAGO JR. - LED*

Lens Options



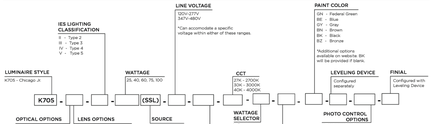
Plumbizer/Mounting Options



KPL10 KPL11* KPL20** KPL21** KPL30** KPL31** KPL40

*Available with PR7
**Available with PR7 or finial

HOW TO ORDER



StressCrete GROUP

www.scgrp.com

King Luminaire
LIGHTING THE WAY®



K805 CHICAGO SR. - LED

Our popular K805 Chicago Sr. offers a traditional, shrouded pendant designed to increase roadway performance while providing superior spacing. Suitable for off roadway applications as well, this time-less design can be used in both contemporary and historical settings. A 3/4 scaled version of this fixture is also available.

King Luminaire

PRODUCT SPECIFICATIONS

LED ENGINE
Light engine shall include an array of solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink which shall be vented to the outside ambient air to provide dynamic airflow for cooling the system.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV, or V IESNA distribution patterns are achieved.

LENS
The K805 Chicago Sr. pendant shall be available with or without a lens. Lens options shall include; clear sag glass lens; clear shallow glass lens, or rippled glass deep dish lens. The sag and shallow glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.3". The rippled acrylic deep dish globe shall be moulded of acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.09". The rippled glass deep dish lens shall be made of clear borosilicate glass (fully annealed) with a rippled pattern. It shall maintain a minimum thickness of 0.25". The lens shall be secured by means of a cast aluminum holding ring. Additionally, a continuous circular gasket rated for 270°F shall assist in sealing the lens and provide an IP66 ingress rating.

LUMINAIRE CONSTRUCTION
The luminaire shall consist of a heavy cast aluminum alloy housing that shall act as the enclosure for the engine and shall be of adequate thickness to give structural rigidity. The engine shall be affixed to the inside of the housing with stainless steel screws. The bottom decorative portion of the K805 Chicago Sr. fixture shall be comprised of a one-piece spun aluminum alloy with a minimum thickness of 0.09". The spinning shall be permanently affixed to the cast housing with the use of stainless steel hardware.

PLUMBIZER
The K805 Chicago Sr. shall come with multiple mounting options including the KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, and KPL40. Please contact King Luminaire for more details and specifications.

DRIVER
The LED universal dimmable driver shall be DALI-2 D4i and capable of 108 - 305V or 249 - 528V input voltage, greater than 0.9 power factor, and less than 20% total harmonic distortion. Each LED system shall come with built-in, high-capacity surge protection, in addition to a complementary SPD added by King Luminaire, designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High and ANSI C136.2 Extreme Level (20kV/10kA). An in-line ferrite choke shall be utilized to provide protection against EFT's. The driver assembly shall work with service feeds powered with one hot wire and a neutral or two hot wires. The case temperature of the driver shall range from -40°C up to 70°C. The driver assembly shall be mounted on a heavy duty fabricated aluminum mounting bracket.

PHOTOMETRICS
Fixtures shall be tested to IESNA LM79 specifications. These reports are to be available upon request.

CHROMATICITY
High output LEDs shall come standard at 2700K, 3000K, & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are to be available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are to be available upon request with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 105°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 105°C, 600V.

THERMALS
Fixtures shall be tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is to be available upon request.

FINISH
Housing shall be finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors shall include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green, and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are to be available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners shall be stainless steel or zinc coated steel. All remaining internal hardware shall be stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K805 Chicago Sr. LED luminaire shall come with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>108 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable

EPA:

Flat Lens:	1.61 sq. ft.
Sag Lens:	1.71 sq. ft.
Shallow Lens:	2.03 sq. ft.
Deep Dish Acrylic:	2.48 sq. ft.
Deep Dish Glass:	2.48 sq. ft.

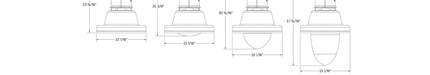
FIXTURE WEIGHT:

Flat Lens:	33 lbs
Sag Lens:	38 lbs
Shallow Lens:	41 lbs
Deep Dish Acrylic:	41 lbs
Deep Dish Glass:	46 lbs

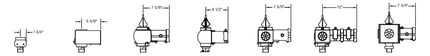
Not all product variations listed on this page are DLC qualified. Please contact your local representative for a complete listing. *Validity Certification applicable for maximum 3000K CCT. Contact King Luminaire for product specifications that are exempt from DLC certification.

FIXTURE OPTIONS — *K805 CHICAGO SR. - LED*

Lens Options



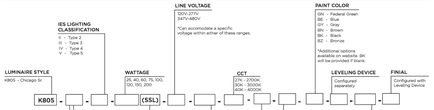
Plumbizer/Mounting Options



KPL10 KPL11* KPL20** KPL21** KPL30** KPL31** KPL40

*Available with PR7
**Available with PR7 or finial

HOW TO ORDER



StressCrete GROUP

www.scgrp.com

King Luminaire
LIGHTING THE WAY®

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CAL\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-LIGHTING-DETAIL-02.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:37pm

811 Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER — JEFFREY C. LAU — No. 83887 — STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714.978.8200 fax 714.978.8299

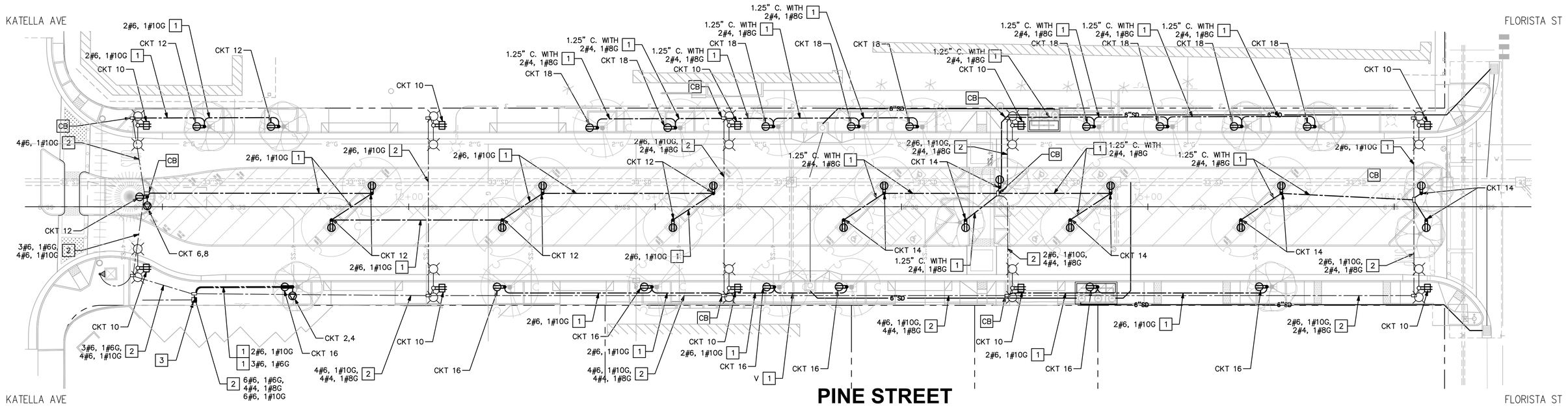
		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026
APPROVED ___ City Engineer		Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
LIGHTING DETAIL
PINE STREET

PLAN NO.

SHEET 18 OF 42



ELECTRICAL GENERAL NOTES:

1. ALL WORK, MATERIAL, AND EQUIPMENT FOR ELECTRICAL AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS, 2025 EDITION, THIS PLAN, SPECIAL PROVISIONS, AND OTHER CONTRACT DOCUMENTS.
2. ALL MATERIALS AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
3. LOCATE ALL SUBSTRUCTURES PRIOR TO CONSTRUCTION. HAND DIG FOUNDATIONS UNTIL CLEAR OF OBSTRUCTIONS. CONTACT UNDERGROUND SERVICE ALERT AT 811, 48 HOURS PRIOR TO CONSTRUCTION.
4. ALL EQUIPMENT LOCATIONS SHALL BE APPROVED BY THE ENGINEER IN THE FIELD OR HIS/HER DESIGNATED REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT HIS/HER OWN EXPENSE.
6. CONDUIT SHALL BE 1" DIAMETER PVC SCHEDULE 80, UNLESS OTHERWISE SPECIFIED. CONDUIT SHALL BE INSTALLED AT MINIMUM DEPTH OF 30" BELOW PARKING LOT SURFACE AND 18" BELOW PARKWAY.
7. SPLICES SHALL BE INSULATED BY METHOD B. CONDUCTORS SHALL BE SPLICED BY THE USE OF C SHAPED COMPRESSION CONNECTORS.

ELECTRICAL CONSTRUCTION NOTES

[1] INSTALL 1" PVC SCH 80 CONDUIT, UNLESS OTHERWISE NOTED WITH NUMBER AND SIZE OF CONDUCTORS AS NOTED. SEE SHEET 20 FOR SLD AND PANEL SCHEDULE.

[2] INSTALL NUMBER AND SIZE OF CONDUCTORS AS NOTED THROUGH EXISTING CONDUIT. SEE SHEET 20 FOR SLD AND PANEL SCHEDULE.

[3] MODIFY 120/240V 1P TYPE III–BF ELECTRICAL SERVICE ENCLOSURE WITH 200AMP METER, SEE LIGHTING PLAN. PROVIDE CIRCUIT BREAKERS PER PANEL SCHEDULE DP–EXT. SEE SHEET 20 FOR SLD AND PANEL SCHEDULE.

[CB] INSTALL CONDUIT INTO EXISTING PULL BOX.

LEGEND

——— – PROPOSED 1" SCH 80 PVC CONDUIT, UNLESS OTHERWISE NOTED.

– INSTALL WP GFCI DUPLEX RECEPTACLE MOUNTED ON POST. RECEPTACLE SHALL BE UL LISTED AND INSTALLED WITH A LOCKABLE, WEATHERPROOF "EXTRA DUTY" COVER. SEE DETAIL ON SHEET 20 FOR ADDITIONAL INFORMATION.

– INSTALL WP GFCI DUPLEX RECEPTACLE MOUNTED ON TOP OF LIGHT POLE. RECEPTACLE SHALL BE UL LISTED AND INSTALLED WITH A LOCKABLE, WEATHERPROOF "EXTRA DUTY" COVER.

– INSTALL CS6375 FLANGED–INLET MOUNTED IN WEATHERPROOF (NEMA3 OR BETTER) ENCLOSURE PER MANUFACTURER'S CUTOUT TEMPLATE ON POST. FLANGED–INLET SHALL BE UL LISTED AND INSTALLED WITH A LOCKABLE, WEATHERPROOF "EXTRA DUTY" COVER.

N

HORIZ 1"=20 — SCALE — 20 10 0 20 40 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 83887 STATE OF CALIFORNIA CIVIL

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

APPROVED _____
City Engineer — Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
ELECTRICAL PLAN
PINE STREET

PLAN NO.

SHEET 19 OF 42

USER: BKeyes
DATE: May 05, 2026 - 12:39pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-ELECTRICAL.dwg

MSB-1

Voltage	240 / 120	Mains Type	MCB	Entry	BOTTOM	Location	
Phase	1Φ (3-WIRE)	Bus Rating	200 A	Mount	PAD	Fed From	UTILITY
Lugs	SINGLE LUGS	OCPD Ratin	200 A	Enclosure	NEMA3R		Serves
MFR.		A.I.C. Rating	22,000A RMS	Install	NEW EQUIPMENT		Options

CKT No	Circuit Description	NT	Circuit Breaker AMP	Circuit Breaker POLE	Wire Size H-N-G	C"	LOAD (VA)	Load Type	PHASE A	PHASE B	PHASE -	Load Type	LOAD (VA)	C"	Wire Size H-N-G	Circuit Breaker POLE	Circuit Breaker AMP	NT	Circuit Description	CKT No
1	STREET_LIGHT	2	30	2	2#6, 1#10G	1"	2880	L	●			EQ	3750	1"	3#6, 1#6G	2	50	1	TWIST_RECEPT_EAST	2
3							2880	L		●		EQ	3750							4
5	SIGN_LIGHT		20	1	2#10, 1#10G	3/4"	270	L	●			EQ	3750	1"	3#6, 1#6G	2	50	1	TWIST_RECEPT_MEDIAN	6
7	SPARE		20	1						●		EQ	3750							8
9	IRRIGATION_CONTROLLER		20	1	2#10, 1#10G	3/4"	200	EQ	●			R	1800	1"	2#6, 1#10G	1	20	2	RECEPT_POLE	10
11	TIME CLOCK/PHOTO CELL		20	1	2#10, 1#10G	3/4"	100	EQ		●		R	1620	1"	2#6, 1#10G	1	20	2	RECEPT_CTR_SOUTH	12
13	SPACE			1					●			R	1800	1.25"	2#4, 1#8G	1	20	2	RECEPT_CTR_NORTH	14
15	SPACE			1						●		R	1260	1"	2#6, 1#10G	1	20	2	RECEPT_EAST	16
17	SPACE			2					●			R	1620	1.25"	2#4, 1#8G	1	20	2	RECEPT_WEST	18
19										●						1			SPACE	20
21	SPACE			2					●							2			SPACE	22
23											●									24

LOAD CLASSIFICATION		CONN. (kVA)	DEMAND ADJ.
L	Lighting	6	125%
R	Receptacle (NEC220.47)	8	100%
M	Motors	0	100%
LM	Largest Motor	0	125%
H	HVAC (Heating or Cooling)	0	100%
K	Kitchen 6+ units (NEC220.56)	0	65%
HT	Heating Supplemental	0	100%
EQ	Misc. Equipment	15	100%
EV	Electric Vehicle Charging	0	125%
P	Panelboard Loads	0	SEE PANEL
--	Peak Demand		125%

Phase A	Phase B	Phase C
16 kVA	13 kVA	- kVA
Phase Imbalance:	9.2 %	
Max Phase Current:	67 AMPS (L-L)	

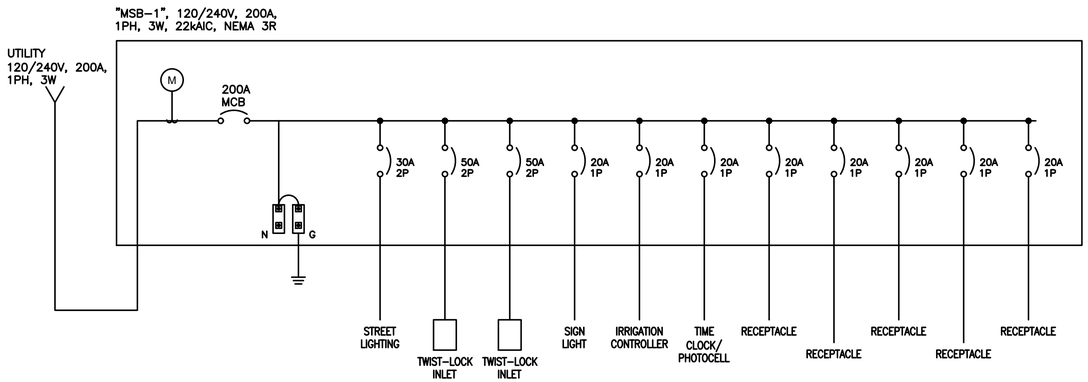
PANEL TOTALS	kVA	AMPS
TOTAL CONNECTED LOAD	29	123
TOTAL EST. DEMAND	31	129
SPARE CAPACITY	17	71

GENERAL NOTES
A) ALL WIRE SHALL BE COPPER UNLESS OTHERWISE NOTED ON DRAWINGS
B) PROVIDE INTEGRAL SURGE PROTECTION DEVICE (SPD) FACTORY INSTALLED
C)

SCHEDULED NOTES (NT)
1) WIRE TO CS6375 FLANGED INLET FOR TEMPORARY EQUIPMENT USE.
2) WIRES UPSIZED FOR VOLTAGE DROP MITIGATION. SPLICE WIRE AS NECESSARY TO #10 PIGTAILS IN J-BOX AT RECEPTACLE/LIGHTING DEVICE.

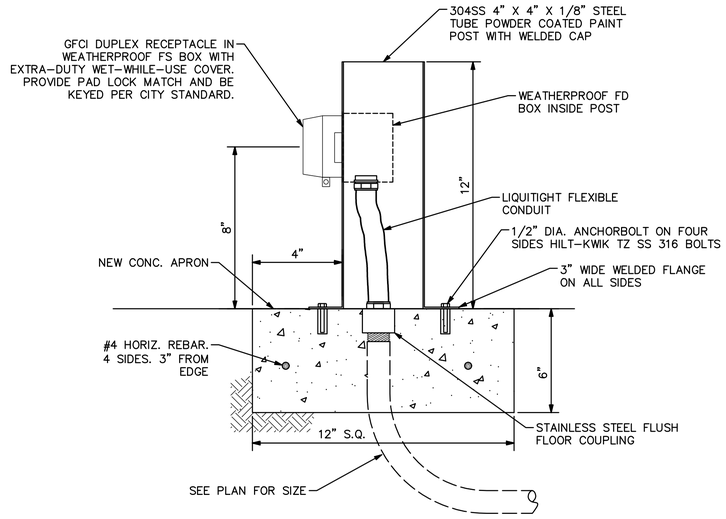
WILLDAN

PANEL SCHEDULE



SEE PANEL SCHEDULE FOR BRANCH CIRCUIT WIRING AND CONDUIT SIZES

SINGLE LINE DIAGRAM



RECEPTACLE MOUNTING DETAIL
NTS

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-ELECTRICAL.dwg
USER: BReyes
DATE: May 05, 2026 - 12:42pm

Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 83887 CIVIL STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

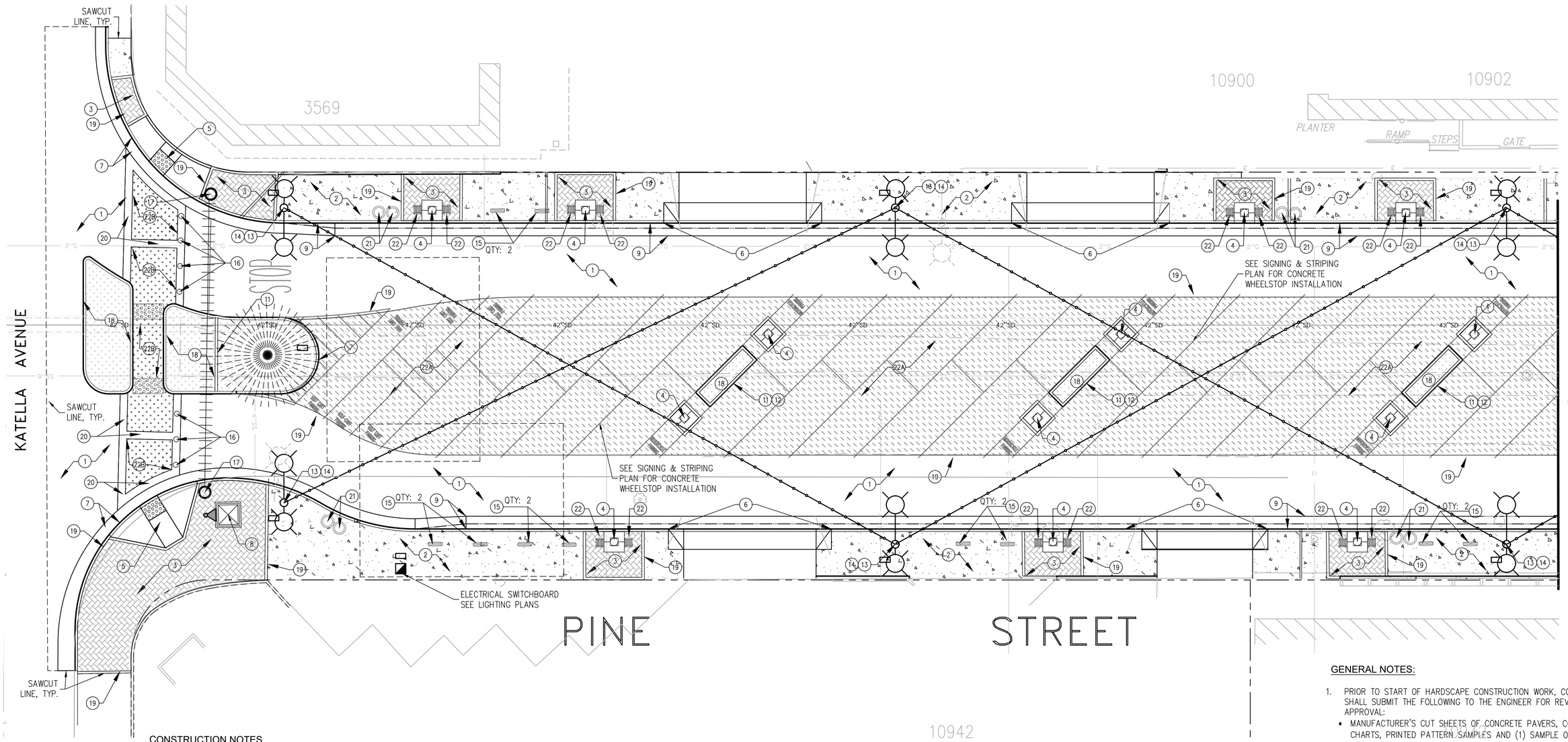
APPROVED _____
City Engineer — Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
ELECTRICAL DETAIL
PINE STREET

PLAN NO.

SHEET 20 OF 42



CONSTRUCTION NOTES

1. AC PAVEMENT. SEE CIVIL ENGINEERING PLANS.
2. CONSTRUCT 4–INCH THICK PCC SIDEWALK. SEE DETAIL 1, PLAN NO. CD–1 AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.
3. FURNISH AND INSTALL CERAMIC BASED PERVIOUS PAVER PATTERN: HERRINGBONE SEE DETAIL 2, PLAN NO. CD–1.
4. CONSTRUCT, FURNISH, AND INSTALL TREE WELL, GRATE. SEE DETAIL 3, PLAN NO. CD–1.
5. PEDESTRIAN CURB RAMP. SEE CIVIL ENGINEERING PLANS.
6. PCC COMMERCIAL DRIVEWAY. SEE CIVIL SITE PLANS FOR ELEVATIONS AND CONSTRUCTION INFORMATION.
7. PCC CURB AND GUTTER. SEE CIVIL ENGINEERING PLANS.
8. STORM DRAIN CATCH BASIN. SEE CIVIL ENGINEERING PLANS.
9. ROLLED CURB GUTTER. SEE CIVIL ENGINEERING PLANS
10. FURNISH AND INSTALL ENTRY MONUMENT SIGN. SEE DETAIL 5, PLAN NO. CD–1.
11. CONSTRUCT 6–INCH WIDE PCC CURB. SEE DETAIL 3, PLAN NO. CD–1.
12. FURNISH AND INSTALL SKATEBOARD DETERRENT. SEE DETAIL 1, PLAN NO. CD–2.
13. PEDESTRIAN PATH LIGHT. SEE LIGHTING PLANS.
14. LED STRING LIGHTS. SEE LIGHTING PLANS AND SEE DETAIL NO. 2, PLAN NO. CD–2.
15. FURNISH AND INSTALL PREFABRICATED BIKE RACK. SEE DETAIL 4, PLAN NO. CD–2.
16. FURNISH AND INSTALL REMOVABLE BOLLARD. SEE DETAIL 5, PLAN NO. CD–2.
17. FURNISH AND INSTALL OVERHEAD STREET BANNER. SEE DETAIL 1, PLAN NO. CD–3.
18. PLANTING AREA. SEE IRRIGATION AND PLANTING PLANS.
19. CONSTRUCT 6–INCH WIDE PCC BAND. SEE DETAIL 1, PLAN NO. CD–1.
20. CONSTRUCT 18–INCH WIDE PCC BAND. SEE DETAIL 1, PLAN NO. CD–1.
21. FURNISH AND INSTALL PRECAST CONCRETE 2–BIN TRASH/RECYCLE STATION. SEE DETAIL 4, PLAN NO. CD–2.
22. FURNISH AND INSTALL PRECAST CONCRETE BENCH. SEE DETAIL 5, PLAN NO. CD–3.

22A. CONSTRUCT 6–INCH INTEGRAL COLOR, STAMPED STEEL REINFORCED PCC PAVING ON CAB.
22B. SEE DETAIL 1, PLAN NO, CD–1

23. MODULAR WETLAND UNIT. SEE CIVIL ENGINEER PLAN FOR FULL INFORMATION. SEE IRRIGATION AND PLANTING PLANS FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. PRIOR TO START OF HARDSCAPE CONSTRUCTION WORK, CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE ENGINEER FOR REVIEW AND APPROVAL:
   - MANUFACTURER'S CUT SHEETS OF CONCRETE PAVERS, COLOR CHARTS, PRINTED PATTERN SAMPLES AND (1) SAMPLE OF PAVERS.
   - THREE COPIES OF THE MANUFACTURER'S PRINTED INSTRUCTIONS, BULLETINS, AND SPECIFICATIONS OF CONCRETE COLORS.
   - (1) 2' X 2' SQUARE CONCRETE PAVER MOCK –UP SAMPLE
2. CONCRETE PAVERS SHALL BE INSTALLED/ CONSTRUCTED IN THE LOCATIONS SHOWN ON THE PLANS, AND SHALL BE SUBECT TO APPROVAL BY THE ENGINEER. WORK NOT CONFORMING TO COLOR AND FINISH, APPEARANCE OR OTHERWISE NOT COMPLYYING WITH THE TECHNICAL SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE CITY

HORIZ 1"= 10'
10 5 0 10 20
SCALE FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

JOHN HIDALGO No. 3551 Exp. 07-31-27 REGISTERED LANDSCAPE ARCHITECT STATE OF CALIFORNIA

WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92805 714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

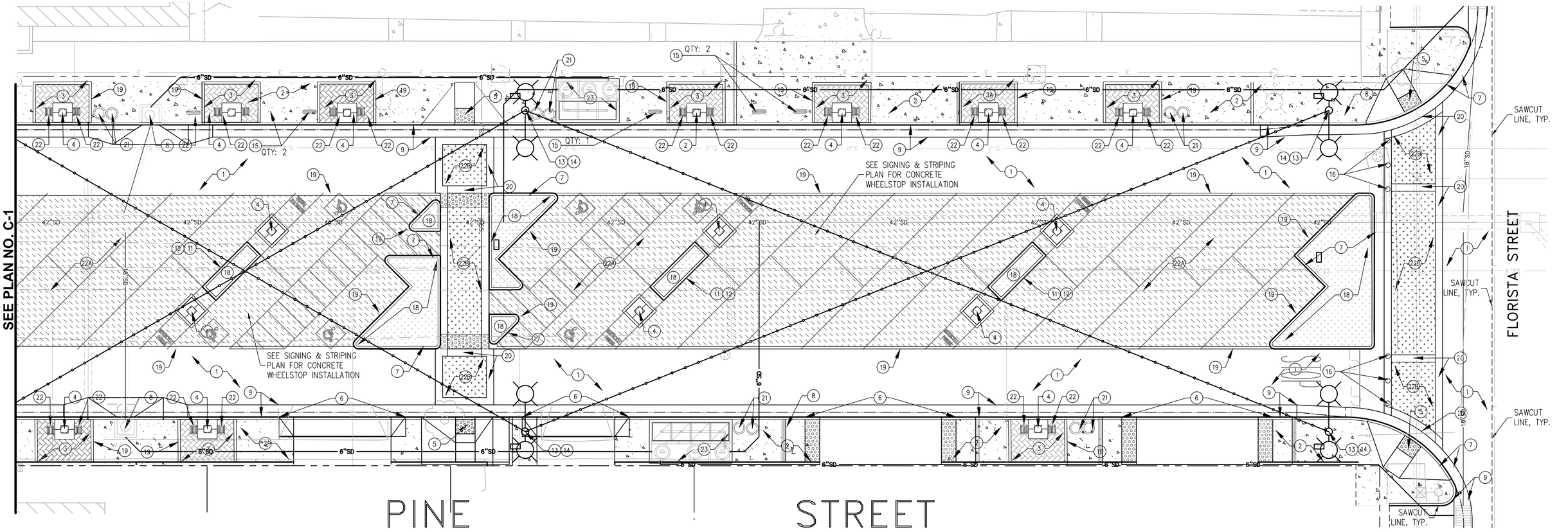
LANDSCAPE CONSTRUCTION PLAN

PLAN NO. **C-1**

SHEET 21 OF 42

811 Know what's below. Call before you dig.

USER: BReyes
DATE: May 05, 2026 - 12:33pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-LS-01 - PL-LS02.dwg



1. AC PAVEMENT. SEE CIVIL ENGINEERING PLANS.
2. CONSTRUCT 4-INCH THICK PCC SIDEWALK. SEE DETAIL 1, PLAN NO. CD-1 AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.
3. FURNISH AND INSTALL CERAMIC BASED PERVIOUS PAVER
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4. CONSTRUCT, FURNISH, AND INSTALL TREE WELL, GRATE. SEE DETAIL 3, PLAN NO. CD-1.
5. PEDESTRIAN CURB RAMP. SEE CIVIL ENGINEERING PLANS.
6. PCC COMMERCIAL DRIVEWAY. SEE CIVIL SITE PLANS FOR ELEVATIONS AND CONSTRUCTION INFORMATION.
7. PCC CURB AND GUTTER. SEE CIVIL ENGINEERING PLANS.
8. STORM DRAIN CATCH BASIN. SEE CIVIL ENGINEERING PLANS.
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12. FURNISH AND INSTALL SKATEBOARD DETERRENT. SEE DETAIL 1, PLAN NO. CD-2.
13. PEDESTRIAN PATH LIGHT. SEE LIGHTING PLANS.
14. LED STRING LIGHTS. SEE LIGHTING PLANS AND SEE DETAIL NO. 2, PLAN NO. CD-2.
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22B. SEE DETAIL 1, PLAN NO, CD-1

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HORIZ 1"= 10'
SCALE 10 5 0 10 20 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED LANDSCAPE ARCHITECT
JOHN HIDALGO
No. 3551
Exp. 07-31-27
STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ City Engineer Date

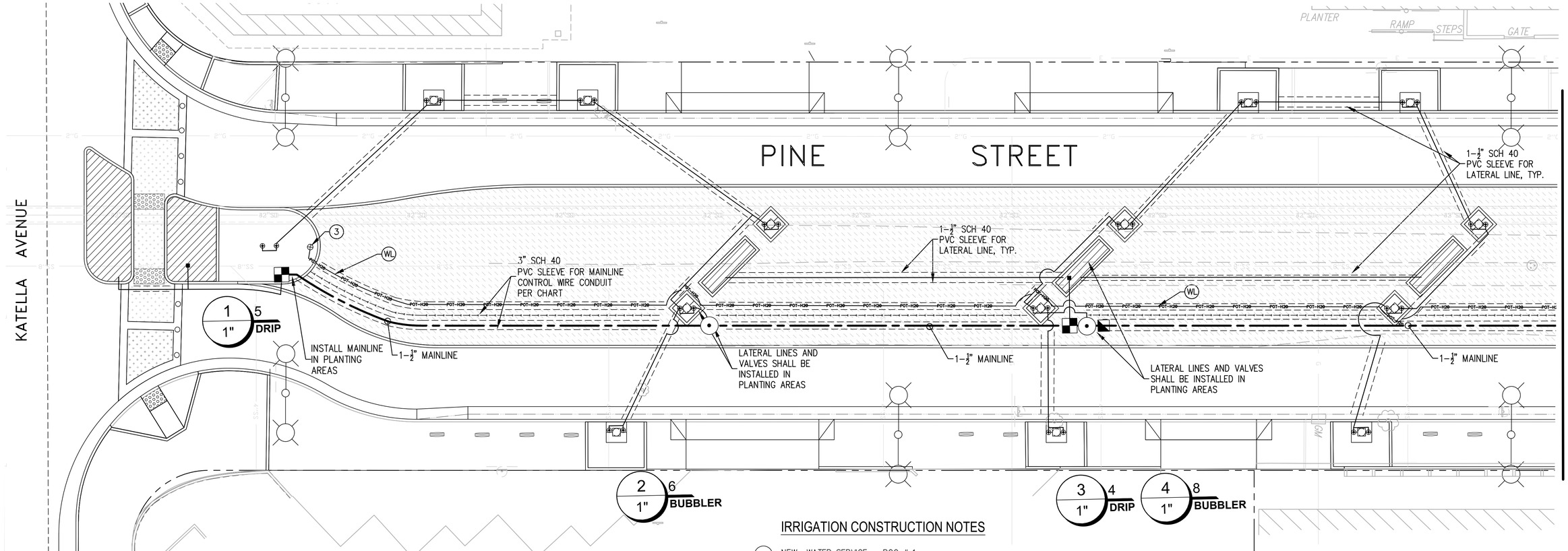
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

LANDSCAPE CONSTRUCTION PLAN

PLAN NO.
C-2
SHEET 22 OF 42

USER: BReyes
DATE: May 05, 2026 - 12:38pm
FILE: W:\WE-CAL\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-LS-01 - PL-LS02.dwg



IRRIGATION CONSTRUCTION NOTES

(1) NEW WATER SERVICE – POC # 1

- CONTRACTOR SHALL COORDINATE WITH GOLDEN STATE WATER COMPANY (909)-394-2722 FOR POTABLE WATER METER PLACEMENT AND SERVICE CONNECTION. VERIFY EXACT LOCATION OF POC AND STATIC WATER PRESSURE WITH WATER DEPARTMENT'S REPRESENTATIVE PRIOR TO CONNECTION.
- NEW BACKFLOW PREVENTER ASSEMBLY, WYE STRAINER AND ALL RELATED IRRIGATION EQUIPMENT, E.G. MASTER VALVE, AND SHUT-OFF VALVE, ETC. SHALL BE LOCATED IN PLANTING AREA. VERIFY EXACT LOCATIONS OF ALL EQUIPMENT WITH ENGINEER PRIOR TO INSTALLATION.
- THE WATER AGENCY WILL PERFORM WATER METER PLACEMENT AND ALL RELATED WORKS. WORKS INCLUDING FURNISHING & INSTALLING NEW METER AND METER BOX ASSEMBLY, METER SIZE PER WATER AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONNECTION WORKS DOWNSTREAM FROM METER ASSEMBLY(E.G. TRENCHING, PAVEMENT REMOVAL & REPLACEMENT, CONNECTION AND ETC.)

CONTACT:

SARAH TAYLOR @ Sarah.Taylor@gswater.com

(2) NEW IRRIGATION CONTROLLER

FURNISH AND INSTALL NEW CONTROLLER IN STAINLESS STEEL ENCLOSURE ASSEMBLY. IRRIGATION CONTROLLER ASSEMBLY SHALL INCLUDE

CONTROLLER COMPONENTS

(1) RAIN BIRD ESPLXME2-PRO

CAPACITY: 12 STATION

(1) WIRELESS CELLULAR INTERFACE FOR 5 YEAR CELLULAR SERVICE

(1) RAIN SENSOR IN ENCLOSURE

(1) FLOW SENSOR WITH WIRES

(1) VIT STRONGBOX QUICKPAD

ELECTRICAL FEED POINT SHALL BE FROM NEW ELECTRICAL METER PANEL/SWITCHBOARD PEDESTAL. SEE LIGHTING PLAN FOR LOCATION AND COMPLETE INFORMATION. IRRIGATION ASSEMBLY CONTROLLER IS AVAILABLE AND MAY BE ASSEMBLED BY ITS-IMPERIAL TECHNICAL SERVICES. CONTACT DARYL GREEN @ GREEN PRODUCT SALES (949)584-711 gps10@earthlink.net FOR PURCHASING AND TECHNICAL ASSISTANCE.

(3) FURNISH AND INSTALL WATER HOSE BIB

- CONNECT WATER LINE DOWNSTREAM FROM WYE STRAINER.
- FURNISH AND INSTALL BRASS GATE VALVE-HOSE BIB ASSEMBLY.

SEE DETAIL 2, PLAN NO. IP-4.

(WL) POTABLE WATER SUPPLY LINE — POT-H2O POT-H2O POT-H2O POT-H2O

- FURNISH AND INSTALL 1-INCH SCH 40 PVC POTABLE WATER LINE HOUSED IN 2" SCH 40 PVC SLEEVE FOR NEW HOSE BIB. PIPE SLEEVING SHALL RUN THE ENTIRE LENGTH.
- CONNECT NEW WATER LINE TO NEW IRRIGATION MAINLINE SEE NOTE NO. 3 ABOVE.

1. THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, CONTROLLERS, EQUIPMENT AND ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.

2. CONTRACTOR SHALL CONTACT CITY LANDSCAPE MAINTENANCE SUPERVISOR TO VERIFY ALL EXISTING IRRIGATION EQUIPMENT LOCATIONS AND CURRENT CONDITIONS PRIOR TO COMMENCING IRRIGATION INSTALLATION.
3. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWING WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY. NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS.
4. CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS.
5. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT POC LOCATION WITH MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND GIVEN TO IN WRITING TO THE CITY ENGINEER.
6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF CURBS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES DURING BIDDING AND CONSTRUCTION PERIOD.
7. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORKS. THE LOCATIONS OF UTILITIES, STRUCTURES AND SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE CITY ENGINEER.
8. ALL IRRIGATION CONSTRUCTION AND MATERIALS SHALL BE INSTALLED PER THE MANUFACTURE'S SPECIFICATIONS AT THE LOCATIONS AS SHOWN ON PLANS AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AND REGIONAL GOVERNING CODES. VERIFY LOCATIONS OF ALL IRRIGATION EQUIPMENT WITH CITY ENGINEER PRIOR TO INSTALLATION.
9. ALL IRRIGATION PIPES AND CONDUITS RUN UNDER PAVING SHALL BE INSTALLED INSIDE SLEEVES AS SHOWN ON PLAN. INSTALLATION OF PIPE SLEEVING AND CONDUIT SHALL BE DONE BY BORING OR TRENCHING WHEREVER POSSIBLE.
10. COORDINATE WITH PLANTING PLANS FOR EXACT LOCATION OF TREES FOR INSTALLATION OF ROOT ZONE WATERING SYSTEM.
11. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS SHOWN ON THE DETAILS AND IN SPECIFICATIONS. CONTRACTOR SHALL PROVIDE ADDITIONAL (3) PILOT WIRES AND (1) PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAINLINE TO THE LAST RCV ON EACH OF EVERY LEG OF MAINLINE. LABEL SPARE WIRES AT BOTH ENDS.
12. INSTALL ALL QUICK COUPLER VALVES AS SHOWN ON DETAILS. QUICK COUPLER VALVE SHALL BE INSTALLED WITHIN 18" OF HARDSCAPE.
13. CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.

"I AGREE TO COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

BRYAN NGUYEN, RLA — 3/25/2026

LANDSCAPE ARCHITECT — DATE

SEE DWG. NO. IP-2 FOR WATER POINT OF CONNECTION (POC) AND IRRIGATION SCHEDULE.
SEE DWG. NO. IP-3 FOR IRRIGATION LEGEND, NOTES AND DETAILS.

HORIZ 1"=10' — SCALE: 10 5 0 10 20 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED LANDSCAPE ARCHITECT — JOHN HIDALGO — No. 3551 — Exp. 07-31-27 — STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ City Engineer — Date

CITY OF LOS ALAMITOS

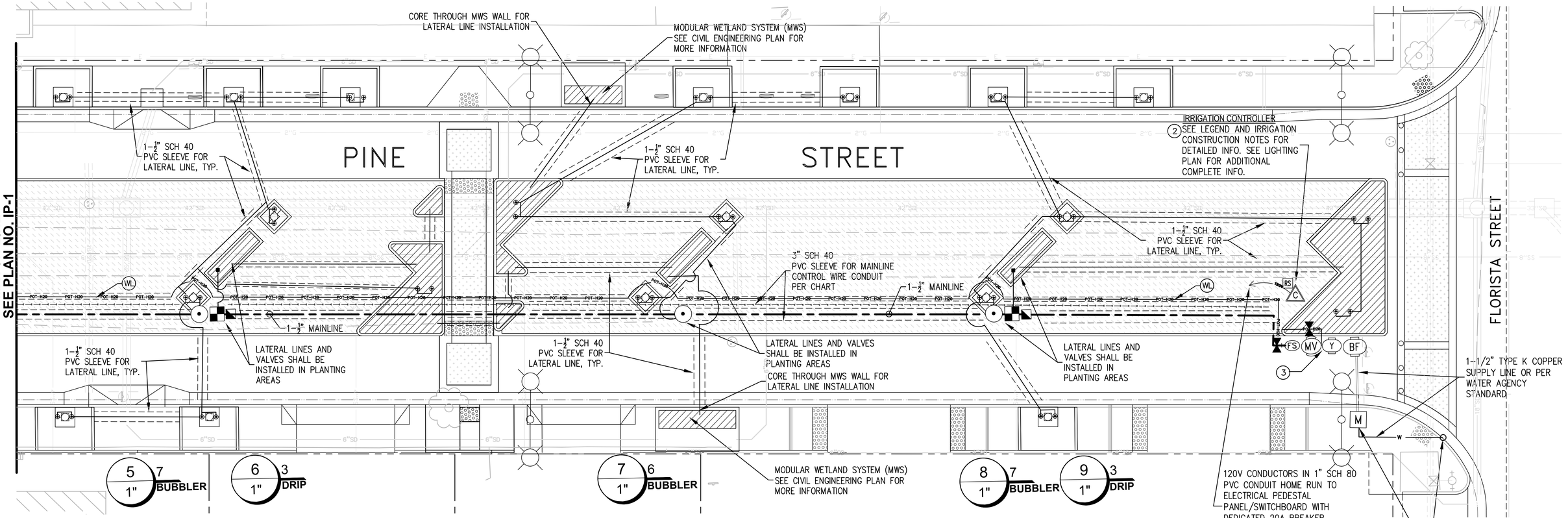
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

IRRIGATION PLAN

PLAN NO. IP-1

SHEET 23 OF 42

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street (mp\900-PS&E\901-Plans\PL-LS-02_Irrigation - PL-LS03.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:40pm



1 NEW WATER SERVICE – POC # 1

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- NEW BACKFLOW PREVENTER ASSEMBLY, WYE STRAINER AND ALL RELATED IRRIGATION EQUIPMENT, E.G. MASTER VALVE, AND SHUT-OFF VALVE, ETC. SHALL BE LOCATED IN PLANTING AREA. VERIFY EXACT LOCATIONS OF ALL EQUIPMENT WITH ENGINEER PRIOR TO INSTALLATION.
- THE WATER AGENCY WILL PERFORM WATER METER PLACEMENT AND ALL RELATED WORKS. WORKS INCLUDING FURNISHING & INSTALLING NEW METER AND METER BOX ASSEMBLY, METER SIZE PER WATER AGENCY.
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CONTACT:

SARAH TAYLOR @ Sarah.Taylor@gswater.com

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CONTROLLER COMPONENTS

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CAPACITY: 12 STATION

(1) WIRELESS CELLULAR INTERFACE FOR 5 YEAR CELLULAR SERVICE

(1) RAIN SENSOR IN ENCLOSURE

(1) FLOW SENSOR WITH WIRES

(1) VIT STRONGBOX QUICKPAD

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3 FURNISH AND INSTALL WATER HOSE BIB

- CONNECT WATER LINE DOWNSTREAM FROM WYE STRAINER.
- FURNISH AND INSTALL BRASS GATE VALVE-HOSE BIB ASSEMBLY.

SEE DETAIL 2, PLAN NO. IP-4.

WL POTABLE WATER SUPPLY LINE ——POT-H2O——POT-H2O——POT-H2O——POT-H2O——

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- CONNECT NEW WATER LINE TO NEW IRRIGATION MAINLINE SEE NOTE NO. 3 ABOVE

DRIP IRRIGATION INSTALLATION IN MWS SYSTEM

1. CONTRACTOR SHALL INSTALL DRIP IRRIGATION IN THE MODULAR WETLAND SYSTEM (NWS) FOR IRRIGATING SHRUBS WITHIN THE UNIT.
2. INSTALLATION SHALL BE PER DETAILS AND DRIP IRRIGATION MANUFACTURER'S SPECIFICATIONS.
3. CONTACT SHALL CONTACT AND COORDINATE WITH THE MWS MANUFACTURER AND SALE REPRESENTATIVE FOR TECHNICAL INQUIRY AND RECOMMENDATIONS OF HOW TO INSTALL IRRIGATION WITHIN THE MWS UNIT EFFECTIVELY.

IRRIGATION SCHEDULE

9/18/25 By: Willdan Engineering

Valve Data

Sta. #	GPM	in/hr.*	Planting	Exp	Aspect
1	5	0.19	Shrub	Sun	Flat
2	5	N/A	Tree	Sun	Flat
3	4	0.19	Shrub	Sun	Flat
4	8	N/A	Tree	Sun	Flat
5	7	N/A	Tree	Sun	Flat
6	3	0.19	Shrub	Sun	Flat
7	6	N/A	Tree	Sun	Flat
8	7	N/A	Tree	Sun	Flat
9	3	0.19	Shrub	Sun	Flat

in/hr* - App. Rate shown for information only.
Data represents average rate for each valve/station.

Month

Jan			Feb			Mar			Apr			May			Jun			Jul			Aug			Sep			Oct			Nov			Dec			Totals:
6	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	10	1	4.3	15	2	8.6	15	2	8.6	12	2	8.6	12	2	8.6	8	1	4.3	6	1	4.3	5,977 Gallons
3	1	4.3	3	1	4.3	3	1	4.3	5	1	4.3	5	1	4.3	5	1	4.3	5	2	8.6	8	2	8.6	8	2	8.6	8	2	8.6	5	1	4.3	3	1	4.3	3,182 Gallons
6	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	10	1	4.3	15	2	8.6	15	2	8.6	12	2	8.6	12	2	8.6	8	1	4.3	6	1	4.3	4,782 Gallons
3	1	4.3	3	1	4.3	3	1	4.3	5	1	4.3	5	1	4.3	5	1	4.3	5	2	8.6	8	2	8.6	8	2	8.6	8	2	8.6	5	1	4.3	3	1	4.3	5,091 Gallons
3	1	4.3	3	1	4.3	3	1	4.3	5	1	4.3	5	1	4.3	5	1	4.3	5	2	8.6	8	2	8.6	8	2	8.6	8	2	8.6	5	1	4.3	3	1	4.3	4,455 Gallons
6	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	10	1	4.3	15	2	8.6	15	2	8.6	12	2	8.6	12	2	8.6	8	1	4.3	6	1	4.3	3,586 Gallons
3	1	4.3	3	1	4.3	3	1	4.3	5	1	4.3	5	1	4.3	5	1	4.3	5	2	8.6	8	2	8.6	8	2	8.6	8	2	8.6	5	1	4.3	3	1	4.3	3,818 Gallons
3	1	4.3	3	1	4.3	3	1	4.3	5	1	4.3	5	1	4.3	5	1	4.3	5	2	8.6	8	2	8.6	8	2	8.6	8	2	8.6	5	1	4.3	3	1	4.3	4,455 Gallons
6	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	8	1	4.3	10	1	4.3	15	2	8.6	15	2	8.6	12	2	8.6	12	2	8.6	8	1	4.3	6	1	4.3	3,586 Gallons
																																			0 Gallons

Key
Minutes per Run | Cycles/Durations per Month
3 | 1 | 4.3
Runs per Cycle/Duration

Irrigation System Yearly Totals: 38,932 Gallons
5,204.84 C.Ft.

SEE DWG. NO. IP-3 FOR IRRIGATION LEGEND, NOTES AND DETAILS.

HORIZ 1"= 10'
SCALE 10 5 0 10 20 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

NUMBER	DATE	INITIALS		APPV'D

REVISIONS | REFERENCES

REGISTERED LANDSCAPE ARCHITECT — JOHN HIDALGO — No. 3551 — Exp. 07-31-27 — STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

IRRIGATION PLAN

PLAN NO. IP-2

SHEET 24 OF 42

USER: BReyes
DATE: May 05, 2026 - 12:35pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-LS-02_Irrigation - PL-LS03.dwg

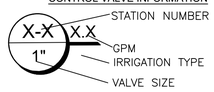
IRRIGATION LEGEND

SYM	DESCRIPTION	MANUF.	MODEL	REMARKS	DET.	DWG. NO.
M	POTABLE WATER METER	PER UTILITY	PER UTILITY	SEE IRRIGATION CONSTRUCTION NOTE NO. 1	–	–
C	IRRIGATION CONTROLLER ASSEMBLY	RAIN BIRD	ESPLXME2–PRO	IRRIGATION CONTROLLER SEE IRRIGATION CONSTRUCTION NOTE NO. 2	15	CD–4
RS	RAIN SENSOR	RAIN BIRD	WR2–48	RAIN SENSOR INSTALLED IN VANDAL PROOF ENCLOSURE. MOUNT ENCLOSURE ON IRRIGATION CONTROLLER PEDESTAL	15	CD–4
—c—	CONTROL WIRE CONDUIT	APPROVED	SCH. 80 PVC	SIZE AS REQUIRED	12	CD–4
BF	BACKFLOW PREVENTER ASSEMBLY	FEBCO	825YA	BACKFLOW PREVENTER DEVICE IN ENCLOSURE SIZE PER PLAN.	2	CD–4
Y	WYE STRAINER	WILKINS	SXL SERIES	WYE STRAINER ASSEMBLY – LINE SIZE. INSTALLED IN VALVE BOX	3	CD–4
MV	MASTER VALVE	GRISWOLD	2000 SERIES	NORMALLY CLOSED MASTER VALVE – LINE SIZE	1	CD–4
FS	FLOW SENSOR	CST	FM–1B	1" FLOW SENSOR	1	CD–4
	GATE VALVE	HAMMOND	IB646 SERIES	LINE SIZE	4	CD–4
	DRIP CONTROL ZONE KIT	RAIN BIRD	XCZ–100–PRB–COM	• RAIN BIRD PESB SERIES: VALVE • QUICK CHECK BASKET FILTER WITH PRESSURE REGULATOR • PVC BALL VALVE = RCV SIZE	14	CD–4
	REMOTE CONTROL VALVE	RAIN BIRD	PESB	SIZE NOTED ON PLAN	7	CD–4
	QUICK COUPLER	HUNTER	HQ–33DLRC	(3/4")	6	CD–4
P	CONTROL WIRE PULL BOX *NOT SHOWN ON PLAN*	APPROVED	–	INSTALL PULL BOX AT LOCATIONS WHERE WIRE RUN CHANGES DIRECTION, T–SPLICING, AND BEFORE ENTERING THE CONTROL CABINET. LOCATE PULL BOX IN PLANTING AREA, WHEREVER POSSIBLE	13	CD–4
	IRRIGATION MAINLINE(b)	APPROVED	CLASS 315 PVC: 2" OR GREATER SCH. 40 PVC: 1.5" OR SMALLER	SIZE AS NOTED ON PLAN	12	CD–4
	IRRIGATION LATERAL(b)	APPROVED	SCH. 40 PVC	PVC LATERAL AND PVC HEADER FOR DRIP IRRIGATION SHALL BE 3/4" MIN.	12	CD–4
	IRRIGATION SLEEVE	APPROVED	SCH. 80 PVC	SLEEVE = 2X SIZE OF PIPE OR AS NOTED ON PLAN	12	CD–4

SYM	DESCRIPTION	MANF.	BODY	NOZ.	PSI	RAD	GPM	DET.	DWG. NO.
⊕	ROOT ZONE WATERING SYSTEM	HUNTER	RZWS–36–50–CV	PCB	25	–	0.5	9	CD–4
	LANDSCAPE DRIPPERLINE(i)	NETAFIM	TLCV4–12 SERIES Techline Dripperline	–	25	–	0.4 GPH/ EMITTER	8,11, 13	CD–4

(i) IRRIGATION SYSTEM SHALL BE INSTALLED COMPLETE INCLUDING LINE FLUSHING VALVE AND OPERATION INDICATOR PER DETAILS. PVC HEADER SHALL BE 3/4" SCH 40 PVC PIPE. TECHLINE DRIPPER LINE SPACING @ 12" TO 14" O.C. SPACE 2"–4" FROM EDGE OF CURB OR PAVEMENT INSTALL OPERATION INDICATOR PER DETAIL AND FLUSH VALVE AT LOW POINT.

CONTROL VALVE INFORMATION



IRRIGATION GENERAL NOTES

1. **THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, CONTROLLERS, EQUIPMENT AND ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.**
2. CONTRACTOR SHALL CONTACT CITY LANDSCAPE MAINTENANCE SUPERVISOR TO VERIFY ALL EXISTING IRRIGATION EQUIPMENT LOCATIONS AND CURRENT CONDITIONS PRIOR TO COMMENCING IRRIGATION INSTALLATION.
3. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWING WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY. NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS.
4. CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS.
5. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT POC LOCATION WITH MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND GIVEN TO IN WRITING TO THE CITY ENGINEER.
6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF CURBS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB–CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES DURING BIDDING AND CONSTRUCTION PERIOD.
7. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORKS. THE LOCATIONS OF UTILITIES, STRUCTURES AND SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE CITY ENGINEER.
8. ALL IRRIGATION CONSTRUCTION AND MATERIALS SHALL BE INSTALLED PER THE MANUFACTURE'S SPECIFICATIONS AT THE LOCATIONS AS SHOWN ON PLANS AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AND REGIONAL GOVERNING CODES. VERIFY LOCATIONS OF ALL IRRIGATION EQUIPMENT WITH CITY ENGINEER PRIOR TO INSTALLATION.
9. ALL IRRIGATION PIPES AND CONDUITS RUN UNDER PAVING SHALL BE INSTALLED INSIDE SLEEVES AS SHOWN ON PLAN. INSTALLATION OF PIPE SLEEVING AND CONDUIT SHALL BE DONE BY BORING OR TRENCHING WHEREVER POSSIBLE.
10. COORDINATE WITH PLANTING PLANS FOR EXACT LOCATION OF TREES FOR INSTALLATION OF ROOT ZONE WATERING SYSTEM.
11. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS SHOWN ON THE DETAILS AND IN SPECIFICATIONS. CONTRACTOR SHALL PROVIDE ADDITIONAL (3) PILOT WIRES AND (1) PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAINLINE TO THE LAST RCV ON EACH OF EVERY LEG OF MAINLINE. LABEL SPARE WIRES AT BOTH ENDS.
12. INSTALL ALL QUICK COUPLER VALVES AS SHOWN ON DETAILS. QUICK COUPLER VALVE SHALL BE INSTALLED WITHIN 18" OF HARDSCAPE.
13. CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.

IRRIGATION CONSTRUCTION NOTES

(1) NEW WATER SERVICE – POC # 1

- CONTRACTOR SHALL COORDINATE WITH GOLDEN STATE WATER COMPANY (909)–394–2722 FOR POTABLE WATER METER PLACEMENT AND SERVICE CONNECTION. VERIFY EXACT LOCATION OF POC AND STATIC WATER PRESSURE WITH WATER DEPARTMENT'S REPRESENTATIVE PRIOR TO CONNECTION.
- NEW BACKFLOW PREVENTER ASSEMBLY, WYE STRAINER AND ALL RELATED IRRIGATION EQUIPMENT, E.G. MASTER VALVE, AND SHUT–OFF VALVE, ETC. SHALL BE LOCATED IN PLANTING AREA. VERIFY EXACT LOCATIONS OF ALL EQUIPMENT WITH ENGINEER PRIOR TO INSTALLATION.
- THE WATER AGENCY WILL PERFORM WATER METER PLACEMENT AND ALL RELATED WORKS. WORKS INCLUDING FURNISHING & INSTALLING NEW METER AND METER BOX ASSEMBLY, METER SIZE PER WATER AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONNECTION WORKS DOWNSTREAM FROM METER ASSEMBLY(E.G. TRENCHING, PAVEMENT REMOVAL & REPLACEMENT, CONNECTION AND ETC.)

CONTACT:

SARAH TAYLOR @ Sarah.Taylor@gswater.com

(2) NEW IRRIGATION CONTROLLER

FURNISH AND INSTALL NEW CONTROLLER IN STAINLESS STEEL ENCLOSURE ASSEMBLY. IRRIGATION CONTROLLER ASSEMBLY SHALL INCLUDE

CONTROLLER COMPONENTS

(1) RAIN BIRD ESPLXME2–PRO

CAPACITY: 12 STATION

(1) WIRELESS CELLULAR INTERFACE FOR 5 YEAR CELLULAR SERVICE

(1) RAIN SENSOR IN ENCLOSURE

(1) FLOW SENSOR WITH WIRES

(1) VIT STRONGBOX QUICKPAD

ELECTRICAL FEED POINT SHALL BE FROM NEW ELECTRICAL METER PANEL/SWITCHBOARD PEDESTAL. SEE LIGHTING PLAN FOR LOCATION AND COMPLETE INFORMATION. IRRIGATION ASSEMBLY CONTROLLER IS AVAILABLE AND MAY BE ASSEMBLED BY ITS–IMPERIAL TECHNICAL SERVICES. CONTACT DARYL GREEN @ GREEN PRODUCT SALES (949)584–711 gps10@earthlink.net FOR PURCHASING AND TECHNICAL ASSISTANCE.

(3) FURNISH AND INSTALL WATER HOSE BIB

- CONNECT WATER LINE DOWNSTREAM FROM WYE STRAINER.
- FURNISH AND INSTALL BRASS GATE VALVE–HOSE BIB ASSEMBLY.

SEE DETAIL 2, PLAN NO. IP–4.

(WL) POTABLE WATER SUPPLY LINE ——POT–H20——POT–H20——POT–H20

- FURNISH AND INSTALL 1–INCH SCH 40 PVC POTABLE WATER LINE HOUSED IN 2" SCH 40 PVC SLEEVE FOR NEW HOSE BIB. PIPE SLEEVING SHALL RUN THE ENTIRE LENGTH.
- CONNECT NEW WATER LINE TO NEW IRRIGATION MAINLINE SEE NOTE NO. 3 ABOVE.

IRRIGATION DESIGN CRITERIA:
NAME OF WATER SUPPLIER: GOLDEN STATE WATER COMPANY
STATIC WATER PRESSURE – POTABLE @ POC: 70 PSI
CONTACT: (909) 394–2272
MAX. FLOW (GPM) AT STATION A–1: 4

CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE WITH WATER DEPT. PRIOR TO INSTALLATION. IF DIFFERENT FROM PSI NOTED ABOVE, CONTRACTOR SHALL NOTIFY ENGINEER FOR INSTRUCTIONS. FAILURE TO DO SO WILL RESULT IN CONTRACTOR BEING RESPONSIBLE FOR CHANGES THAT MAY OCCUR.

PIPING SIZES:

MINIMUM PIPE SIZE SHALL BE ¾". FOR ALL PIPE SIZES NOT SHOWN USE THE FOLLOWING GUIDELINES:

G.P.M. DEMAND	PIPE SIZE	TYPE
0–8	¾"	SCH. 40
8–12	1"	SCH. 40
13–22	1¼"	SCH. 40
23–30	1½"	SCH. 40
31–50	2"	CLASS 315
51–70	2½"	CLASS 315

IRRIGATION CONTROL WIRE SIZING TABLE

CONDUIT SIZE	MAX. NO. OF WIRES # 14 AWG
1"	2
¾"	4
1"	6
1¼"	10
1½"	14
2"	25

PROJECT INFORMATION (SECTION 492.3(1))*

DATE:	4/25/2025
PROJECT APPLICANT:	CITY OF LOS ALAMITOS
PROJECT LOCATIONS:	PINE STREET
TOTAL LANDSCAPED AND IRRIGATION AREA:	1,260 S.F.
PROJECT TYPE:	PUBLIC AGENCY
WATER SUPPLY:	DOMESTIC
WATER AGENCY:	GOLDEN STATE WATER COMPANY
PROJECT APPLICANT CONTACT:	CITY OF LOS ALAMITOS, DEPT. OF PUBLIC WORKS

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE"

BRYAN NGUYEN, RLA 4/5/2024

LANDSCAPE ARCHITECT *DATE*

EXISTING REMOTE CONTROL VALVE VERIFICATION NOTES

1. PRIOR TO COMMENCING IRRIGATION INSTALLATION AND MODIFICATION WORK, THE CONTRACTOR SHALL CONDUCT A SYSTEM WIDE ASSESSMENT TO SEE IF THE SYSTEM IS OPERATING 100% CAPACITY.
2. CONTRACTOR SHALL VERIFY WHICH VALVE IS OPERATING THE SPRINKLERS IN THE AFFECTED MEDIAN. THAT VALVE SHALL BE REMOVED AND REPLACED WITH NEW DRIP ZONE VALVE.

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE (SECTION 492.11)*

1. LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY.
2. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.
3. REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE:
   - ROUTINE INSPECTION
   - ADJUSTMENT AND REPAIR OF IRRIGATION SYSTEM AND ITS COMPONENTS
   - REPLENISHING MULCH
   - FERTILIZING
   - PRUNING
   - WEEDING

IN ALL LANDSCAPE AREAS, AND REMOVING ANY OBSTRUCTION TO EMISSION DEVICES.

4. OPERATION OF SYSTEM IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
5. REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS.

IRRIGATION AUDIT/IRRIGATION WATER USE ANALYSIS (SECTION 492.12)*

1. ALL IRRIGATION AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR.
2. NEW CONSTRUCTION AND REHABILITATED LANDSCAPE PROJECTS INSTALLED AFTER DEC. 1, 2015: CONTRACTOR SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING SYSTEM LEAK AND RUN–OFF THAT CAUSE OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE.
3. LOCAL AGENCY SHALL ADMINISTER PROGRAMS TO INCLUDE IRRIGATION SURVEYS FOR COMPLIANCE WITH MAWA.

DRIP IRRIGATION INSTALLATION IN MWS SYSTEM

1. CONTRACTOR SHALL INSTALL DRIP IRRIGATION IN THE MODULAR WETLAND SYSTEM (NWS) FOR IRRIGATING SHRUBS WITHIN THE UNIT.
2. INSTALLATION SHALL BE PER DETAILS AND DRIP IRRIGATION MANUFACTURER'S SPECIFICATIONS.
3. CONTACT SHALL CONTACT AND COORDINATE WITH THE MWS MANUFACTURER AND SALE REPRESENTATIVE FOR TECHNICAL INQUIRY AND RECOMMENDATIONS OF HOW TO INSTALL IRRIGATION WITHIN THE MWS UNIT EFFECTIVELY.

SOIL MANAGEMENT REPORT (SECTION 492.5)*

1. PRIOR TO INSTALLATION OF PLANTING MATERIAL, THE CONTRACTOR SHALL PERFORM SOIL TEST ANALYSIS OF PLANTING AREAS. SOIL ANALYSIS SHALL INCLUDE:
   - SOIL TEXTURE
   - INFILTRATION RATE
   - pH
   - TOTAL SOLUBLE SALTS
   - PERCENT ORGANIC MATTER
   - SOIL AMENDMENT RECOMMENDATIONS

   SOIL SAMPLES SHALL BE DELIVERED TO AND TEST SHALL BE CONDUCTED BY A CERTIFIED SOIL LABORATORY.
2. CONTRACTOR SUBMIT SOIL ANALYSIS REPORT TO THE CITY AS PART OF THE CERTIFICATE OF COMPLETION.
3. CONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE CITY AS PART OF THE CERTIFICATE OF COMPLETION.

* REFERENCE:
CALIFORNIA CODE OF REGULATION – TITLE 23: WATER
DIVISION 2: DEPARTMENT OF WATER RESOURCES
CHAPTER 2.7. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

REFERENCE EVAPOTRANSPIRATION (ETo):			47.4				
HYDROZONE	PLANT FACTOR*	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (S.F.)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
CONTROLLER A							
DRIP	0.3	D	0.81	0.37	1,190	441	12,952
RZWS	0.3	B	0.81	0.37	70	26	762
TOTAL					1,260	441	12,952
SPECIAL LANDSCAPE AREAS (PARK SETTING USING PARTIAL RECYCLED WATER SOURCE)							
A	–	D	–	1.00	0	0	0
TOTAL					0	0	0
TOTAL LANDSCAPE AREA					1,260		
ESTIMATED TOTAL WATER USE							12,952
MAXIMUM ANNUAL WATER ALLOWANCE							37,029
ETAF (LA)	ETAF (SLA)	ETAFXLA	ETAFXSLA				
0.45	0.55	567	0				

***IRRIGATION METHOD*
MS = MICROSPRAY
S = SPRAY
R = ROTOR
B = BUBBLER
D = DRIP
RO = ROTARY

**PLANT FACTOR*
HW = HIGH WATER USE PLANTS – WULCOLS = 0.7–1
MW = MEDIUM WATER USE PLANTS – WULCOLS = 0.4–0.6
LW = LOW WATER USE PLANTS – WULCOLS = 0–0.3

WULCOLS
WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES
WULCOLS III, AUGUST 2000
UNIVERSITY OF CALIFORNIA COOPERATIVES EXTENSIONS
CALIFORNIA DEPARTMENT OF WATER RESOURCES

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
FORMULA: (ETo)(0.62)[(ETAFxAREA)+(1–ETAFxSLA)]

MAWA = MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
PF = PLANT FACTOR
ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
IE = IRRIGATION EFFICIENCY (0.75–SPRAY, 0.81–DRIP)
0.62 = CONVERSION FACTOR (TO GALLON PER SQUARE FOOT)
SLA = PORTION OF THE LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQUARE FEET)
ETAF = PF/IE

MAWA = 37,029 GALLONS

ESTIMATED TOTAL WATER USE (ETWU)
FORMULA: ETWU = (ETo)(0.62)*ETAF+AREA

ETWU = ESTIMATED TOTAL WATER USE PER YEAR (GALLONS PER YEAR)

ETWU= 12,952 GALLONS

RIGHT OF WAY CERTIFICATION 05-05-2026

811 Know what's below. Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS	

REFERENCES

APPV'D



WILLDAN Engineering
COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____
City Engineer Date

CITY OF LOS ALAMITOS

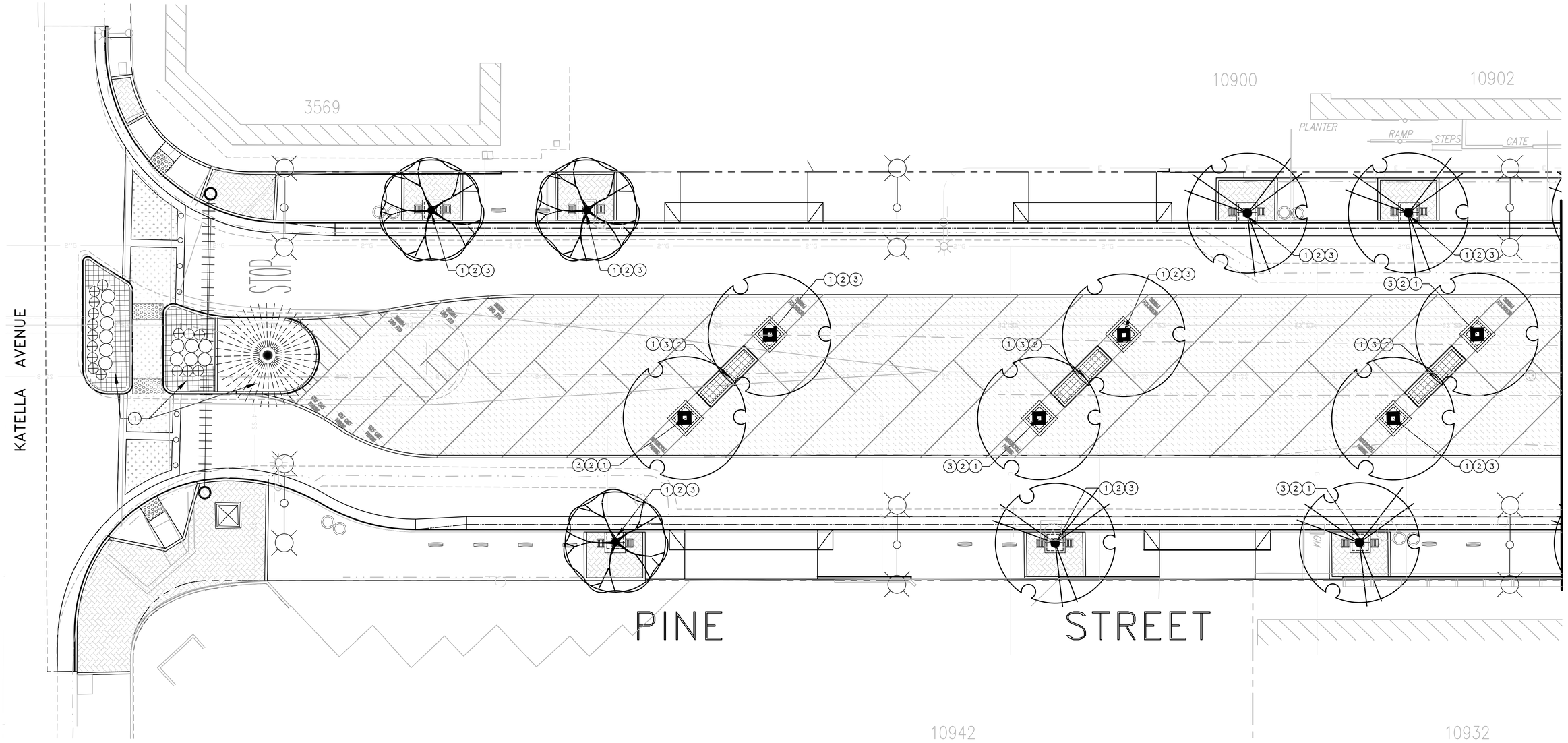
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

IRRIGATION LEGEND AND NOTES

PLAN NO. IP-3

SHEET 25 OF 42

USER: BKeyes
DATE: May 05, 2026 - 12:39pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\P-LS-02_Irrigation - P-LS03.dwg



LANDSCAPE CONSTRUCTION NOTE

1. FURNISH AND INSTALL 3–INCH LAYER OF SHREDDED REDWOOD MULCH. SEE GENERAL NOTE NO. 5.
2. FURNISH AND INSTALL CLASS "A" TOP SOIL AS BACKFILL TO 2" BELOW TOP OF CURB. SEE DETAIL1, PLAN NO. CD–5.
3. FURNISH AND INSTALL ROOT CONTROL BARRIER. SEE DETAIL 1, PLAN NO. CD–X5.

"I AGREE TO COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

BRYAN NGUYEN, RLA — 3/25/2026

LANDSCAPE ARCHITECT — DATE

SEE PLAN NO. PP-3 FOR PLANTING LEGEND AND NOTES

HORIZ 1"=10' SCALE 10 5 0 10 20 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-LS-03_Planting - PI-LS03.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:32pm

811 Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED LANDSCAPE ARCHITECT — JOHN HIDALGO — No. 3551 — Exp. 07-31-27 — STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 400, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ City Engineer — Date

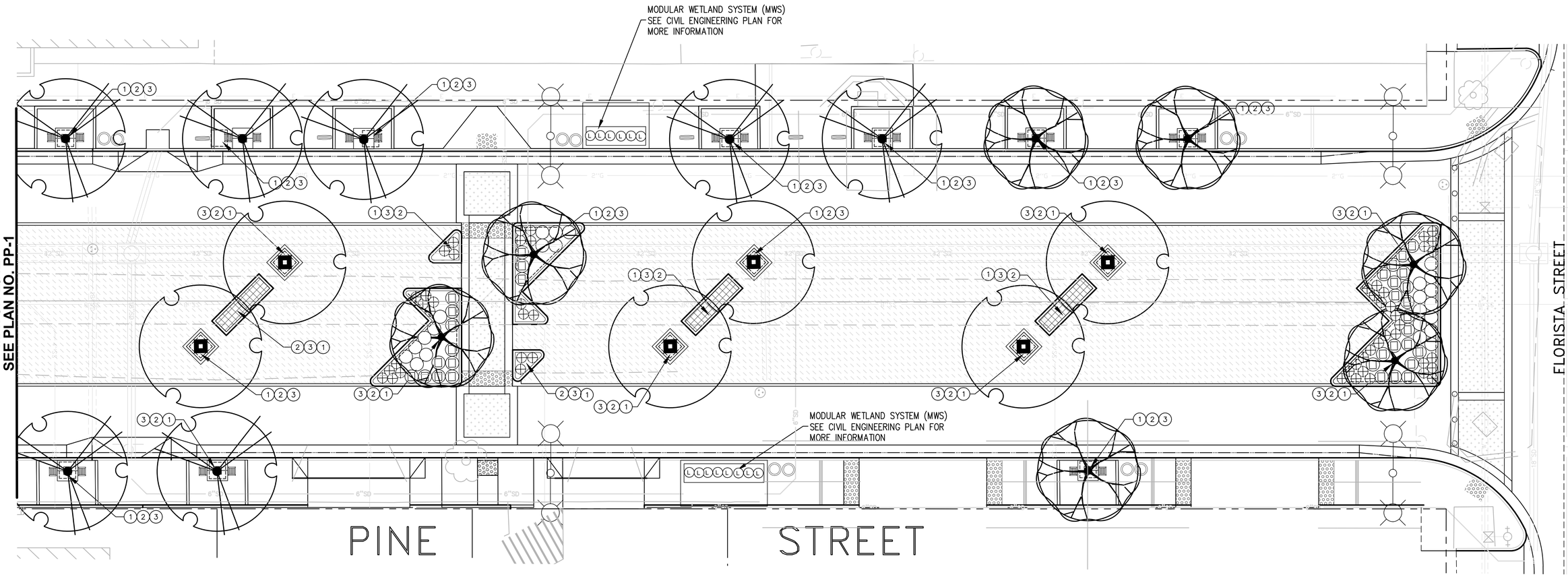
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

PLANTING PLAN

PLAN NO. **PP-1**

SHEET 26 OF 42



LANDSCAPE CONSTRUCTION NOTE

1. FURNISH AND INSTALL 3–INCH LAYER OF SHREDDED REDWOOD MULCH. SEE GENERAL NOTE NO. 5.
2. FURNISH AND INSTALL CLASS "A" TOP SOIL AS BACKFILL TO 2" BELOW TOP OF CURB. SEE DETAIL1, PLAN NO. CD–5.
3. FURNISH AND INSTALL ROOT CONTROL BARRIER. SEE DETAIL 1, PLAN NO. CD–X5.

PLANTING IN MWS SYSTEM

1. CONTRACTOR SHALL INSTALL SHRUBS IN THE MWS PER PLANTING LEGEND.
2. CONTACT SHALL CONTACT AND COORDINATE WITH THE MWS MANUFACTURER AND SALE REPRESENTATIVE FOR TECHNICAL INQUIRY AND RECOMMENDATIONS OF HOW TO PREPARE SOIL, IMPLEMENT AMENDMENTS AND FERTILIZERS TO THE WETLAND MEDIA BED IN THE MWS PRIOR TO PLANTING SHRUBS.

SEE PLAN NO. PP-3 FOR PLANTING LEGEND AND NOTES

HORIZ 1"=10'
SCALE 10 5 0 10 20 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED LANDSCAPE ARCHITECT
JOHN HIDALGO
No. 3551
Exp. 07-31-27
STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 400, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ Date
City Engineer

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

PLANTING PLAN

PLAN NO. PP-2

SHEET 27 OF 42

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-LS-03_Planting - PI-LS03.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:32pm

PLANTING LEGEND

TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	DET.	PLAN	HT. SP.	WUCOLS
	LAGERSTOREMIA X FAURIEI 'TUSCARORA'	*RED CREPE MYRTLE*	24" BOX	12	STANDARD	1	CD-5	15'-25' 15'-25'	L
	CERCIS CANDADENSIS 'FOREST PANSY'	*EASTERN REDBUD*	24" BOX	11	STANDARD	1	CD-5	20'-25' 20'-25'	L
	TABEBUIA IMPETGINOSA	*PINK TRUMPET TREE*	24" BOX	7	STANDARD	1	CD-5	20'-30' 20'-30'	M
	THUJA STANDISHII X PLICATA	*THUJA "GREEN GIANT" ARBORVITAE*	24" BOX	1	STANDARD	1	CD-5	65' 15'-20'	M

SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	DET.	PLAN	HT. SP.	WUCOLS
○	AGIZANTHOS 'BIG RED'	*BIG RED KANGAROO PAW*	5 GAL.	36	SPACING PER PLAN	2	CD-5	1'-2' 2'-3'	L
⊕	ALOE STRIATA (ii)	*CORAL AGAVE*	5 GAL.	70	SPACING PER PLAN	2	CD-5	2'-3' 1'-2'	L
▣	CALLISTEMON CITRINUS 'LITTLE JOHN'	*DWARF BOTTLEBRUSH*	5 GAL.	33	SPACING PER PLAN	2	CD-5	3'-4' 2'-3'	L
Ⓒ	AGAPANTHUS AFRICANUS 'PETER PAN'	*AFRICAN LILY*	5 GAL.	14	SPACING PER PLAN	2	CD-5	1'-2' 1'-2'	L

GROUNDCOVERS

	DROSANTHEMUM FLORIBUNDUM	*ROSEA ICE PLANT*	1 GAL.	188	SPACING @ 18" O.C.	2	PP-1	1' 2'	L

WUCOLS: WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES
H: HIGH M: MODERATE L: LOW

(ii) ATTRACTS BUTTERFLIES, HUMMING BIRDS AND POLLINATORS.

LANDSCAPE CONSTRUCTION NOTE

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2. FURNISH AND INSTALL CLASS "A" TOP SOIL AS BACKFILL TO 2" BELOW TOP OF CURB. SEE DETAIL1, PLAN NO. CD-5.
3. FURNISH AND INSTALL ROOT CONTROL BARRIER. SEE DETAIL 1, PLAN NO. CD-X5.

GENERAL NOTES:

1. CONTRACTOR SHALL CHALK LAYOUT SHRUB MASSES, AND GROUNDCOVERS WITHIN THE PLANTING AREAS AND VERIFY WITH ENGINEER PRIOR TO INSTALLATION.
2. QUANTITIES SHOWN ON LEGEND ARE FOR CONVENIENCE ONLY, CONTRACTOR SHALL VERIFY EXACT QUANTITY OF EACH SHRUB & GROUNDCOVER SPECIES WITH ENGINEER PRIOR TO COMMENCING PLANTING INSTALLATION.
3. ALL PLANTING BACKFILL AMENDMENTS SHALL BE SUPPLEMENTED WITH "TRI-C HUMATE PLUS" AND "MYCO PAK" MANUFACTURED BY TRI-C (800) 927-3311 https://www.tri-corganics.com/contact BACKFILL MIXTURE SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS.
4. CONTRACTOR SHALL FURNISH AND INSTALL 3-INCH LAYER OF REDWOOD CHIPS (LARGE GRIND) AS TOP DRESS IN PLANTING AREAS AS INDICATED ON THE PLAN AND WITHIN THE FENCED FRUIT TREE GROVE. REDWOOD CHIPS AVAILABLE THROUGH RECYCLED WOOD PRODUCTS. (877)GROW RWP hank@rwpmulch.com

TREES, SHRUBS AND GROUNDCOVER PROCUREMENT

WITHIN 15 CALENDAR DAYS OF THE AWARD OF CONTRACT, CONTRACTOR SHALL CONDUCT A PLANT AVAILABILITY SEARCH TO DETERMINE THE PLANT SPECIES, CONTAINER SIZE, AND QUANTITY AS SHOWN ON THE LEGEND WILL BE AVAILABLE AT THE TIME OF PLANT INSTALLATION.

IF NOT AVAILABLE FOR PROCUREMENT, CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACT GROW, AT THE CONTRACTOR'S EXPENSE, ALL THE PLANTS LISTED ON THE PLANTING LEGEND. CONTRACTOR SHALL PROVIDE TO THE CITY AN INVOICE OF ALL THE LISTED PLANTS THAT WILL BE CONTRACT GROWN AND/OR RESERVED. THE PROCUREMENT INVOICE STATEMENT SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL WITHIN 15 DAYS OF AWARD OF CONTRACT.

RIGHT OF WAY CERTIFICATION 05-05-2026

811 Know what's below. Call before you dig.

REVISIONS

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REFERENCES

APPV'D

REGISTERED LANDSCAPE ARCHITECT JOHN HIDALGO No. 3551 Exp. 07-31-27 STATE OF CALIFORNIA

WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

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CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

PLANTING LEGEND AND NOTES

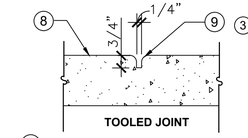
PLAN NO. PP-3

SHEET 28 OF 42

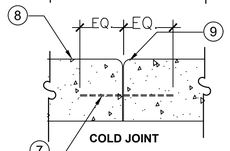
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DATE: May 05, 2026 - 12:40pm
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NOTE:

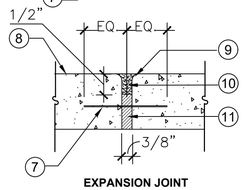
TOP DRESS SEALANT WITH SILICA SAND. SEALANT AND SAND COLOR TO MATCH ADJACENT CONCRETE COLOR.



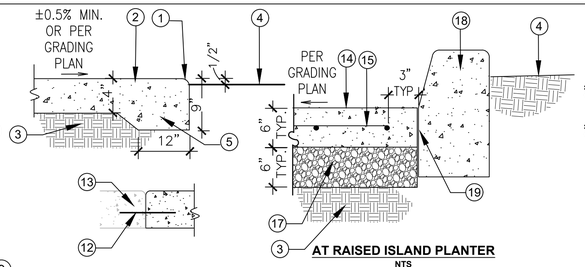
TOOLED JOINT



COLD JOINT



EXPANSION JOINT



AT RAISED ISLAND PLANTER

NTS

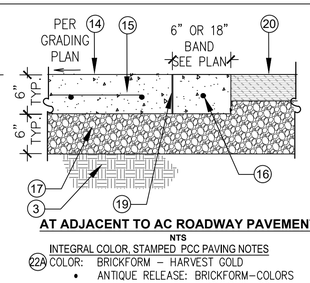
1. 1/4" RADIUS TYP.
2. PCC PAVING/SIDEWALK/BAND WITH RETARDANT FINISH
3. 95% COMPACTED SUBGRADE
4. FINISH GRADE
5. THICKENED EDGE AT TURF/PLANTING AREA
6. #4 REBAR @ 12" O.C EACH WAY
7. 9" SPEED DOWEL @ 24" O.C.
8. FINISH SURFACE
9. 1/4" RADIUS
10. JOINT SEALANT – PER SPECIFICATIONS
11. JOINT FILLER – POLYSTYRENE
12. 9" #3 REBAR @ 24" O.C. CORED INTO EXISTING PPC PAVING
13. EXISTING SIDEWALK OR NEW PCC WALKING PATH
14. 6" THICK STEEL REINFORCED PCC PAVING
15. #3 HORIZ. REBAR @24" O.C. EA. WAY.
16. #3 HORIZ. REBAR, CON'T.
17. CRUSHED MISCELLANEOUS BASE (CMB)
18. 6" CONCRETE RETAINING CURB SEE DETAIL 3
19. COLD JOINT
20. AC PAVING PER CIVIL ENG. IMPROV. PLAN

GENERAL NOTES:

1. PCC SHALL BE PER SPECIFICATIONS.
2. NATURAL GRAY COLOR PCC FINISH TEXTURE SHALL BE TOP-CAST RETARDANT FINISH.
3. INTEGRAL COLOR PCC SHALL BE AS NOTED.
4. CONSTRUCT TOOLED JOINT @ 6' O.C AND EXPANSION JOINT @ 12' O.C.
5. SEE HORIZONTAL CONTROL, GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFO. OF SIDEWALK AND PCC PAVING.
6. JOINTS SHALL BE VERIFIED WITH ENGINEER PRIOR TO POURING.
7. SEE DETAIL 1, PLAN NO. CD-2 FOR SKATEBOARD DETERRENT INSTALLATION ON CURB.

AT RAISED ISLAND PLANTER

NTS



AT ADJACENT TO AC ROADWAY PAVEMENT

NTS

INTEGRAL COLOR, STAMPED PCC PAVING NOTES

22A COLOR: BRICKFORM – HARVEST GOLD
- ANTIQUE RELEASE: BRICKFORM–COLORS NUTMEG 300
- STAMP PATTERN: MATCRETE–HARRINGBONE USED BRICK
- LOCATION: SEE CONSTRUCTION PLANS

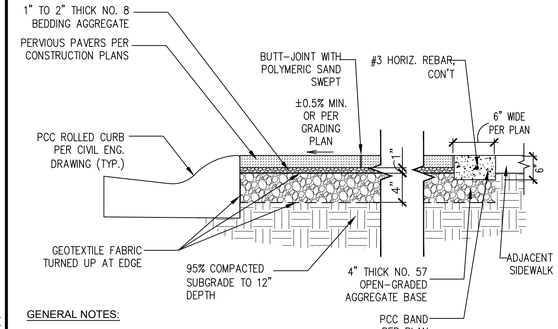
22B COLOR: BRICKFORM – MUSHROOM
- ANTIQUE RELEASE: BRICKFORM–COLORS MEDIUM GRAY 200
- STAMP PATTERN: MATCRETE–ASHLAR CUT SLATE
- LOCATION: SEE CONSTRUCTION PLANS

NATURAL GRAY COLOR WITH RETARDANT FINISH NOTE

RETARDANT: DAYTON SUPERIOR TOP-CAST CONCRETE SURFACE RETARDANT
LOCATION: SEE CONSTRUCTION PLAN

PRIOR TO START OF HARDSCAPE / CONCRETE CONSTRUCTION WORK, CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE ENGINEER FOR APPROVAL:
- 2 FT. X 2 FT. SQUARE PCC MOCK-UP OF EACH: NATURAL COLOR TOP-CAST FINISH WITH 3 RETARDANT GRADATIONS (#05, #15 AND #25)
- 2 FT. X 2 FT. SQUARE PCC MOCK-UP OF EACH: "22A" & "22B"

1 PCC SIDEWALK, ROADWAY/PARKING LOT PAVING AND BAND — NTS



GENERAL NOTES:

1. VERIFY EXACT LOCATION OF PAVER AREAS WITH ENGINEER PRIOR TO CONSTRUCTION.
2. PAVER PATTERN SHALL BE 'HERRINGBONE' & 'PARQUET' AS INDICATED ON THE PLANS.
3. CONTRACTOR SHALL SUBMIT PAVER COLOR SAMPLES TO ENGINEER FOR REVIEW AND SELECTION PRIOR TO ORDERING.
4. ALL PAVE JOINTS SHALL BE SAND SWEPT WITH POLYMERIC SEND AFTER COMPACTION.
5. PAVER AVAILABLE THROUGH EV PAVERS

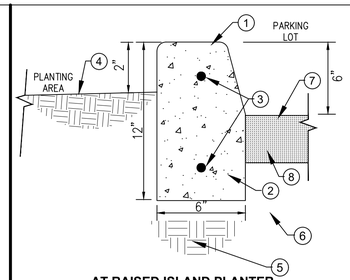
CONTACT:
EV MATERIALS CORPORATION
CHARLEY YANG
www.evmaterials.com
Cell: 949-293-4134
charleyyang@gmail.com

OR
WRENCO GROUP
JEFF WREN
https://wausautile.com
Cell: 909-438-8882
jeff@wrencogroup.com

PERMEABLE PAVER

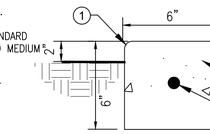
PAVER:
2"x4"X8"
COLOR:
20% GRAY
30% RED
50% BROWN

2 PERVIOUS PAVERS — NTS



AT RAISED ISLAND PLANTER

1. 1/4" RADIUS TYP.
2. PCC CURB. STANDARD GRAY COLOR AND MEDIUM BROOM FINISH
3. #3 REBAR, CON'T
4. FINISH GRADE
5. 95% COMPACTED SUBGRADE
6. CLASS A/C TOPSOIL
7. FINISH SURFACE
8. CONCRETE PAVING. SEE DETAIL NO. 1



AT CHIRSTMAS TREE AREA

NOTES

1. PCC SHALL BE PER SPECIFICATIONS.
2. JOINTS SHALL BE VERIFIED WITH ENGINEER PRIOR TO POURING.
3. SEE DETAIL 1, PLAN NO. CD-2 FOR SKATEBOARD DETERRENT INSTALLATION ON CURB.

GENERAL NOTES:

1. DETAILS SHOWN ARE TO ILLUSTRATE THE INTENDED DESIGN ONLY. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS AND SUBMITTALS AS STATED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
2. VERIFY EXACT LOCATION OF SIGN FOOTING AND SIGN FACING DIRECTION WITH ENGINEER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL FIELD LOCATE AND PERFORMING POTHOLING, IF NECESSARY, TO VERIFY ANY POTENTIAL CONFLICT WITH EXISTING UNDERGROUND UTILITY STRUCTURES PRIOR TO INSTALLATION.
4. PCC FOR ENTRY MONUMENT SIGN CONCRETE BASE AND FOOTING SHALL BE CLASS 330-C-23 (560-C-3250) WITH MAX. 4" SLUMP.

SIGN INSTALLATION NOTES - CONTRACTOR'S RESPONSIBILITIES:

1. CONTRACTOR SHALL COORDINATE WITH SOUTH COAST LIGHTING & DESIGN TO OBTAIN SHOP DRAWINGS OF ENTRANCE MONUMENT SIGN FOR CITY REVIEW SUBMITTAL, SHIPPING AND DELIVERY SCHEDULING, INCLUDING ALL NECESSARY EQUIPMENT NEEDED FOR LIFTING AND/OR HAULING, ANCHORING TEMPLATE AND TECHNICAL ASSISTANCE FOR INSTALLATION OF SIGN.
2. CONTRACTOR SHALL FURNISH SHOP DRAWINGS OF A COMPLETE SIGN ASSEMBLY AS SHOWN INCLUDING FOOTING DESIGN AND STRUCTURAL FOOTING CALCULATIONS FROM A CALIFORNIA REGISTERED CIVIL ENGINEER. FOOTING DESIGN SHALL MEET CITY'S REQUIRED 130 MPH WIND LOAD. SUBMIT DRAWINGS AND CALCULATIONS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CITY PERMIT APPLICATION, PLAN CHECK SUBMITTAL TO BUILDING DEPT., OBTAIN PLAN APPROVAL, OBTAIN PERMIT, AND SCHEDULE FOR INSPECTION FROM BUILDING DEPT. THE CITY WILL PAID FOR PERMIT FEE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY HIGH RESOLUTION ARTWORK IMAGES AND APPURTENANCES, IF APPLICABLE, TO SUBMIT TO SIGN FABRICATOR AS REQUESTED. COORDINATE WITH ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO ORDERING.
5. CONTRACTOR SHALL:
   - CONSTRUCT CONCRETE FOOTING AND BASE, COMPLETE PER DETAIL AND/OR ENGINEER'S RECOMMENDATIONS.
   - UNLOAD AND ANCHOR SIGN ONTO FOOTING.
   - APPLY CLEAR ANTI-GRAFFITI COATING ON ALL EXPOSED SURFACES OF SIGN. ANTI-GRAFFITI COATING SHALL BE PER SPECIFICATIONS. COATING APPLICATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS/WRITTEN INSTRUCTIONS.
   - APPLY PAINT COLOR AS SHOWN

MANUFACTURER: SOUTH COAST LIGHTING & DESIGN
CONTACT: KEVIN SAKOMOTO
PHONE: (949)689-6609
EMAIL: kevins@southcoastlighting.com

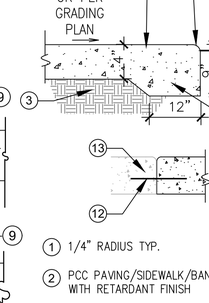
3 6-INCH WIDE PCC CURB — NTS

IRON AGE DESIGNS
2104 SW 152ND ST #4
BURIEN, WA 98166
TOLL FREE: 1-877-418-3568
www.ironagegrates.com

☑ SELECT DESIRED FINISH:
- ☐ RAW (STANDARD)
- ☐ BAKED ON OIL FINISH
- ☒ POWDER COAT

☑ SELECT DESIRED MATERIAL:
- ☒ CAST IRON (STANDARD)
- ☐ CAST ALUMINUM
- ☐ CAST BRONZE

☑ SELECT DESIRED CENTER OPENING:
- ☐ 12" (STANDARD)
- ☐ 14"
- ☐ 16"
- ☒ 18"
- ☐ 20"



SPECIFICATIONS:
PRODUCT ID: AX48-48597GHP
ADA COMPLIANT: YES - NO OPENINGS GREATER THAN 1/2"
HEELPROOF: YES - NO OPENINGS GREATER THAN 1/4"
-PIECES PER SET: 4
-DUE TO CASTING INCONSISTENCIES ALL DIMENSIONS ARE NOMINAL
-PEDESTRIAN LOAD ONLY

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5463-052.

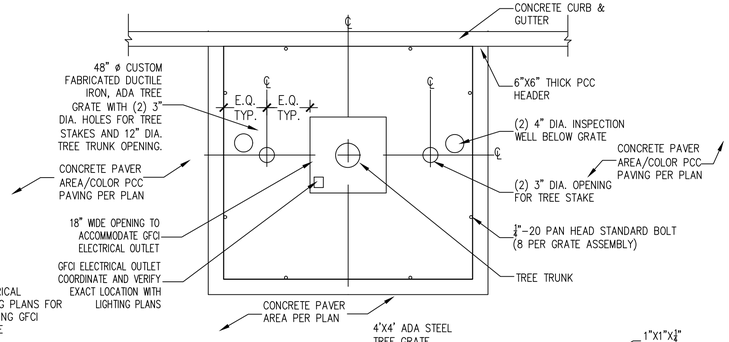
TREE GRATES
ARGO: 4' X 4' HEEL PROOF

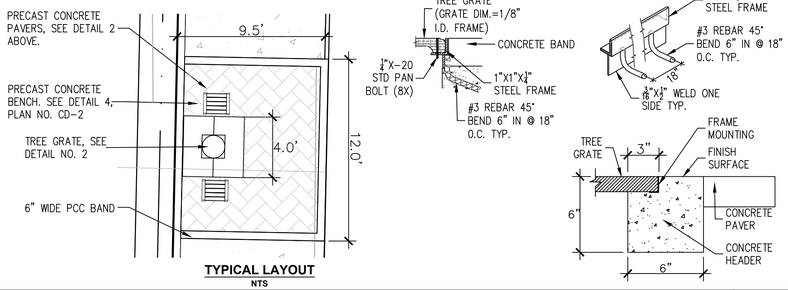
5463-052 REVISION DATE 03/06/2022

GENERAL NOTES:

1. TREE GRATE DETAILS SHOWN ARE FOR ILLUSTRATE DESIGN INTENT ONLY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO PURCHASING.
2. TREE FRAME WELL AND GRATE SHALL BE INSTALLED PER DETAILS SHOWN AND MANUFACTURER'S SPECIFICATIONS.

MANUFACTURER: IRON AGE DESIGNS
PHONE: (888) 460-7275
EMAIL: SALES@PARKPACIFIC.COM

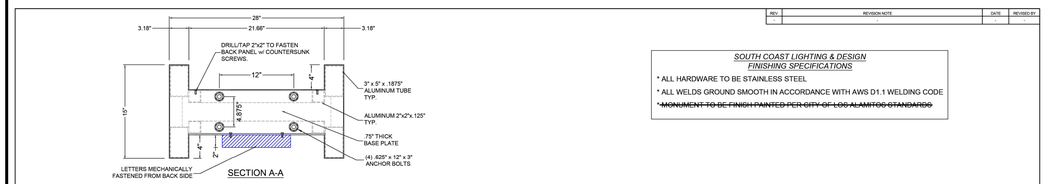




TYPICAL LAYOUT

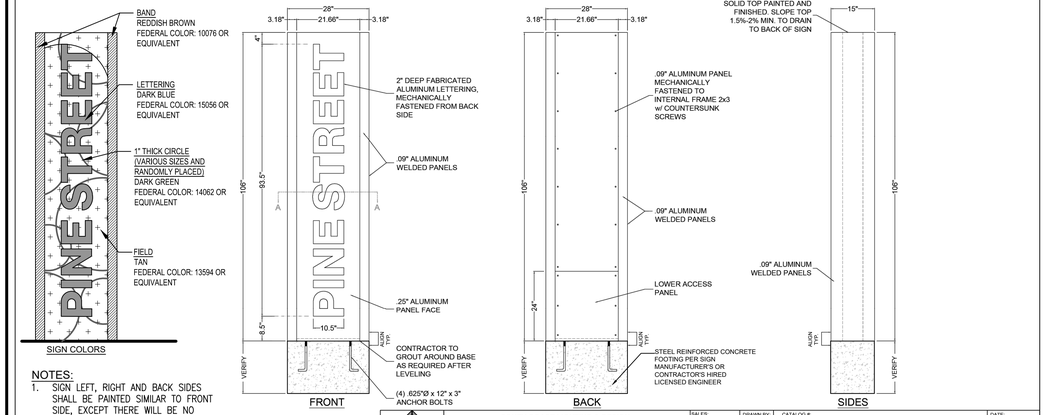
NTS

4 TREE WELL GRATE — NTS



SOUTH COAST LIGHTING & DESIGN
FINISHING SPECIFICATIONS

* ALL HARDWARE TO BE STAINLESS STEEL
* ALL WELDS GROUND SMOOTH IN ACCORDANCE WITH AWS D1.1 WELDING CODE
* ~~MONUMENT TO BE FINISH PAINTED PER CITY OF LOS ALAMITOS STANDARDS~~



SOUTH COAST LIGHTING & DESIGN
1101 VIA CALLEJON, STE. 100, SAN CLEMENTE, CA. 92673
VOICE - 949.276.8850 / FAX - 949.276.8858
SALES@SOUTHCOASTLIGHTING.COM / WWW.SOUTHCOASTLIGHTING.COM
DUE TO CONTINUING IMPROVEMENTS, SOUTH COAST LIGHTING & DESIGN, INC RESERVES THE RIGHT TO CHANGE DIMENSIONS, DESIGNS, AND CONSTRUCTION FROM THAT WHICH IS SHOWN IN THIS BROCHURE. CONTACT FACTORY FOR DETAILED ENGINEERING DRAWINGS

SALES:	DRAWN BY: K.N	CATALOG #: VERT-MON-106X28X15	DATE: 3.13.25
PRODUCTION:	CUSTOMER: LOS ALAMITOS	PROJECT NAME: PINE STREET	
FINAL:		DRAWING NUMBER: K-031325-3S	SHEET: 1 OF 1

5 ENTRY MONUMENT SIGN — NTS

REV.	REVISION NOTE	DATE	REVISED BY
-	-	-	-

CERTIFICATION 05-05-2026

RIGHT OF WAY

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\Pt-LS-04_Details - CD-5.dwg

USER: BKeyes
DATE: May 05, 2026 - 12:34pm

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WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

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CITY OF LOS ALAMITOS

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CONSTRUCTION DETAILS

PLAN NO.
CD-1

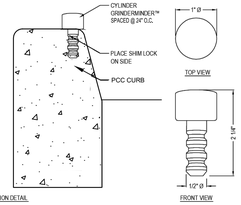
SHEET 29 OF 42

GRIND TO A HALT, INC.
P.O. BOX 221
ELBURN, IL 60119
PHONE: (630) 365-2375
FAX: (630) 365-1075
www.grindtoahalt.com

☑ SELECT DESIRED MATERIAL AND FINISH

☒ SOLID STAINLESS STEEL WITH A BRUSHED FINISH (OUR MOST POPULAR CHOICE)

☐ SOLID STAINLESS STEEL WITH A BLACK OXIDE FINISH (SOFT, MATTE BLACK APPEARANCE)



THE CYLINDER GRINDERMINDER IS ANOTHER VERSION OF THE ORIGINAL SPHERICAL DESIGN. THE "CYLINDER" WILL GIVE A LOWER, FLAT PROFILE AND IS INSERTED AT A 90° ANGLE INTO THE STONE OR CONCRETE, RATHER THAN AT AN ANGLE. THE STEM OF THE "CYLINDER" IS IDENTICAL TO THE ORIGINAL GRINDERMINDER, SO THAT IT WILL PROVIDE THE SAME STABILITY AND RESISTANCE TO VANDALISM.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.

CYLINDER GRINDERMINDER™
SKATEBOARD AND BIKE DETERRENT

4764-006 — REVISION DATE: 02/25/2016

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GENERAL NOTES

1. DETAILS SHOWN ARE FOR ILLUSTRATION OF DESIGN INTENT ONLY.
2. SUBMIT MANUFACTURER'S CUT SHEETS & SAMPLE(S) TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.

MANUFACTURER: GRIND TO A HALT
CYLINDER GRINDERMINDER
FINISH: STAINLESS STEEL WITH BRUSH FINISHED
CONTACT: GRIND TO HALT
PHONE: (630)365-2375
EMAIL: info@grindtoahalt.com

1 SKATEBOARD DETERRENT NTS

collection: bistro

PROJECT | DATE
TYPE | CATALOG #

e26 architectural string
BK-E26



string dimensions



socket dimensions



+ String and lamps are sold separately

key features
- uv resistant materials
- pvc socket forms a tight water seal
- commercial grade
- specify custom cuts by the foot
- field cutable between sockets
- 2 year limited warranty
- UL/CUL* (cord and Plug only)
- Intended for lamp-down applications only

*Check with local building and safety inspectors for specific requirements

**Recommended use of guide wire for runs over 35 ft.

product specifications

material	spt-2
wire color	black
wire gauge	16 awg
socket	e26 (medium base)
max wattage	35w per socket
12v max run	200 ft
120v max run	300 ft (1200 watt max)
spacing	24" between sockets
voltage	12v or 120v
12v wiring	direct to low voltage transformer
120v wiring	hard wire or specify power plug (part: bk-Pwr-male) ul/cul (cord and plug)
certification	

South Coast Lighting & Design | 1101 Via Callejon | Suite 200 | San Clemente, CA 92672
phone: 949.276.8850 fax: 949.276.8855 www.southcoastlighting.com

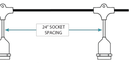
collection: bistro

PROJECT | DATE
TYPE | CATALOG #

e26 architectural suspended string
BK-E26-S



string dimensions



socket dimensions



+ String and lamps are sold separately

key features
- uv resistant materials
- pvc socket forms a tight water seal
- commercial grade
- specify custom cuts by the foot
- field cutable between sockets
- 2 year limited warranty
- UL/CUL* (cord and Plug only)
- Intended for lamp-down applications only

*Check with local building and safety inspectors for specific requirements

**Recommended use of guide wire for runs over 35 ft.

product specifications

material	spt-2
wire color	black
wire gauge	16 awg
socket	e26 (medium base)
max wattage	35w per socket
12v max run	200 ft
120v max run	300 ft (1200 watt max)
spacing	24" between sockets
voltage	12v or 120v
12v wiring	direct to low voltage transformer
120v wiring	hard wire or specify power plug (part: bk-Pwr-male) ul/cul (cord and plug)
certification	

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phone: 949.276.8850 fax: 949.276.8855 www.southcoastlighting.com

collection: bistro

PROJECT | DATE
TYPE | CATALOG #

s14 lamps (outdoor/indoor Rated)

South Coast Lighting's LED Filament Collection offers a dimmable 1W vintage style filament LED with an antique 2400K warm white light output. Available in 12VAC to easily integrate with your low voltage landscape lighting system. Also available in 120VAC.

12V FILAMENT LED



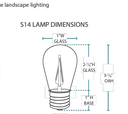
LED-BK-S14-1-12-FIL
WATTAGE 1W
KELVIN 2400K
LUMENS 45
DIMMABLE YES*
VOLTAGE 12V AC - 15V AC
BASE MEDIUM (E26)

120V FILAMENT LED



LED-BK-S14-1-120-FIL
WATTAGE 1W
KELVIN 2400K
LUMENS 45
DIMMABLE YES*
VOLTAGE 120V AC
BASE MEDIUM (E26)

S14 LAMP DIMENSIONS



*PRIMARY SOCK DIMENSIO... Requires LED magnetic low voltage (MLV) or LED electronic low voltage (ELV) dimmable transformer and compatible LED dimmer
• Fully tested with Lutron Diva DVELV-600P dimmer and dimmable transformers

Dimensions for all S14 lamps on this page.

The Standard LED lamps offer a softer light output in 2700K warm white. Available in 12VAC which easily integrates with your low voltage landscape lighting system. Also available in 120VAC.

12V LED



LED-BK-S14-1-12
WATTAGE 1W
KELVIN 2700K
LUMENS 20
DIMMABLE NO
VOLTAGE 11V AC - 13V AC
BASE MEDIUM (E26)

120V LED



LED-BK-S14-1-120
WATTAGE 1W
KELVIN 2700K
LUMENS 30
DIMMABLE NO
VOLTAGE 120V AC
BASE MEDIUM (E26)

Traditional Incandescent 120VAC lamps provide a higher lumen output.

120V INCANDESCENT



I-bk-s14-11-120
WATTAGE 11W
KELVIN 2700K
LUMENS 110
DIMMABLE YES
VOLTAGE 120V AC
BASE MEDIUM (E26)

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collection: bistro

PROJECT | DATE
TYPE | CATALOG #

decorative BISTRO shades
(For use with BK-E26 only)

PETAL SHADE



MODEL BK-111-BZ
DIMENSIONS 3 1/2"W X 3"H
MATERIAL ALUMINUM
OUTDOOR FINISH BRONZE
INSIDE FINISH WHITE REFLECTIVE

HAMMERED SHADE



MODEL BK-411-BZ
DIMENSIONS 8"W X 3"H
MATERIAL ALUMINUM
OUTDOOR FINISH BRONZE
INSIDE FINISH WHITE REFLECTIVE

These shade options are ideal for customizing the look of the architectural bistro string.

The shades also serve to achieve a dark sky design and avoid overhead light pollution.

MOUNTING INSTALLATION ACCESSORIES

GALVANIZED AIRCRAFT CABLE



MODEL BK-CABLE-SS
MATERIAL GALVANIZED
DIAMETER 1/4" (7X7)
STRENGTH 480 LBS MATING
LENGTH 250' per roll
**Recommended use of guide wire for runs over 35 ft.

CABLE WIRE CLAMPS



MODEL BK-CABLE-CLAMP
MATERIAL GALVANIZED

Fits 1/4" Galvanized Cable Only

WIRE TIES (SS)



MODEL BK-TIES-SS
MATERIAL 304 STAINLESS STEEL
LENGTH 14"
WIDTH 1/8"
STRENGTH 180 LBS MATING
QTY PACK 100

WIRE TIES (NYLON)



MODEL BK-TIES-BK
MATERIAL HEAVY DUTY NYLON
LENGTH 8"
WIDTH 1/8"
STRENGTH 50 LBS MATING
QTY PACK 100

DESIGN IDEAS (POSTS, POLES, HOOKS NOT SUPPLIED)



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phone: 949.276.8850 fax: 949.276.8855 www.southcoastlighting.com

collection: bistro

PROJECT | DATE
TYPE | CATALOG #

submittal sheet

step 1
fixture configuration

LENGTH ft — Specify per foot
MODEL: BK-E26 - Standard Socket; BK-E26-S Suspended Socket

STANDARD STRING CUT ...
- All bistro string comes in Black finish.
- Each string has 1ft. before the first socket with a pigtail for hard wire 12v or 120vL
- Each string has 1ft. after the last socket with a sealed looped end. FOR ADDITIONAL 12V LEAD (BK-LEAD) OR 120V POWER PLUG (BK-PWR-MALE) PLEASE SPECIFY IN STEP 2

step 2
lead configuration

LENGTH ft — Specify per foot
MODEL: BK-LEAD Lead Wire (per ft.); BK-PWR-MALE 8 ft. Male Plug for BK-LEAD

LEAD ORDERING INFO ...
- All leads and power plugs are factory sealed and installed
- Each lead has a 1ft. pigtail for hard wire connection
FOR ADDITIONAL 12V LEAD (BK-LEAD) OR 120V POWER PLUG (BK-PWR-MALE) PLEASE SPECIFY IN STEP 2

step 3
lamp configuration

qty — MODEL

12V OPTIONS...
LED-BK-S14-1-12 — 1W LED - 2700K
LED-BK-S14-1-12-FIL — 1W Filament LED - 2400K

120V OPTIONS...
LED-BK-S14-1-120 — 1W LED - 2700K
LED-BK-S14-1-120-FIL — 1W Filament LED - 2400K
I-BK-S14-11-120 — 11W Incandescent

step 4
shade options

qty — MODEL

BK-111-BZ Petal Shade
BK-411-BZ Hammered Shade
- All shades are Bronze (BZ) outer finish with white reflective inside finish.

step 5
accessory options

qty — MODEL

ft — BK-CABLE-SS — Galvanized Aircraft Cable - 1/4" (7x7) — Sold by the foot
BK-CABLE-CLAMP — Galvanized Cable Clamp - Fits 1/4" Guide Wire — Sold Individually

qty — MODEL

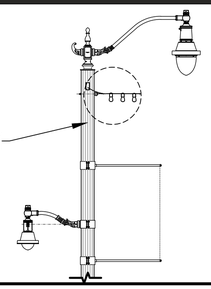
BK-TIES-SS — Stainless Steel Cable Ties (100 QTY Pack)
BK-TIES-BK — Heavy Duty Nylon Ties (100 QTY Pack)

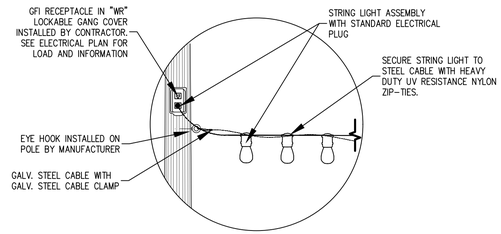
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phone: 949.276.8850 fax: 949.276.8855 www.southcoastlighting.com

GENERAL NOTES

1. DETAILS SHOWN ARE FOR ILLUSTRATION OF DESIGN INTENT ONLY.
2. SUBMIT MANUFACTURER'S CUT SHEETS & COLOR & FINISH SURFACE CHART TO ENGINEER FOR REVIEW AND SELECTION PRIOR TO CONSTRUCTION.
3. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.
4. INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS/WRITTEN INSTRUCTIONS.
5. REFER TO LIGHTING PLANS FOR EXACT LOCATIONS AND ELECTRICAL CONNECTION.

MANUFACTURER: SOUTH COAST LIGHTING
CONTACT: KEVIN SAKOMOTO
PHONE: (949)689-6609
EMAIL: kevins@southcoastlighting.com



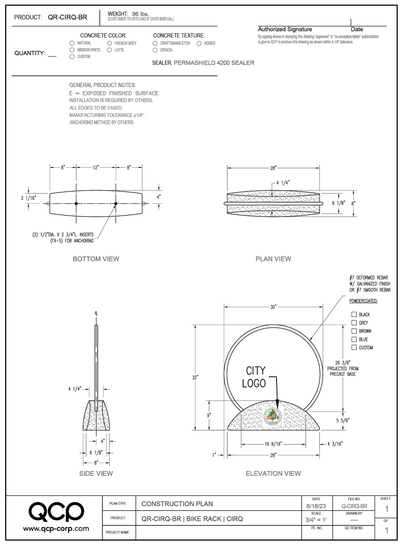


2 LED STRING LIGHTS NTS

GENERAL NOTES

1. DETAILS SHOWN ARE FOR ILLUSTRATION OF DESIGN INTENT ONLY.
2. SUBMIT MANUFACTURER'S CUT SHEETS & COLOR & FINISH SURFACE CHART TO ENGINEER FOR REVIEW AND SELECTION PRIOR TO CONSTRUCTION.
3. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.

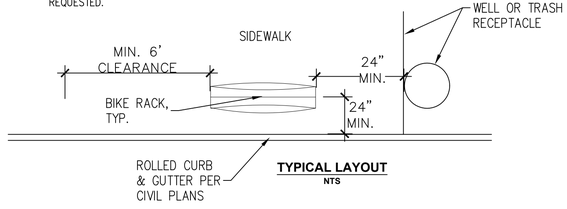
MANUFACTURER: QCP
BIKE RACK MODEL: QR-CIRQ-BR
CONCRETE COLOR: NATURAL
CONTACT:
QCP CORP.
PHONE: (866) 703-3434
EMAIL: SALES@QCP-CORP.COM





NOTES
1. ANCHOR BIKE RACK ON PCC FINISH SURFACE AS SHOWN WITH STAINLESS STEEL CONCRETE ANCHORING BOLTS.
2. CONTRACTOR SHALL PROVIDE ANCHORING BOLTS, IF NOT FURNISHED BY THE MANUFACTURER, AS PART OF THE INSTALLATION WORK.
3. REFER TO CONSTRUCTION PLANS FOR LOCATIONS AND QUANTITIES.

CITY LOGO
1. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR HIGH RESOLUTION GRAPHIC IMAGE FILE OF THE CITY LOGO.
2. CONTRACTOR SHALL CONTACT AND COORDINATE WITH PRECAST CONCRETE BIKE MANUFACTURER FOR INSTALLATION AND APPLICATION OF CITY LOGO IMAGE ON THE BIKE RACK AS SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING HIGH RESOLUTION GRAPHIC OF CITY LOGO TO THE PRECAST CONCRETE BIKE MANUFACTURER AS REQUIRED AND/OR REQUESTED.



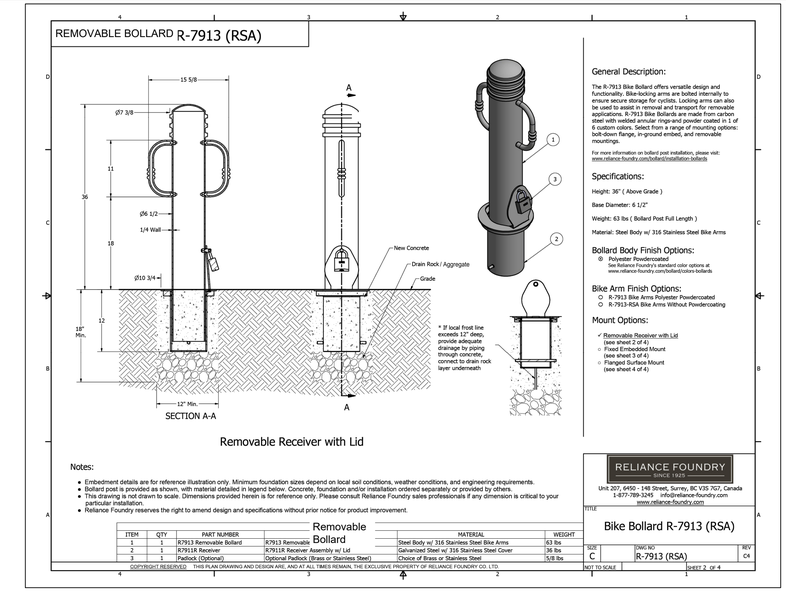
TYPICAL LAYOUT
NTS

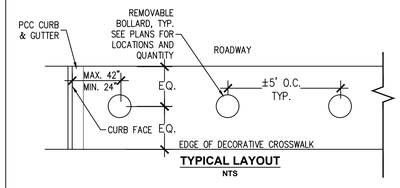
4 PRECAST CONCRETE BIKE RACK NTS

GENERAL NOTES

1. DETAILS SHOWN ARE FOR ILLUSTRATION OF THE DESIGN INTENT ONLY.
2. SUBMIT MANUFACTURER'S CUT SHEETS & COLOR CHART TO ENGINEER FOR REVIEW & SELECTION PRIOR TO PURCHASING.
3. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.

MANUFACTURER: RELIANCE FOUNDRY
CONTACT:
PHONE: 1(877)789-3245
EMAIL: info@reliancefoundry.com





TYPICAL LAYOUT
NTS

5 REMOVABLE BOLLARD NTS

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CAL\Los Alamitos, City of\113322 - Los AL. Pine Street Complete Street Imp\90D-PS&E\90I-Plans\PL-LS-04_Details - CD-5.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:36pm

811 Know what's below. Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS

REFERENCES

APPV'D

REGISTERED LANDSCAPE ARCHITECT — JOHN HIDALGO — No. 3551 — Exp. 07-31-27 — STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714.978.8200 fax 714.978.8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____
City Engineer — Date

CITY OF LOS ALAMITOS

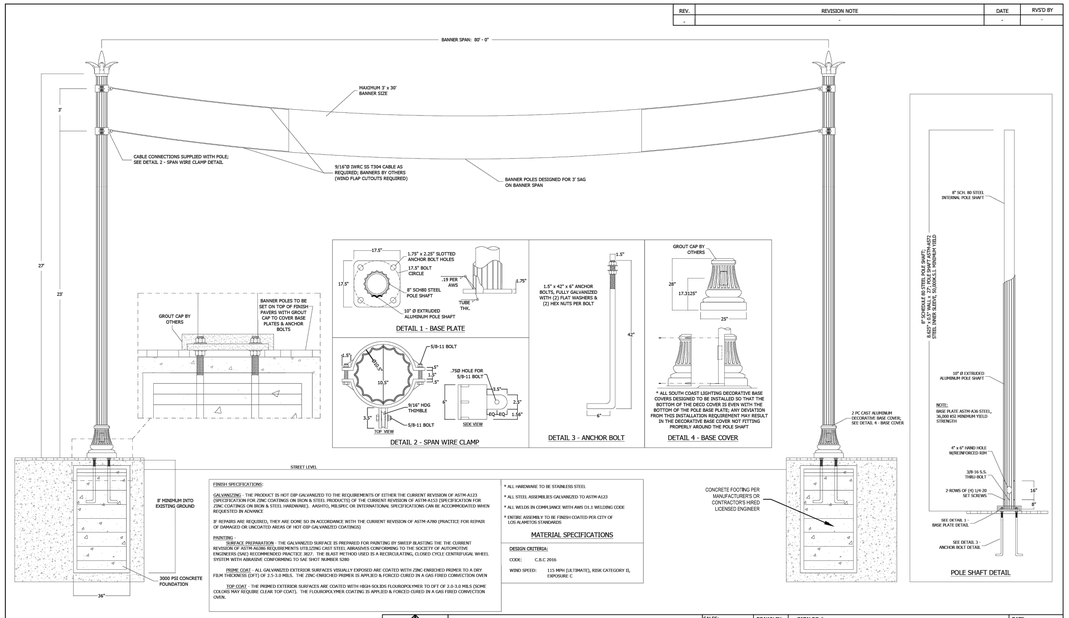
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

CONSTRUCTION DETAILS

PLAN NO.
CD-2

SHEET 30 OF 42

REV.	REVISION NOTE	DATE	RVS'D BY
-	-	-	-



SOUTH COAST LIGHTING & DESIGN
1101 VIA CALLEJON, STE. 100, SAN CLEMENTE, CA. 92673
VOICE - 949.276.8850 / FAX - 949.276.8855
SALES@SOUTHCOASTLIGHTING.COM / WWW.SOUTHCOASTLIGHTING.COM

DUE TO CONTINUING IMPROVEMENTS, SOUTH COAST LIGHTING & DESIGN, INC RESERVES THE RIGHT TO CHANGE DIMENSIONS, DESIGNS, AND CONSTRUCTION FROM THAT WHICH IS SHOWN IN THIS BROCHURE. CONTACT FACTORY FOR DETAILED ENGINEERING DRAWINGS

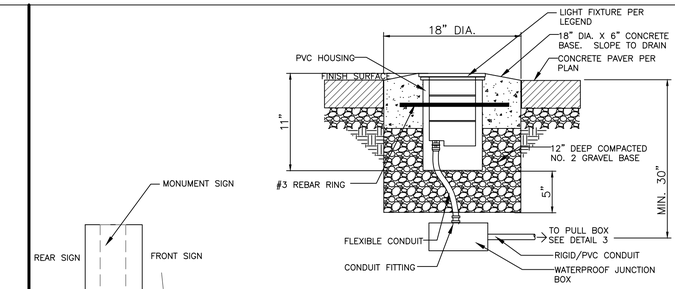
SALES:	DRAWN BY: K.N.	CATALOG #: BCWAR2528_P-8SCH80-324-BANNER	DATE: 3.13.25
PRODUCTION:	CUSTOMER: LOS ALAMITOS	PROJECT NAME: PINE STREET	
FINAL:		DRAWING NUMBER: K-031325-2S	SHEET: 1 OF 1

GENERAL NOTE

1. MANUFACTURER'S ELEVATIONS, DETAILS AND NOTES SHOWN WERE OBTAINED FROM THE MANUFACTURER'S REPRESENTATIVE PROVIDED FOR ILLUSTRATIVE AND INFORMATION PURPOSE ONLY.
2. CONTRACTOR SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE FOR COORDINATION, INFORMATION EXCHANGING, PRICING AND ORDERING, AND TO OBTAIN OFFICIAL SHOP DRAWINGS OF BANNER POLE.
3. CONTRACTOR SHALL FURNISH AND SUBMIT SHOP DRAWINGS OF A COMPLETE BANNER POLE ASSEMBLY AS SHOWN INCLUDING FOOTING DESIGN AND STRUCTURAL FOOTING CALCULATIONS FROM A CALIFORNIA REGISTERED CIVIL ENGINEER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CITY PERMIT APPLICATION, PLAN CHECK SUBMITTAL TO BUILDING DEPT., OBTAIN PLAN APPROVAL, OBTAIN PERMIT, AND SCHEDULE FOR INSPECTION FROM BUILDING DEPT. THE CITY WILL PAID FOR PERMIT FEE.
5. CONTRACTOR SHALL COORDINATE AND MAKE ARRANGEMENT FOR DELIVERY, TEMPORARY STORAGE AND INSTALLATION OF THE BANNER POLE ASSEMBLY USING LIFTING VEHICLE/CRANE WITH THE CITY'S ENGINEER AND MANUFACTURER'S REPRESENTATIVE.
6. CONTRACTOR SHALL REFER TO CIVIL ENG. PLANS FOR THE COORDINATION OF THE CONSTRUCTION OF PCC SIDEWALK AND CONSTRUCTION OF THE BANNER POLE FOOTING/FOUNDATION PRIOR TO INSTALLATION.
7. DUE TO THE COMPLEXITY OF THE BANNER POLE INSTALLATION AND RELATED APPURTENANCES, THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE MANUFACTURER'S SALE REPRESENTATIVE AND THE CITY'S REPRESENTATIVE 10 WORKING DAYS AFTER AWARD OF THE CONTRACT DATE FOR ANY SPECIFIC TECHNICAL ASSISTANCE AND TO RESOLVE ANY ADDITIONAL RELATED ISSUE TO ACHIEVE A COMPLETE SUCCESSFUL INSTALLATION.
8. CONTRACTOR SHALL FIELD LOCATE AND PERFORMING POTHOLING, IF NECESSARY, TO VERIFY ANY POTENTIAL CONFLICT WITH EXISTING UNDERGROUND UTILITY STRUCTURES PRIOR TO INSTALLATION.

MANUFACTURER: SOUTH COAST LIGHTING & DESIGN
CONTACT: KEVIN SAKOMOTO
PHONE: (949)689-6609
EMAIL: kevins@southcoastlighting.com

1 OVERHEAD STREET BANNER — NTS

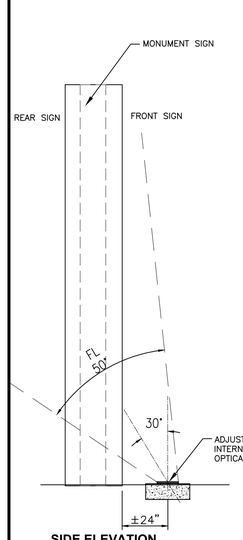


NOTES

1. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.
2. INSTALLATION SHALL BE PER SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS.

A. FC LIGHTING UPLIGHT AVAILABLE THROUGH:
CALIFORNIA LIGHTING SALES
CONTACT: TIFFANI MOORE
(626)775-6132
tiffanim@californialightingsales.com

B. SEE LIGHTING PLANS FOR, LOCATION, NOTES, CHARTS AND CONNECTION INFORMATION.



SIDE ELEVATION
NTS

FCD803R

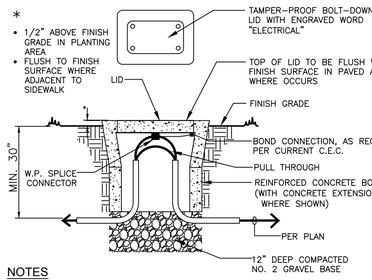
Ordering Information

ORDERING INFORMATION

FCD803R	UNV					SS		
SERIES	VOLTAGE	CCT	CRI	LUMENS	FINISH	LED OPTICS	OPTIONS	
FCD803R	UNV 120 - 277 VAC	27K 2700K	CRI84 84 CRI	13L 1300 lm (29W)	SS Stainless Steel	SP Spot (10°)	LD 0-10V Dimming (10%)	
	3K 3000K	CRI90 90 CRI	20L 2000 lm (30W)		NFL Narrow Flood (25°)	ELV ELV Dimming (120V only)	
	35K 3500K		30L 3000 lm (53W)		FL Flood (50°)	SR Slip Resistant (Frosted Lens)	
	4K 4000K				WFL Wide Flood (70°)	LVR Louver (external)	
						RG Rock Guard (not drive over rated)	
						ADJ Adjustable LED Base (Not w/LVR or RG)	

(up to +/- 30° beam)

2 MONUMENT SIGN UPLIGHT — NTS



NOTES

1. ALL LIDS SHALL BE BOLT DOWN WITH TAMPER-PROOF FASTENERS. LIDS TO BE "FIBERLYTE".
2. ALL BOXES TO SET ON MINIMUM 12" COMPACTED GRAVEL BASE WIDTH X LENGTH OF BOX.
3. SPLICES:
   COPPER CONDUCTOR SPLICES AND TAPS OF #8 AWG AND SMALLER SHALL BE MADE WITH WATERPROOF WIRE NUT CONNECTORS. KING SAFETY PRODUCTS #621, #622 OR #623. WHICH ARE THREE SIZES (OR EQUAL) THESE WIRE NUTS ARE U.L. LISTED FOR "WET" LOCATIONS AND CONTAIN A SEALANT PASTE.
4. COPPER CONDUCTOR SPLICES OF #6 AWG AND LARGER SHALL BE MADE WITH SPLIT-BOLT CONNECTORS SUCH AS BURNDY "SERVIT" (OR EQUAL) WITH DOUBLE WRAPPED "SCOTCH" #33+ ALL WEATHER VINYL PLASTIC ELECTRICAL TAPE OR WITH "E-Z SEAL" #2200 VINYL INSULATING PADS, BY 3M, OR WITH SIERRA/TOMIC #4000 VINYL SEAL PADS.
5. PULL BOX SHALL BE SIZED TO FIT. PULL BOX SIZING TO BE PER CEC, 314.28, LATEST EDITION.
6. INSTALL PULL BOX MIN. 6" FROM ANY DRIVEWAY EDGE AND 4" MIN FROM CURBS OR PER CIVL REQ'S.

3 PULL BOX — NTS

PRODUCT: QR-CE3036W-A25 | WEIGHT: 748 lbs. (CUSTOMER TO STATE EMPTY OR FILLED WEIGHT)

QUANTITY: | CONCRETE COLOR: NATURAL, FRENCH GREY, MISSION WHITE, LATTE, CUSTOM | CONCRETE TEXTURE: CRAFTSMAN STEP, HONED, ETRUSCA

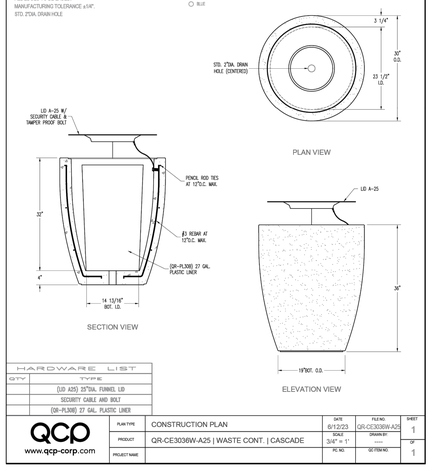
Authorized Signature | Date

By signing above or stamping this drawing "approved" or "no exception taken" authorization to proceed is given to QCP to produce this drawing as shown without a "VP" disclaimer.

SEALER: PERMASHIELD 4200 SEALER

GENERAL PRODUCT NOTES:
E = EXPOSED FINISHED SURFACE
INSTALLATION IS REQUIRED BY OTHERS.
ALL EDGES TO BE EASED.
MANUFACTURING TOLERANCE ±1/4".
STD. 3"DIA. DRAIN HOLE

LID MATERIAL: ALUMINUM, STEEL
LID COLORS: BLACK, GRAY, BROWN, BLUE



HARDWARE LIST	
QTY	TYPE
	[LID A25] 25"DIA. FUNNEL LID
	SECURITY CABLE AND BOLT
	[QR-PLI300] 27 GAL. PLASTIC LINER

QCP www.qcp-corp.com	PLAN TYPE	CONSTRUCTION PLAN	DATE 6/12/23	FILE NO QR-CE3036W-A25	SHEET 1
	PRODUCT	QR-CE3036W-A25 | WASTE CONT. | CASCADE	SCALE 3/4" = 1"	DRAWN BY	OF 1
	PROJECT NAME		PC NO.	QCP ITEM NO.	1

GENERAL NOTES

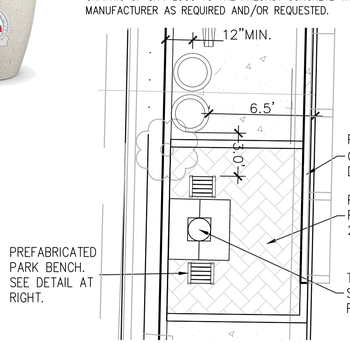
1. DETAILS SHOWN ARE FOR ILLUSTRATION OF THE DESIGN INTENT ONLY.
2. SUBMIT MANUFACTURER'S CUT SHEETS AND COLOR & FINISH SURFACE CHART TO ENGINEER FOR REVIEW & SELECTION PRIOR TO CONSTRUCTION.
3. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.

MANUFACTURER: QCP
BIKE RACK MODEL: QR-CIRQ-BR
CONCRETE COLOR: NATURAL
CONTACT:
QCP CORP.
PHONE: (866) 703-3434
EMAIL: SALES@QCP-CORP.COM

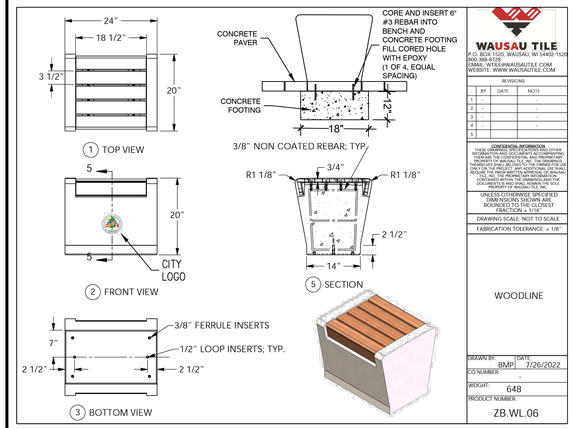
CITY LOGO
1. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR HIGH RESOLUTION GRAPHIC IMAGE FILE OF THE CITY LOGO.
2. CONTRACTOR SHALL CONTACT AND COORDINATE WITH PRECAST CONCRETE TRASH RECEPTACLE MANUFACTURER FOR INSTALLATION AND APPLICATION OF CITY LOGO IMAGE ON THE BIKE RACK AS SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING HIGH RESOLUTION GRAPHIC OF CITY LOGO TO THE PRECAST CONCRETE TRASH RECEPTACLE MANUFACTURER AS REQUIRED AND/OR REQUESTED.



4 PRECAST CONCRETE TRASH/RECYCLE BIN — NTS



TYPICAL LAYOUT
NTS



WAUSAU TILE
P.O. BOX 1520, WAUSAU, WI 54402-1520
PHONE: 715.675.3346
EMAIL: WTE@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

REVISIONS		
BY	DATE	NOTE
1 -	-	-
2 -	-	-
3 -	-	-
4 -	-	-
5 -	-	-

CONFIDENTIAL INFORMATION: THESE DRAWINGS AND SPECIFICATIONS CONTAIN INFORMATION AND DOCUMENTS ACCOMPANYING THEM ARE CONFIDENTIAL AND PROPRIETARY PROPERTY OF WAUSAU TILE, INC. THE UNDERSIGNED AGREES THAT THESE DOCUMENTS WILL BE USED ONLY ON THE PROJECT. ANY ADDITIONAL USE SHALL BE SUBJECT TO THE PRIOR WRITTEN CONSENT OF WAUSAU TILE, INC. THE PROTECTIVE PROVISIONS SHALL CONTINUE TO BE BINDING AND SHALL REMAIN AND THE PROPERTY OF WAUSAU TILE, INC.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE NOMINAL AND ROUNDED TO THE CLOSEST FRACTION, ± 1/16"

DRAWING SCALE: NOT TO SCALE

FABRICATION TOLERANCE: ± 1/8"

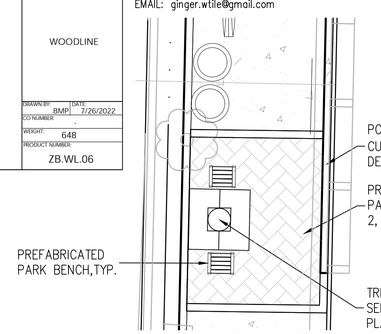
DRAWN BY: BMP	DATE: 7/26/2022
CO NUMBER	
WEIGHT: 648	
PRODUCT NUMBER: ZB.WL.06	

GENERAL NOTES

1. DETAILS SHOWN ARE FOR ILLUSTRATION OF THE DESIGN INTENT ONLY.
2. SUBMIT MANUFACTURER'S CUT SHEETS & FINISH SURFACE AND COLOR CHART TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.
4. BENCH ASSEMBLY SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL HARDWARE AND ANCHOR BENCH TO CONCRETE SLAB PER MANUFACTURE'S SPECIFICATIONS.

MANUFACTURER: WASAUTILE
BENCH MODEL: ZB.WL.06
CONTACT:
GINGER WELLS
PHONE: (714)-307-3030
EMAIL: ginger.wtile@gmail.com

CITY LOGO
1. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR HIGH RESOLUTION GRAPHIC IMAGE FILE OF THE CITY LOGO.
2. CONTRACTOR SHALL CONTACT AND COORDINATE WITH PRECAST CONCRETE BENCH MANUFACTURER FOR INSTALLATION AND APPLICATION OF CITY LOGO IMAGE ON THE BENCH AS SHOWN.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING HIGH RESOLUTION GRAPHIC OF CITY LOGO TO THE PRECAST CONCRETE BENCH MANUFACTURER AS REQUIRED AND/OR REQUESTED.



TYPICAL LAYOUT
NTS

5 PRECAST CONCRETE BENCH WITH CITY LOGO — NTS

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-LS-04_Details - CD-5.dwg
USER: BReyes
DATE: May 05, 2026 - 12:41pm

811 Know what's below. Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS	

REFERENCES

APPV'D

REGISTERED LANDSCAPE ARCHITECT — JOHN HIDALGO — No. 3551 — Exp. 07-31-27 — STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ City Engineer — Date

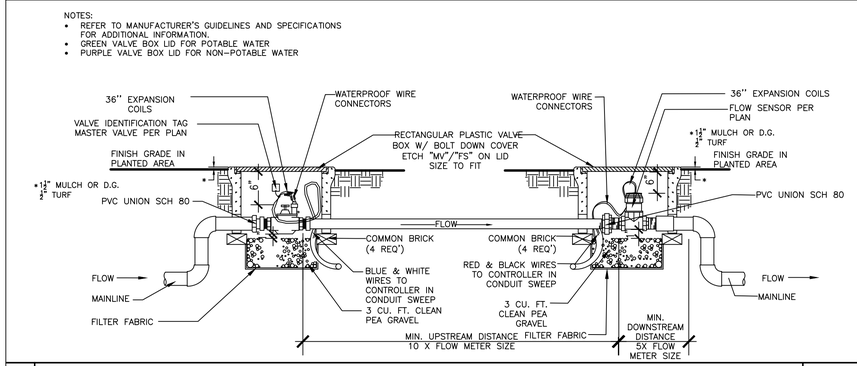
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

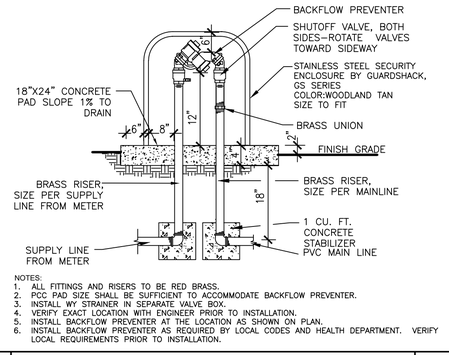
CONSTRUCTION DETAILS

PLAN NO. CD-3

SHEET 31 OF 42

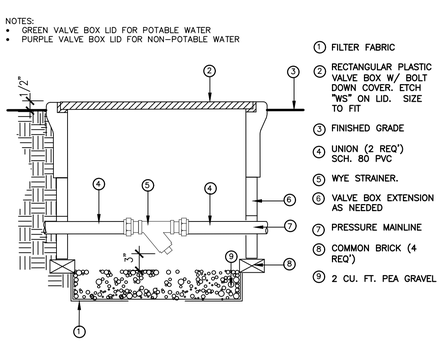


1 MASTER VALVE AND FLOW SENSOR NTS

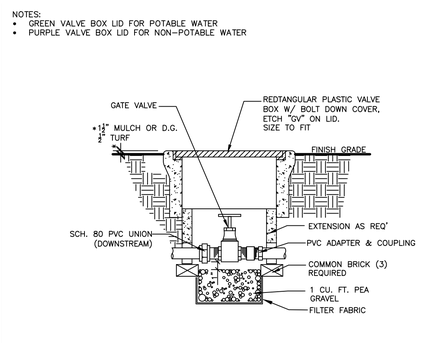


NOTES:
1. ALL FITTINGS AND RISERS TO BE RED BRASS.
2. PCC PAD SIZE SHALL BE SUFFICIENT TO ACCOMMODATE BACKFLOW PREVENTER.
3. INSTALL WY STRAINER IN SEPARATE VALVE BOX.
4. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.
5. INSTALL BACKFLOW PREVENTER AT THE LOCATION AS SHOWN ON PLAN.
6. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

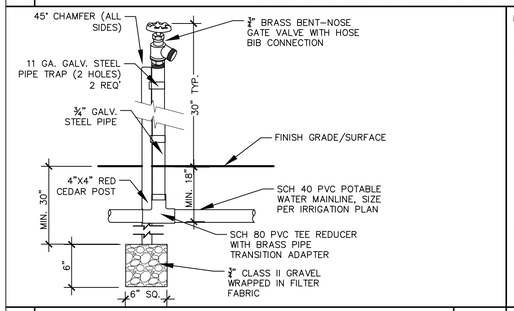
2 BACKFLOW PREVENTER NTS



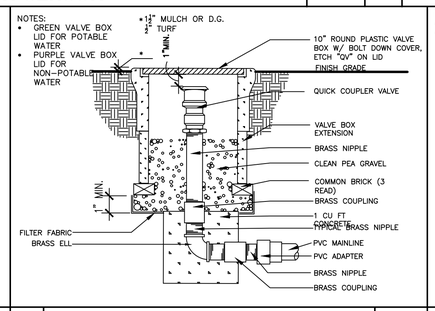
3 Y-STRAINER NTS



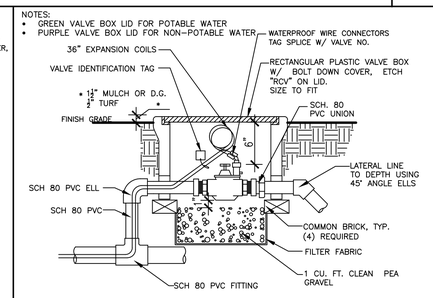
4 GATE VALVE NTS



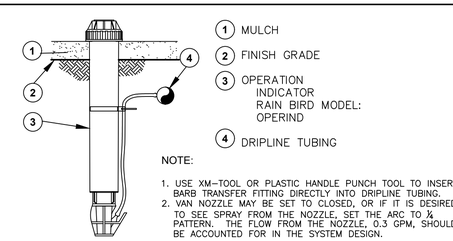
5 HOSE BIB NTS



6 QUICK COUPLER VALVE NTS

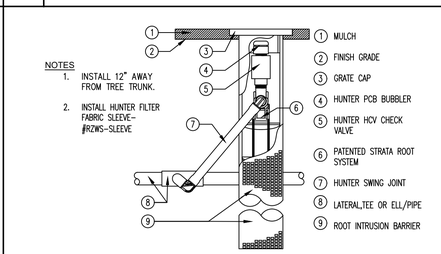


7 REMOTE CONTROL VALVE NTS

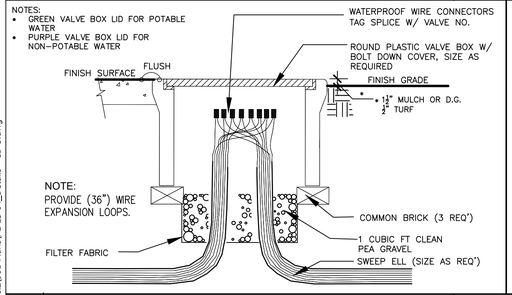


NOTE:
1. USE XM-TOOL OR PLASTIC HANDLE PUNCH TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

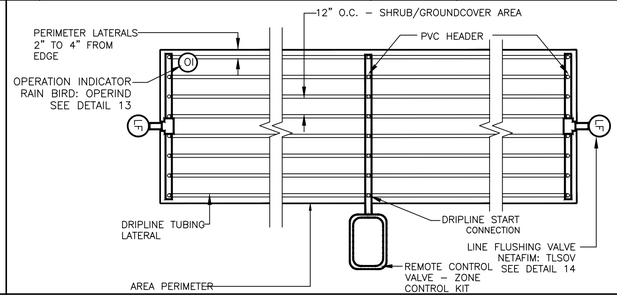
8 OPERATION INDICATOR NTS

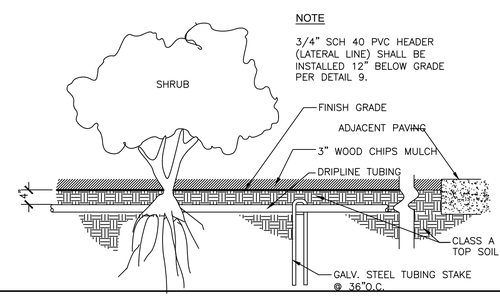


9 RZWS NTS

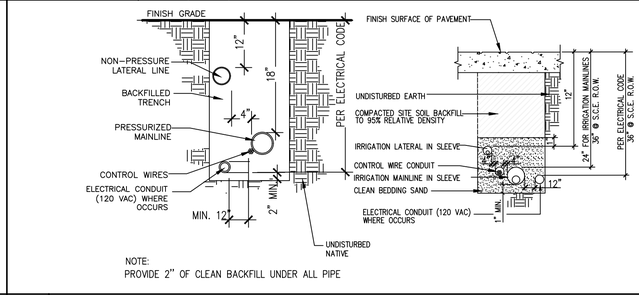


10 SPLICE BOX NTS



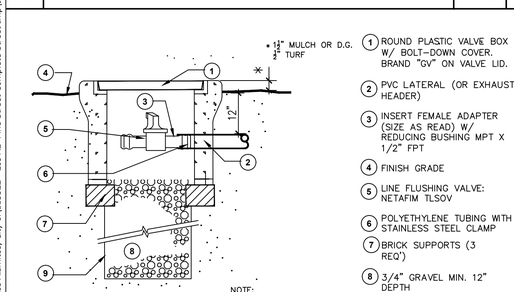


11 TYPICAL DRIP IRRIGATION LAYOUT AND COMPONENTS DETAILS NTS

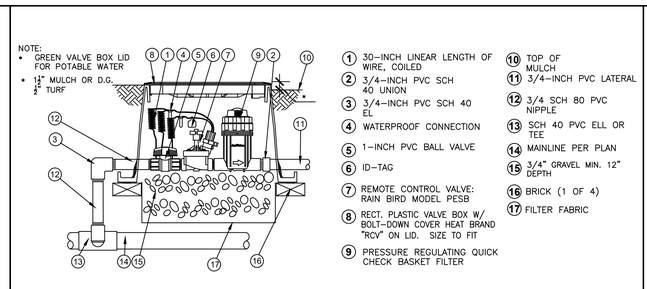


NOTE:
PROVIDE 2" OF CLEAN BACKFILL UNDER ALL PIPE

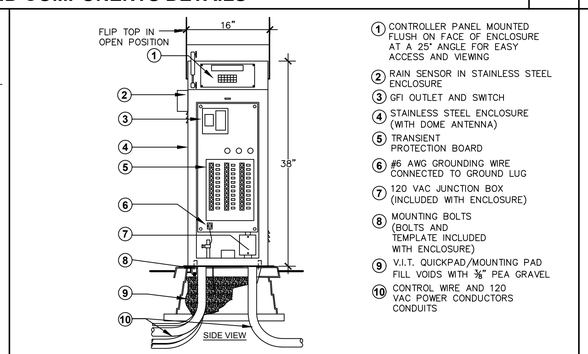
12 TRENCHING IN PLANTING AREA AND UNDER PAVING NTS



13 LINE FLUSHING VALVE NTS



14 DRIP ZONE CONTROL KIT NTS



15 STAND ALONE IRRIGATION CONTROLLER ASSEMBLY NTS

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-LS-04_Details - CD-5.dwg
USER: BReyes
DATE: May 05, 2026 - 12:37pm

811 Know what's below. Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS	

REFERENCES

APPV'D

REGISTERED LANDSCAPE ARCHITECT — JOHN HIDALGO — No. 3551 — Exp. 07-31-27 — STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____ City Engineer Date

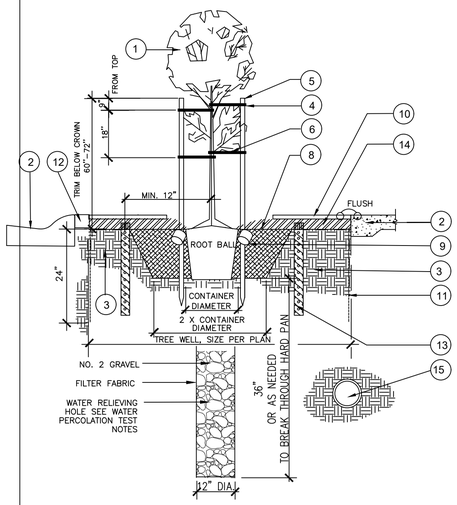
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

IRRIGATION DETAILS

PLAN NO. **CD-4**

SHEET 32 OF 42



1. TREE CROWN
2. THICKENED EDGE PCC SLAB (SIDEWALK) OR ROLL CURB
3. CLASS A TOPSOIL BACKFILL, 24" DEPTH
4. TREE TIE 8" FROM TOP (V.I.T. CINCH TIE)
5. TREE STAKE
6. LOWER SCAFFOLD BRANCHES
7. PLANTING BACKFILL
8. FINISH GRADE
9. PLANS PLANTING TABLET
10. METAL TREE GRATE ASSEMBLY, WHERE OCCURS, PER DETAIL 4, CD-1
11. 24" ROOT CONTROL BARRIER, ALL SIDES
12. 6"X6" CONCRETE HEADER
13. 4" DIA. X 24" PERF. PVC PIPE (2 PER TREE WELL) FILL WITH NO. 2 GRAVEL –WRAP PIPE W/ BLACK FILTER FABRIC
14. 3" LAYER OF SHREDDED WOOD MULCH
15. EXISTING UNDERGROUND UTILITY LINE(S) VERIFY LOCATIONS WITH ENGINEER AND UTILITY REPRESENTATIVE(S) PRIOR TO EXCAVATION

GENERAL NOTES

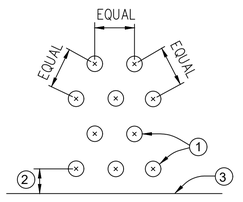
1. CONTRACTOR SHALL VERIFY WITH ENGINEER FOR APPROVAL, EXACT LOCATION ALL NEW TREE WELLS, PRIOR TO CONSTRUCTION.
2. IF TREE LOCATION SHOULD BE WITHIN 5 FT. OF MARKED LOCATION FOR POSSIBLE UNDERGROUND UTILITY STRUCTURE BY DIGALERT, CONTRACTOR SHALL MANUALLY EXCAVATE PLANTING HOLE USING HAND SHOVEL. DO NOT USE MECHANICAL DIGGER.
3. REFER TO IRRIGATION PLAN FOR THE INSTALLATION OF RZWS ASSEMBLY. INSTALL ±12" FROM TREE TRUNK.
4. SET TREE ROOTBALL 1" ABOVE FINISH GRADE.

WATER PERCOLATION TEST NOTES:

1. CONTRACTOR SHALL PERFORM WATER PERCOLATION TEST AT EACH OF THE TREE PLANTING LOCATION AFTER PLANTING HOLE HAS BEEN EXCAVATED TO DETERMINE WATER PERCOLATION RATE AT THAT LOCATION.
2. IF THE WATER PERCOLATION RATE IS ABNORMAL (VERY SLOW DRAINAGE: 0.2 TO 0.4 INCH PER HOUR) DUE TO HEAVY CLAY CONTENT OR COMPACTED NATIVE SOIL, CONTRACTOR SHALL DRILL/BORE A 12" DIA. HOLE FILLED WITH NO. 2 GRAVELS AND WRAPPED WITH FILTER FABRIC, SEE DETAIL, TO ALLEVIATE POTENTIAL WATER RETENTION. VERIFY WITH CITY ENGINEER PRIOR TO BORING HOLE.

1 TREE PLANTING IN TREE WELL & MEDIAN ISLAND NTS

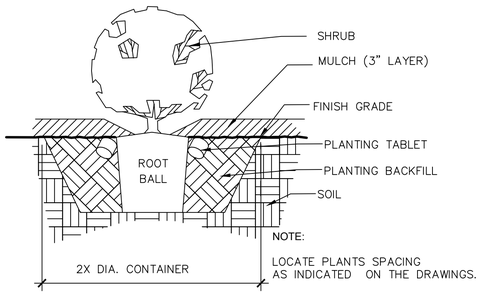
1. LOCATE PLANTS WITH AN EQUAL ON–CENTER SPACING AS INDICATED ON THE DRAWINGS.
2. 15" SPACING ALONG WALKS OR WALL EDGES.
3. PAVING OR R/W SHOWING PLANTING AREA LIMIT.



TYPICAL GROUNDCOVER LAYOUT PLAN

NOTES:

1. ALIGN PLANT SPACING ROW LAYOUT PARALLEL TO WALK OR FENCE.
2. DO NOT APPLY PLANTING TABLET TO AGAVE SPECIES.



2 SHRUB AND GROUNDCOVER PLANTING NTS

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-LS-04_Details - CD-5.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:39pm

Know what's below. Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS		APPV'D

REFERENCES

REGISTERED LANDSCAPE ARCHITECT
JOHN HIDALGO
No. 3551
Exp. 07-31-27
STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	JV/BN	5/5/2026
CHECKED BY	JH/BN	5/5/2026
DESIGNED BY	JV/BN	5/5/2026

APPROVED _____
City Engineer Date

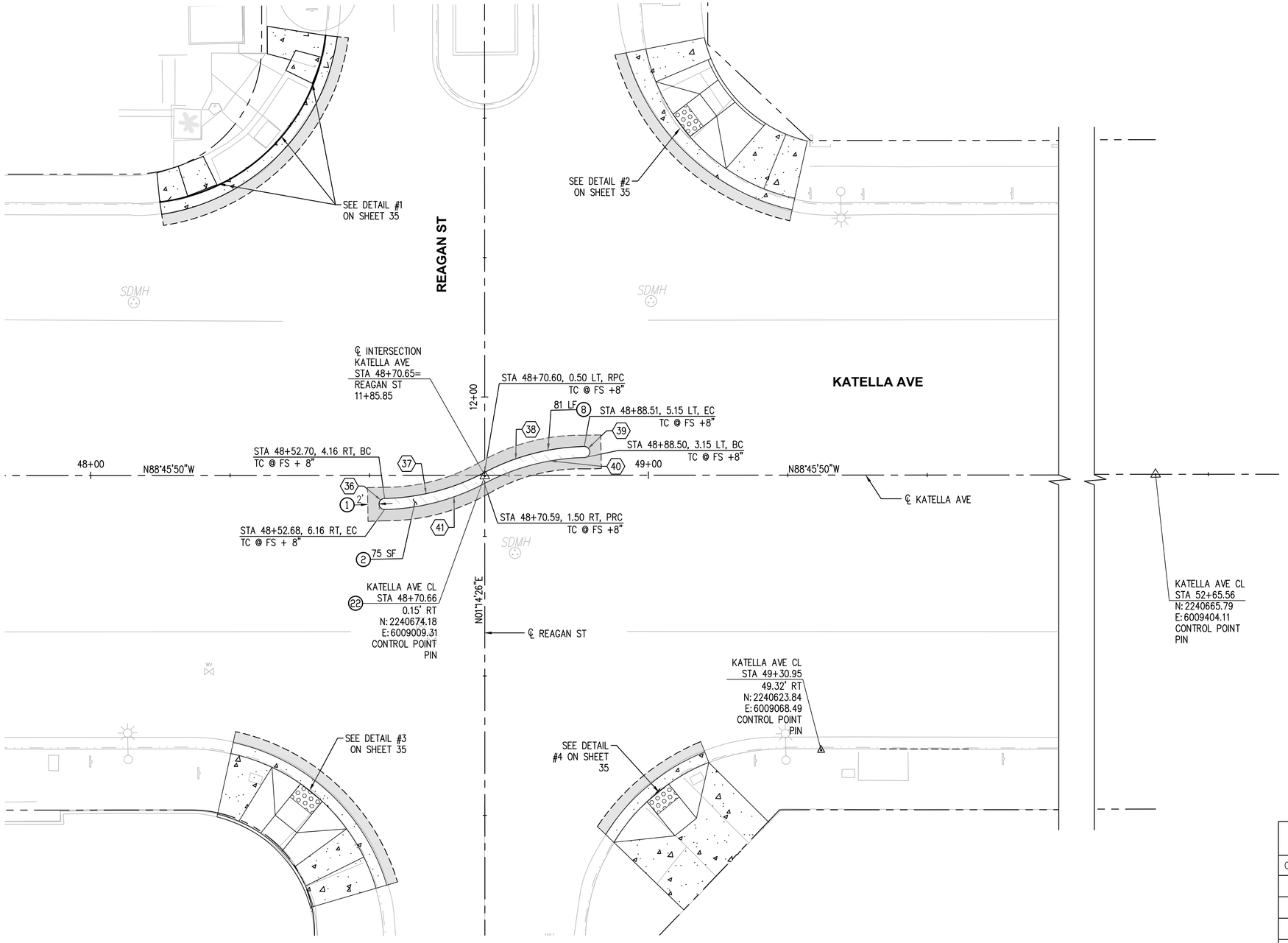
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

PLANTING DETAILS

PLAN NO.
CD-5

SHEET 33 OF 42



MEDIAN DETAIL

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE
2. CONSTRUCT INTEGRAL COLOR, STAMPED 6-INCH THICK CONCRETE PAVING OVER 6-INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD-1
8. CONSTRUCT A1-8 CURB PER SPPWC STD PLAN 120-3
22. RE-ESTABLISH MONUMENTS. CENTERLINE TIES, CORNER TIES, OR ANY OTHER SURVEY MARKERS

LEGEND

- CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE
- CONSTRUCT INTEGRAL COLOR, STAMPED 6-INCH THICK CONCRETE PAVING OVER 6-INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD-1
- SIDEWALK IMPROVEMENTS
- SEE LANDSCAPE PLANS
- TRUNCATED DOMES

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT
36	3.14'	1.00'	180°00'00"	INFINITY'
37	18.67'	40.00'	026°39'38"	9.51'
38	18.67'	40.00'	026°39'09"	9.51'
39	3.16'	1.00'	181°02'27"	110.09'
40	18.67'	40.00'	026°39'09"	9.51'
41	18.67'	40.00'	026°39'09"	9.51'

HORIZ 1"=10' 10 5 0 10 20 SCALE FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL - RAMP - REAGAN-02.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:34pm

811 Know what's below. Call before you dig.

REVISIONS

NUMBER	DATE	INITIALS	

REFERENCES

APPV'D

REGISTERED PROFESSIONAL ENGINEER
GEORGE B. SABA
NO. 54563
CIVIL ENGINEER
STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

APPROVED _____
City Engineer Date

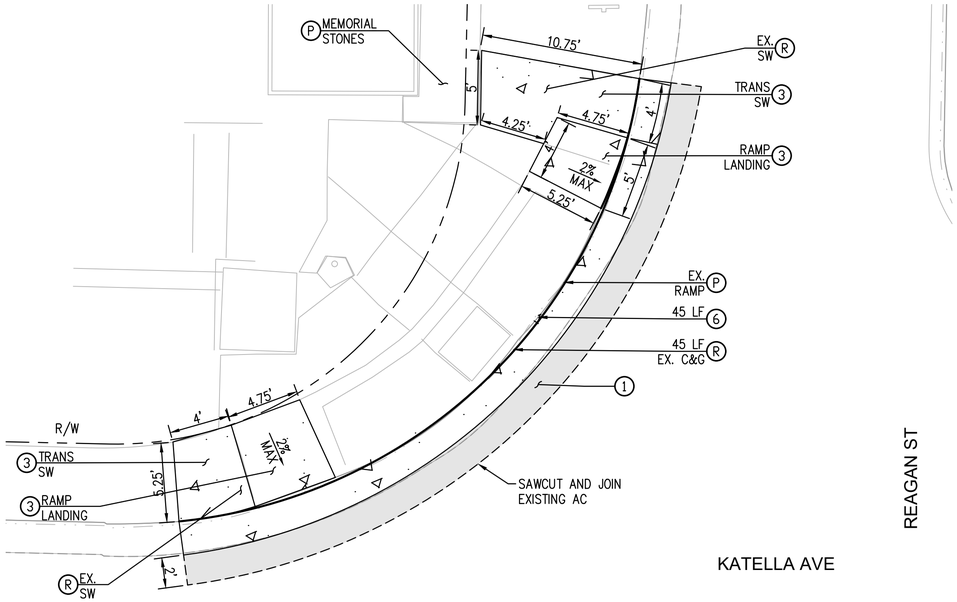
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

REAGAN ST CURB RAMP AND MEDIAN DETAILS

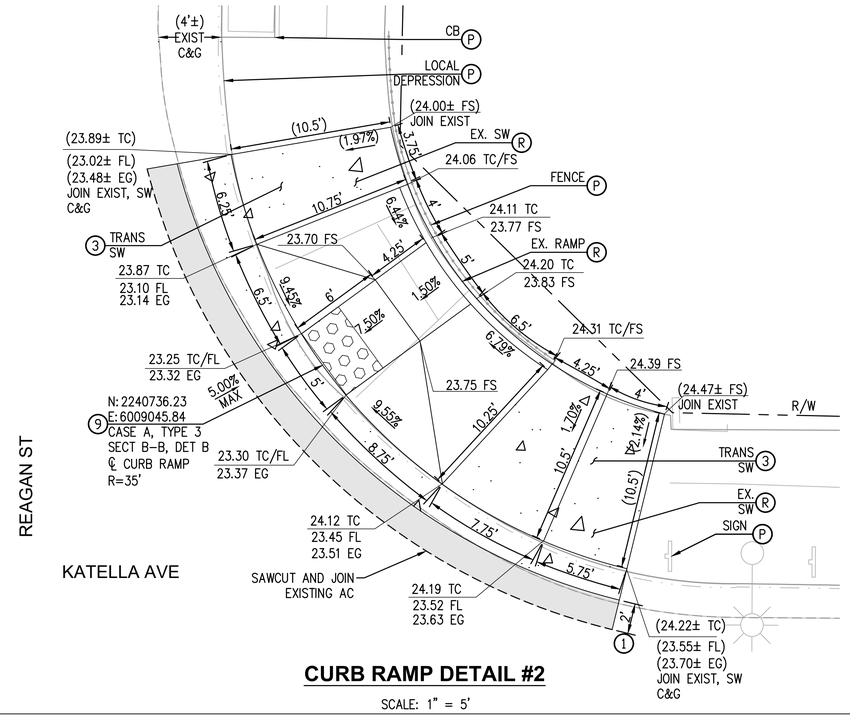
PLAN NO.

SHEET 34 OF 42



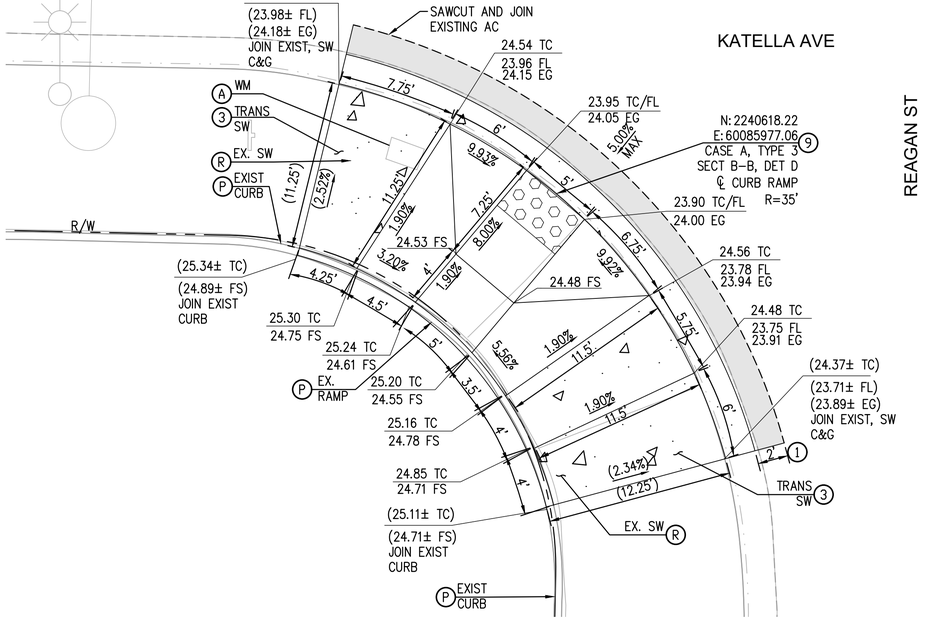
CURB RAMP DETAIL #1

SCALE: 1" = 5'



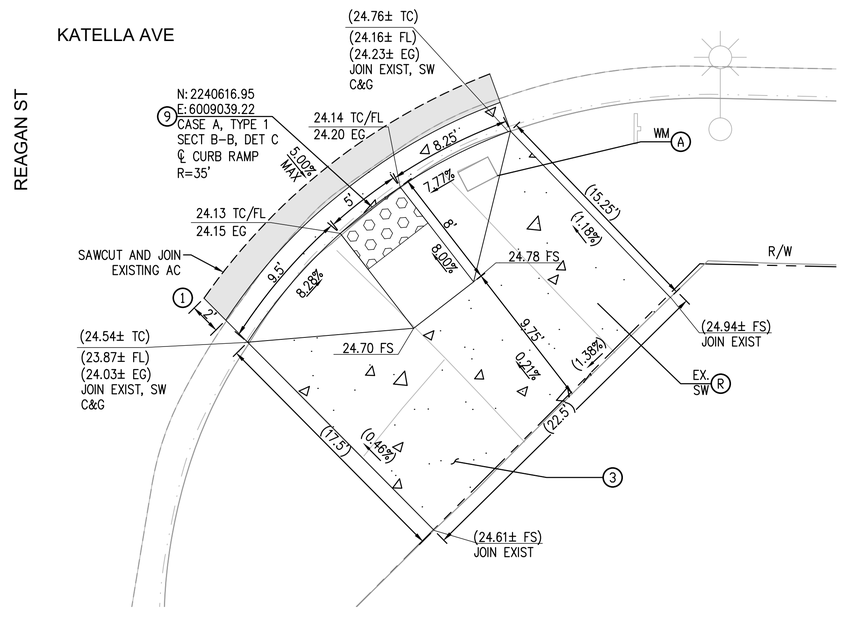
CURB RAMP DETAIL #2

SCALE: 1" = 5'



CURB RAMP DETAIL #3

SCALE: 1" = 5'



CURB RAMP DETAIL#4

SCALE: 1" = 5'

CONSTRUCTION NOTES

1. CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE
3. CONSTRUCT 4-INCH THICK PCC SIDEWALK PER SPPWC STD PLAN 113-2. FOR ADDITIONAL INFORMATION SEE PLAN NO. CD-1.
6. CONSTRUCT CURB AND GUTTER A2-6 PER SPPWC STD PLAN 120-3
9. CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111-5. CASE AND TYPE PER PLAN
A. ADJUST TO GRADE (ITEM AS NOTED)
P. PROTECT IN PLACE

LEGEND

- CONSTRUCT 4-INCH AC PAVEMENT OVER 8-INCH CMB OVER 95 PCT COMPACTED NATIVE
- CONSTRUCT INTEGRAL COLOR, STAMPED 6-INCH THIC CONCRETE PAVING OVER 6-INCH CMB OVER 95PCT COMPACTED NATIVE. SEE DETAIL 1 ON PLAN NO. CD-
- SIDEWALK IMPROVEMENTS
- SEE LANDSCAPE PLANS
- TRUNCATED DOMES

HORIZ 1"=5'
5 2.5 0 5 10
SCALE FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER GEORGE B. SABA NO. 54563 CIVIL ENGINEER STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
CHECKED BY	GS	5/5/2026
DESIGNED BY	BR	5/5/2026

APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT

REAGAN ST CURB RAMP AND MEDIAN DETAILS

PLAN NO.

SHEET 35 OF 42

FILE: W:\WE-CA\Los Alamitos, City of\L13322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL - RAMP - REAGAN-02.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:41pm

■ POLE SCHEDULE

No.	STANDARD TYPE	STANDARD SIG. M.A.	STANDARD LUM. M.A.	LUM LED*	VEHICLE SIGNAL MOUNTING MAST ARM	VEHICLE SIGNAL MOUNTING POLE	PED SIGNAL MTG.	APS PPB ø	APS PPB QUAD	APS PPB ARROW	LED R.R.S.N.S. (POLE MOUNT)	LED R.R.S.N.S. (MAST ARM MOUNT)	POLE LOCATION (SEE POLE LOC DETAIL) E	B	C
Ⓐ	26-4-100	40'	15'	200W	MAS-3A, MAS-3A	SV-1-T	SP-1-T	4	W	LT	REAGAN ST	Ped Xing	9.5'	–	7'
Ⓑ	15TS	–	15'	200W	–	–	SP-1-T	4	W	RT	–	–	–	14.5'	3'
Ⓒ	26-4-100	40'	15'	200W	MAS-3A, MAS-3A	SV-1-T	–	–	–	–	REAGAN ST	Ped Xing	14'	–	3'

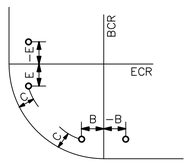
■ ALL EQUIPMENT IS NEW.
* LED LUMINAIRE EQUIVALENT TO THE HPSV WATTAGE SHOWN.

PHASE DIAGRAM

ø1	ø2	ø3	ø4
ø5	ø6	ø7	ø8

DEMAND SEQUENCE

AT REST		PED ACTUATION (STAGE 1)		PED ACTUATION (STAGE 2)		PED CROSSING		CLEARANCE	
ø2 ø2	ø4P	ø2 ø2	ø4P	ø2 ø2	ø4P	ø2 ø2	ø4P	ø2 ø2	ø4P
ALL DARK	DON'T WALK	FLASHING YELLOW	DON'T WALK	STEADY YELLOW	DON'T WALK	STEADY RED	WALK	FLASHING RED	FLASH DON'T WALK

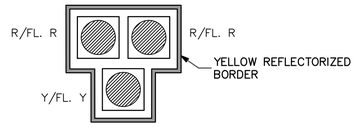


POLE LOCATION DETAIL

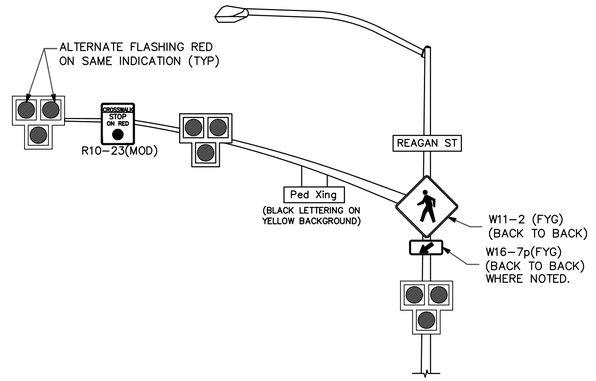
CONDUCTOR SCHEDULE ▲

AWG	CIRCUIT	RUN 1	2	3	4
12 CSC	POLE Ⓐ	1	1	–	–
	POLE Ⓑ	–	1	–	–
	POLE Ⓒ	1	1	1	–
3 CSC	TOTAL	2	2	1	1
#10	LUMINAIRE	–	2	2	2
#12	I.L.S.N.S.	–	2	2	2
VIDEO CABLE		2	2	1	1
CONDUIT SIZE		2-3"	3"	3"	3"
% FILL		9	19	11	9

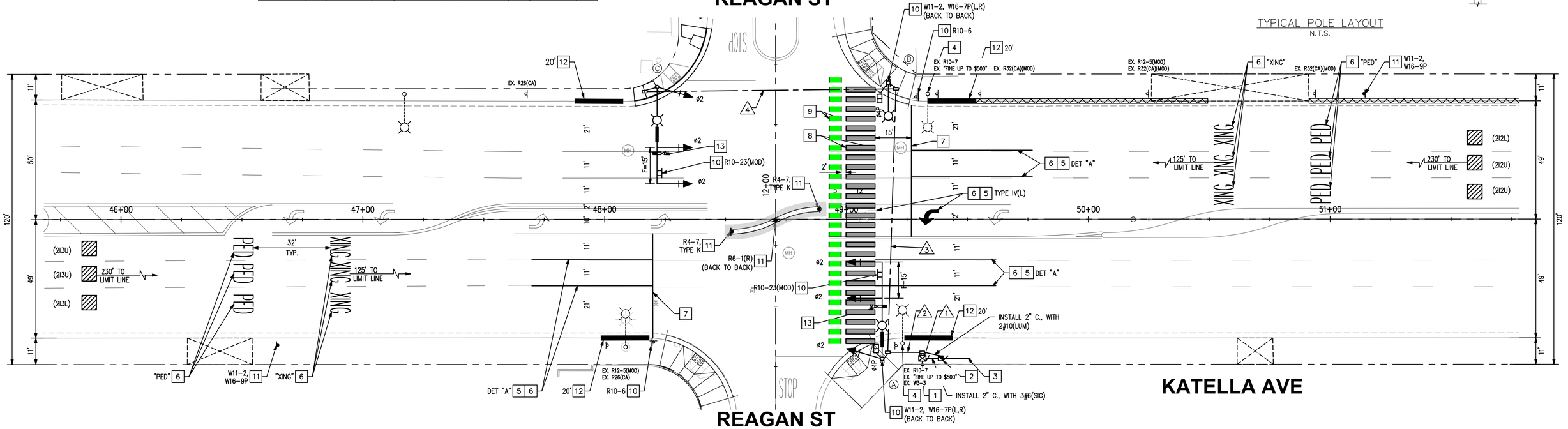
▲ ALL CONDUCTORS AND CONDUITS ARE NEW



PEDESTRIAN HYBRID BEACON
N.T.S.



TYPICAL POLE LAYOUT
N.T.S.



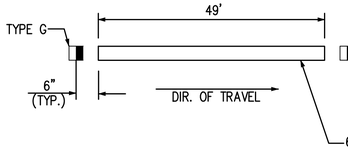
PEDESTRIAN HYBRID SIGNAL GENERAL NOTES:

1. TRAFFIC SIGNAL POLES FOR PEDESTRIAN HYBRID SIGNAL (HAWK) SYSTEM, HIGHWAY LIGHTING EQUIPMENT, SIGNING AND STRIPING, AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS REVISED STANDARD PLANS AND SPECIFICATIONS, DATED 2025, THE 2026 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THIS PLAN AND THE SPECIAL PROVISIONS.
2. SIGNAL, LIGHTING, AND ELECTRICAL SYSTEMS SHALL CONFORM TO THE PROJECT TECHNICAL SPECIFICATIONS.
3. ALL MATERIALS AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
4. OBTAIN APPROVAL FOR EXACT SIGNAL EQUIPMENT LOCATIONS WITH THE ENGINEER IN THE FIELD PRIOR TO THE FINAL PLACEMENT.
5. CONDUIT SHALL BE MIN. 2" IN SIZE AND SCH 80 PVC, UNLESS SHOWN OTHERWISE.
6. PULL BOXES SHALL BE #5 "CHRISTY" OR APPROVED EQUAL WITH FIBERLYTE LIDS, UNLESS OTHERWISE NOTED.
7. CONDUCTOR SCHEDULE IS PROVIDED AS AN INSTALLATION GUIDE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE CORRECT CONDUCTORS REQUIRED FOR THE INTENDED OPERATION.
6. VEHICLE INDICATIONS SHALL BE 12" LIGHT EMITTING DIODE (LED) RED, AND LED YELLOW PER THE SPECIAL PROVISIONS.
7. PEDESTRIAN INDICATIONS SHALL BE LED COUNTDOWN PEDESTRIAN HEADS PER THE SPECIAL PROVISIONS.
8. ALL PEDESTRIAN PUSH BUTTONS AND SIGNS SHALL BE AUDIBLE PEDESTRIAN SIGNAL, APS (2" BUTTON) AND R10-3b PEDESTRIAN PUSH BUTTON SIGN. PUSH BUTTONS SHALL BE POLARA INS OR CITY APPROVED EQUAL.
9. ALL WIRING SHALL BE MARKED (TAGGED) WITHIN THE CONTROLLER CABINET FOR PHASE IDENTIFICATION. ALL SIGNAL CABLES IN PULL BOXES SHALL BE MARKED AS TO WHICH POLE No. THEY TERMINATE.
10. LOCATION OF UNDERGROUND FACILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL POTHOLE TO DETERMINE THE EXACT LOCATION AND VERIFY ALL CONDITIONS ON THE JOBSITE PRIOR TO ORDERING POLES.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO AVOID DAMAGING EXISTING UTILITIES BY LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. HAND DIG FOUNDATIONS UNTIL CLEAR OF OBSTRUCTION. COORDINATE POLE INSTALLATION WITH OVERHEAD UTILITY AND SUBSTRUCTURE OWNERS. CONTACT UNDERGROUND SERVICE ALERT BY DIALING 811, 48 HOURS PRIOR TO CONSTRUCTION.
12. ANY MODIFICATION OF OR CHANGES TO APPROVED PLANS MUST BE APPROVED BY THE CITY ENGINEER.
13. CONDUIT ROUTINGS SHOWN ARE SCHEMATIC ONLY. ACTUAL ROUTINGS SHALL BE BY THE MOST DIRECT PATH POSSIBLE THAT DOES NOT PRODUCT THE CONFLICTED IDENTIFIED HEREIN.
14. THE CONTRACTOR SHALL MAINTAIN PROPER ADA CLEARANCES AROUND ALL NEW POLES, CABINETS, OR ANY OTHER ABOVE-GROUND EQUIPMENT TO BE INSTALLED AS PART OF THIS PROJECT. ALL NEW POLES, CONDUIT, AND PULL BOXES SHALL BE INSTALLED OUTSIDE OF CURB RAMPS.
15. ALL STRIPING DETAILS, PAVEMENT MARKINGS AND CROSSWALKS SHALL BE THERMOPLASTIC.
16. REMOVAL OF CONFLICTING STRIPING SHALL BE BY GRINDING METHOD. STRIPING REMOVALS SHALL INCLUDE REMOVAL OF RAISED PAVEMENT MARKERS.
17. ALL SALVAGED EQUIPMENT SHALL BE DELIVERED TO THE CITY MAINTENANCE YARD AS DIRECTED BY THE ENGINEER IN THE FIELD.

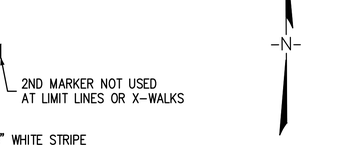
CONSTRUCTION NOTES (THIS SHEET ONLY):

1. INSTALL TYPE 2070E CONTROLLER ASSEMBLY COMPLETE IN TYPE 332L CABINET WITH 2033 BITRANS PROGRAM, ITERIS VANTAGE NEXT VIDEO DETECTION SYSTEM AND AUXILIARY EQUIPMENT AS NECESSARY TO PROVIDE THE OPERATION SHOWN. INSTALL RACK MOUNT ICCU C2 UNIT, POWER SUPPLY AND INTERCONNECT BOARD FOR 2-WIRE APS SYSTEM. INSTALL BATTERY BACKUP SYSTEM COMPLETE IN SEPARATE CABINET, MOUNTED TO THE SIDE OF THE CONTROLLER CABINET. CONNECT BATTERY BACKUP SYSTEM TO TRAFFIC SIGNAL CONTROLLER CABINET PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL 120/240 1P IN EXISTING TYPE-III BF ELECTRICAL SERVICE ENCLOSURE WITH 100AMP METER, PROVIDE 1-50AMP BREAKER FOR METERED SIGNAL, 1-30AMP BREAKER FOR UNMETERED SAFETY LIGHTING.
3. INSTALL 3" SCHEDULE 80 PVC CONDUIT WITH 1/4" POLY PULL ROPE PER SCE REQUIREMENTS AND WO DESIGN PLAN. COORDINATE INSTALLATION WITH THE SCE SERVICE PLANNER 48 HOURS PRIOR TO CONSTRUCTION.
4. REMOVE EXISTING STREET LIGHT POLE AND FOUNDATION COMPLETE. INSTALL #5 PULL BOX AND REPULL NEW WIRING TO ADJACENT STREET LIGHT POLE AND SPLICE CONDUCTORS AS NECESSARY TO MAINTAIN STREET LIGHTING CIRCUIT, CONDUCTOR SIZE TO MATCH EXISTING.
5. REMOVE CONFLICTING STRIPING.
6. INSTALL STRIPING DETAIL AND/OR PAVEMENT MARKING AS SHOWN.
7. INSTALL 12" THERMOPLASTIC WHITE LIMIT LINE.
8. INSTALL WHITE HIGH VISIBILITY LADDER CROSSWALK WITH 2' BARS AND 2' GAPS. CROSSWALK SHALL BE 12' IN WIDTH (INSIDE TO INSIDE), UNLESS OTHERWISE NOTED.
9. PAINT GREEN BIKE CROSSING WITH 2' BARS AND 2' GAPS. BIKE CROSSING SHALL BE 5' IN WIDTH (INSIDE TO INSIDE), UNLESS OTHERWISE NOTED.
10. INSTALL SIGN(S) AS NOTED.
11. INSTALL SIGN(S) AND POST AS NOTED.
12. PAINT RED-CURB. LENGTH AS NOTED.
13. INSTALL ITERIS VANTAGE NEXT VIDEO CAMERA ON SIGNAL MAST ARM WITH 4' EXTENSION MOUNT.

LEGEND:
- EXISTING GREEN-CURB
- PROPOSED RED-CURB



DETAIL "A"



RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

USER: BReyes
DATE: May 05, 2026 - 12:38pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-HAWK-01.dwg

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 83887 STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

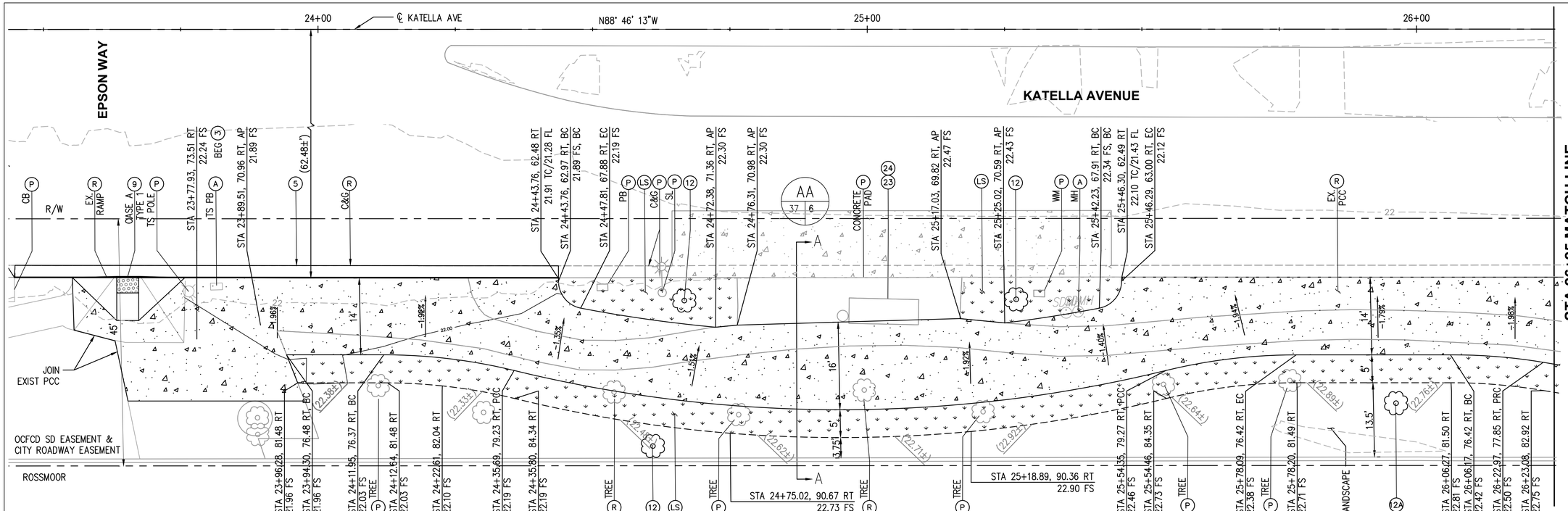
APPROVED _____ City Engineer _____ Date

CITY OF LOS ALAMITOS

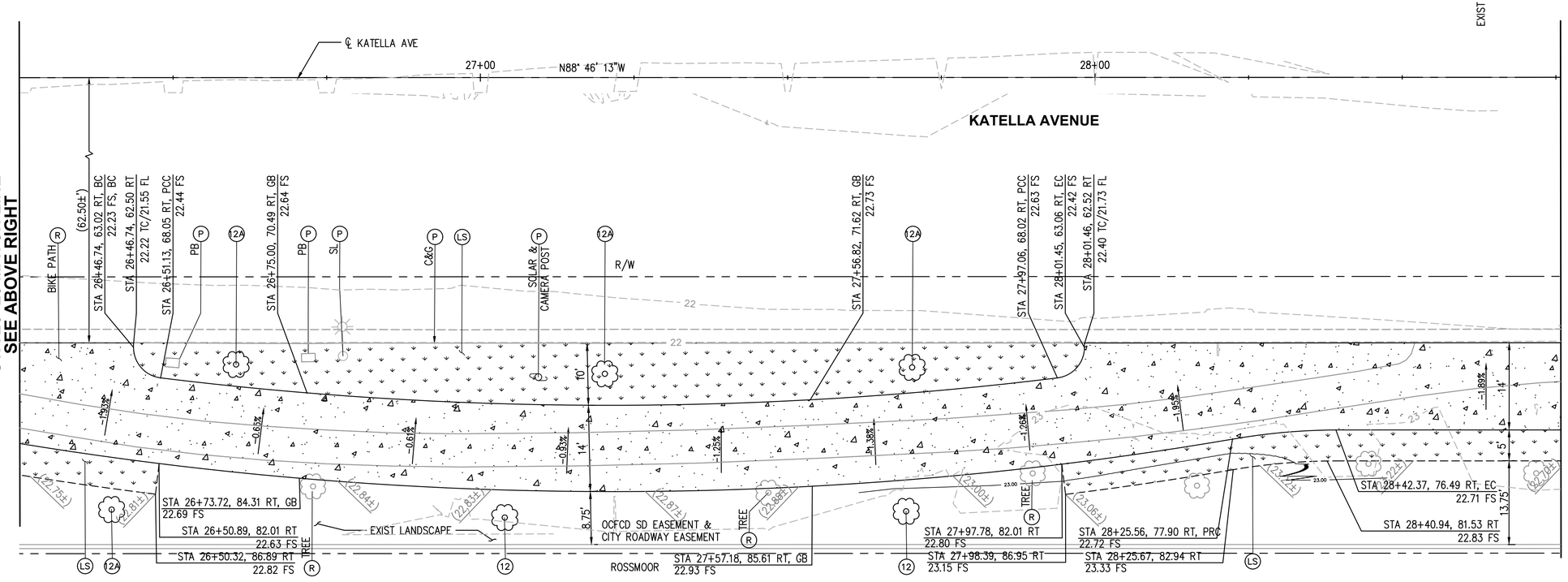
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
PEDESTRIAN HYBRID SIGNAL (HAWK) INSTALLATION PLAN
KATELLA AVE AT REAGAN ST

PLAN NO.

SHEET 36 OF 42



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
42	23.96	100.00'	13°43'45"	12.04
43	6.90	5.00'	79°06'54"	4.13
44	24.82	250.00'	5°41'21"	12.42
45	119.81	250.00'	27°27'30"	61.08
46	17.43	250.00'	3°59'37"	8.72
47	6.90	5.00'	79°06'54"	4.13
48	23.96	100.00'	13°43'45"	12.04
49	16.95	100.00'	9°42'45"	8.50
50	7.24	5.00'	83°00'54"	4.42
51	146.29	600.00'	13°58'11"	73.51
52	203.42	600.00'	19°25'29"	102.69
53	7.24	5.00'	83°00'54"	4.42
54	16.95	100.00'	9°42'45"	8.50



CONSTRUCTION NOTES

(3) CONSTRUCT 4-INCH THICK PCC SIDEWALK PER SPPWC STD PLAN 113-2. FOR ADDITIONAL INFORMATION SEE PLAN NO. CD-1.
(5) CONSTRUCT CURB AND GUTTER A2-(MOD) MATCH EXIST CURB HEIGHT & GUTTER WIDTH PER SPPWC STD PLAN 120-3.
(9) CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111-5. CASE AND TYPE PER PLAN.
(12) FURNISH AND INSTALL 24" BOX TREE PLATANUS RACEMOSA – CALIFORNIA SYCAMORE STANDARD TRUNK. SEE DETAIL "P" ON SHEET 5.
(24) FURNISH AND INSTALL 24" BOX TREE JACARANDA MIMOSIFOLIA –JACARANDA STANDARD TRUNK. SEE DETAIL ON SHEET 37.
(23) REMOVE, SALVAGE AND RELOCATE EXISTING BUS SHELTER, BENCH AND TRASH RECEPTACLE TO AVOID DAMAGE TO BUS SHELTER PRIOR TO CONSTRUCTION
(24) INSTALL EXISTING BUS SHELTER, BENCH AND TRASH RECEPTACLE AFTER PCC SIDEWALK HAS BEEN CONSTRUCTED. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO INSTALLATION.
(A) ADJUST TO GRADE (ITEM AS NOTED)
(P) PROTECT IN PLACE
(R) REMOVE
(LS) SEE LANDSCAPE PLANS

LEGEND

PCC IMPROVEMENTS

REPLACE DAMAGED EXISTING LAWN/TURF IN KIND DUE TO CONSTRUCTION. RELOCATE, REPAIR AND REPLACE EXISTING CONFLICTING AND DAMAGED IRRIGATION EQUIPMENT DUE TO CONSTRUCTION. ADJUST IRRIGATION SPRINKLERS AND SPRAY COVERAGE TO AVOID OVERSPRAY ONTO ROADWAY AND SIDEWALK

HORIZ 1"=10' SCALE 10 5 0 10 20 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-BIKE PATH.dwg
USER: BReyes
DATE: May 05, 2026 - 12:40pm

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REVISIONS

NUMBER	DATE	INITIALS

REFERENCES

APPV'D

REGISTERED PROFESSIONAL ENGINEER GEORGE B. SABA NO. 54563 CIVIL ENGINEER STATE OF CALIFORNIA

WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806 714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	BR, RM	5/5/2026
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DESIGNED BY	BR	5/5/2026

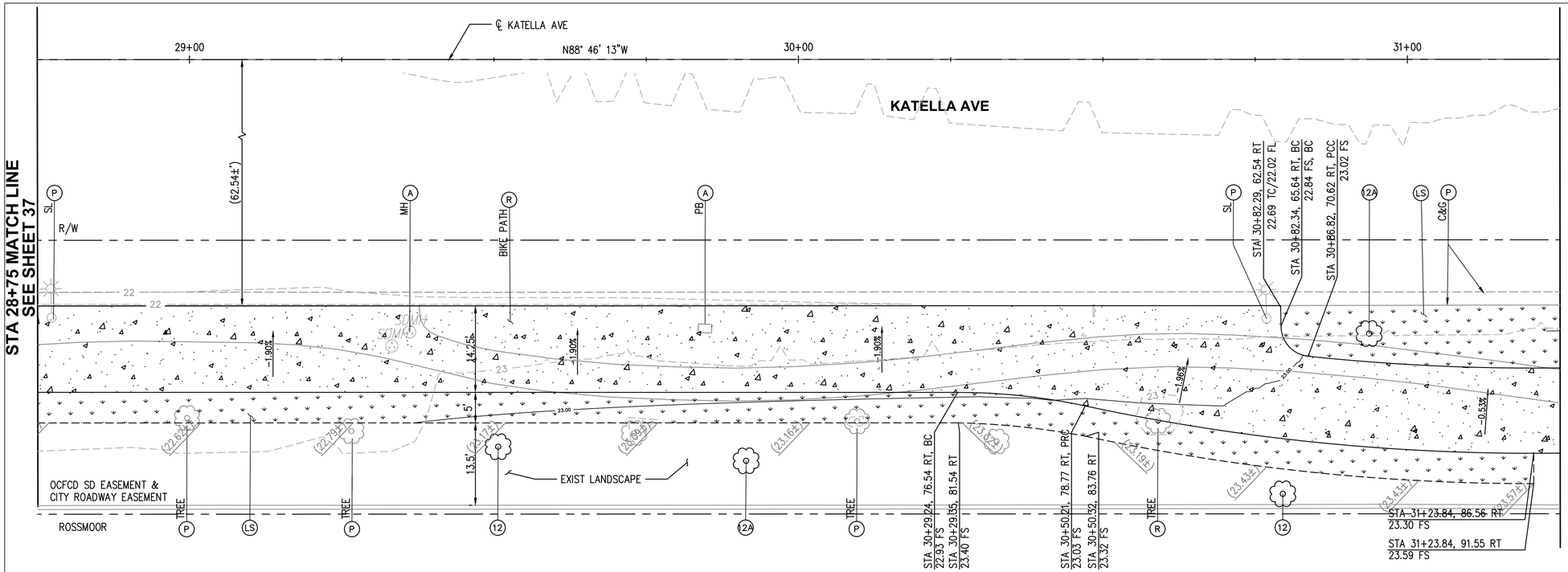
APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
KATELLA AVE BIKE PATH IMPROVEMENTS

PLAN NO.

SHEET 37 OF 42



CONSTRUCTION NOTES

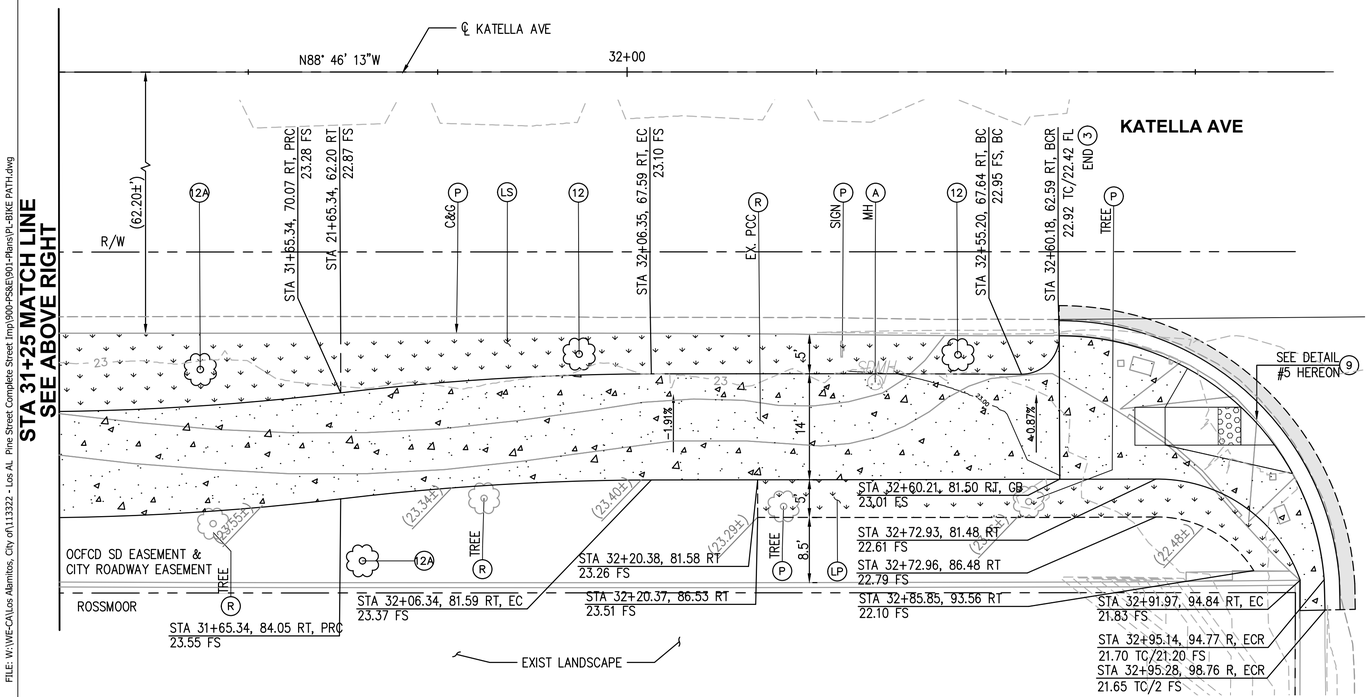
(3) CONSTRUCT 4–INCH THICK PCC SIDEWALK PER SPPWC STD PLAN 113–2. FOR ADDITIONAL INFORMATION SEE PLAN NO. CD–1.
(9) CONSTRUCT CURB RAMP PER SPPWC STD PLAN 111–5. CASE AND TYPE PER PLAN.
(12) FURNISH AND INSTALL 24" BOX TREE PLATANUS RACEMOSA – CALIFORNIA SYCAMORE STANDARD TRUNK. SEE DETAIL "P" ON SHEET 5.
(12A) FURNISH AND INSTALL 24" BOX TREE JACARANDA MIMOSIFOLIA –JACARANDA STANDARD TRUNK. SEE DETAIL ON SHEET 37.
(A) ADJUST TO GRADE (ITEM AS NOTED)
(P) PROTECT IN PLACE
(R) REMOVE
(LS) SEE LANDSCAPE PLANS

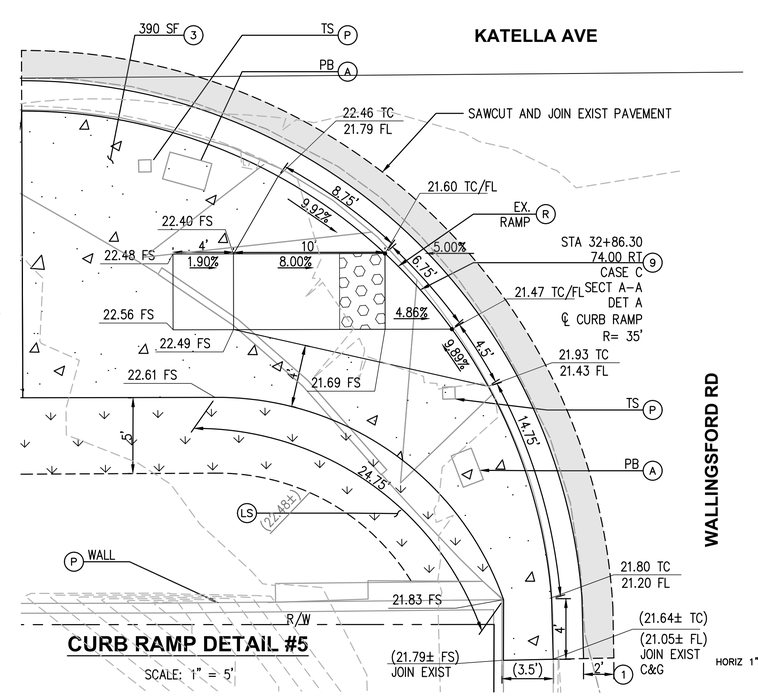
LEGEND

PCC IMPROVEMENTS

REPLACE DAMAGED EXISTING LAWN/TURF IN KIND DUE TO CONSTRUCTION. RELOCATE, REPAIR AND REPLACE EXISTING CONFLICTING AND DAMAGED IRRIGATION EQUIPMENT DUE TO CONSTRUCTION. ADJUST IRRIGATION SPRINKLERS AND SPRAY COVERAGE TO AVOID OVERSPRAY ONTO ROADWAY AND SIDEWALK

SIDEWALK IMPROVEMENTS





CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
55	21.12	100.00'	12°06'06"	10.60
56	7.33	5.00'	83°58'12"	4.50
57	78.97	350.00'	12°55'40"	39.65
58	116.06	350.00'	18°59'56"	58.57
59	40.65	350.00'	6°39'19"	20.35
60	41.37	350.00'	6°46'18"	20.71
61	8.00	5.00'	91°10'07"	5.13
62	24.78	20.00'	70°58'32"	14.26

HORIZ 1"=10'
SCALE: 10 5 0 10 20 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

REVISIONS			
NUMBER	DATE	INITIALS	

REFERENCES
APPV'D

REGISTERED PROFESSIONAL ENGINEER GEORGE B. SABA NO. 54563 CIVIL ENGINEER STATE OF CALIFORNIA

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 400, Anaheim, California 92806
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DRAWN BY	BR, RM	5/5/2026
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APPROVED _____ City Engineer _____ Date

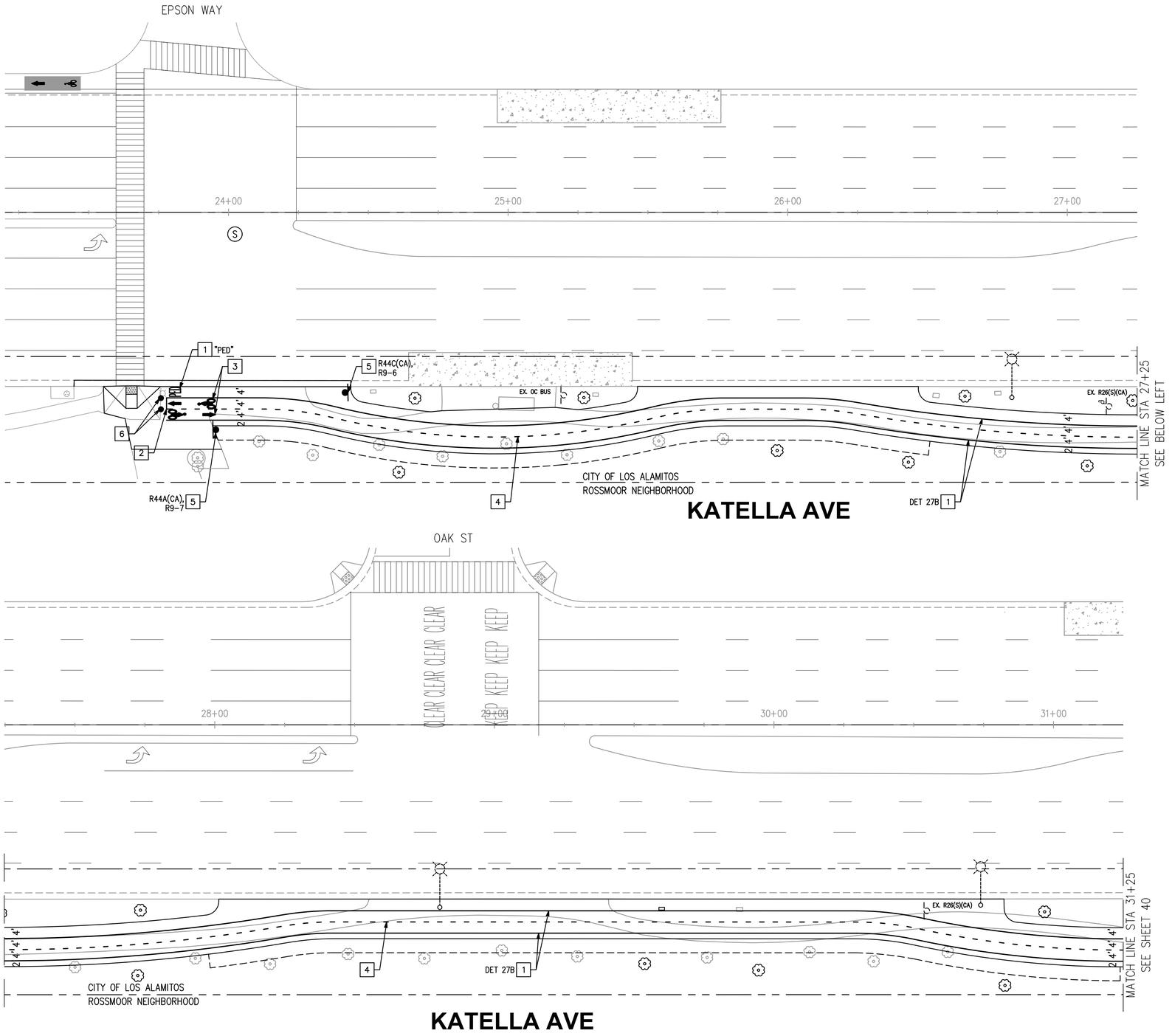
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
KATELLA AVE BIKE PATH IMPROVEMENTS

PLAN NO.

SHEET 38 OF 42

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\P-BIKE PATH.dwg
USER: BKoyes
DATE: May 05, 2026 - 12:35pm



SIGNING AND STRIPING GENERAL NOTES:

1. SIGNING, STRIPING, AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION, AND THE 2026 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THIS PLAN AND THE SPECIAL PROVISIONS.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY THE CONTRACTOR.
3. REMOVAL OF ALL STRIPING AND MARKINGS SHALL BE BY GRINDING METHOD AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS.
4. ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL END 10 FEET FROM THE EXTENSION OF THE INTERSECTION CURB LINES.
5. ALL STRIPING DETAILS, CROSSWALKS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
6. PAVEMENT LEGENDS SHALL CONFORM TO THE AGENCY'S STENCIL'S. CONTRACTOR SHALL VERIFY STENCILS WITH CITY PRIOR TO STRIPING INSTALLATION.
7. CONTRACTOR SHALL REPAINT ALL EXISTING CURB MARKINGS THROUGHOUT PROJECT LIMITS. CURB MARKINGS SHALL BE PAINT, 2 COATS. CONTRACTOR SHALL SCRAPE SPALLED AND CHIPPED CURB MARKINGS PRIOR TO REPAINTING.
8. NEW SIGNS SHALL BE HIGH INTENSITY SHEETING WITH GRAFFITI FILM.
9. ALL SIGNS ARE EXISTING, UNLESS OTHERWISE NOTED.
10. INSTALL TWO-WAY BLUE REFLECTIVE MARKER AT EVERY FIRE HYDRANT.

SIGNING AND STRIPING CONSTRUCTION NOTES (THIS SHEET ONLY):

1. INSTALL STRIPING DETAIL AND/OR PAVEMENT MARKING AS SHOWN.
2. INSTALL 12" WHITE LIMIT LINE.
3. PAINT BIKE LANE SYMBOL WITH PERSON AND WITH BIKE LANE ARROW.
4. INSTALL 6" YELLOW SKIP CENTERLINE STRIPE WITH 3' STRIPE LENGTH AND 9' GAPS.
5. INSTALL SIGN(S) AND POST AS NOTED.
6. INSTALL REMOVABLE BOLLARD PER DETAIL 5 OF SHEET CD-2.
7. INSTALL 12" THERMOPLASTIC YELLOW HIGH-VISIBILITY LADDER CROSSWALK WITH 2' BARS AND 2' GAPS. CROSSWALK SHALL BE 12' IN WIDTH (INSIDE TO INSIDE) UNLESS SHOWN OTHERWISE.
8. REMOVE CONFLICTING STRIPING.

LEGEND

(S) – SIGNALIZED INTERSECTION

HORIZ 1"=20 SCALE 20 10 0 20 40 FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-STRIPE-BIKE-01.dwg
USER: BReyes
DATE: May 05, 2026 - 12:36pm

811 Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 83887 CIVIL STATE OF CALIFORNIA

WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

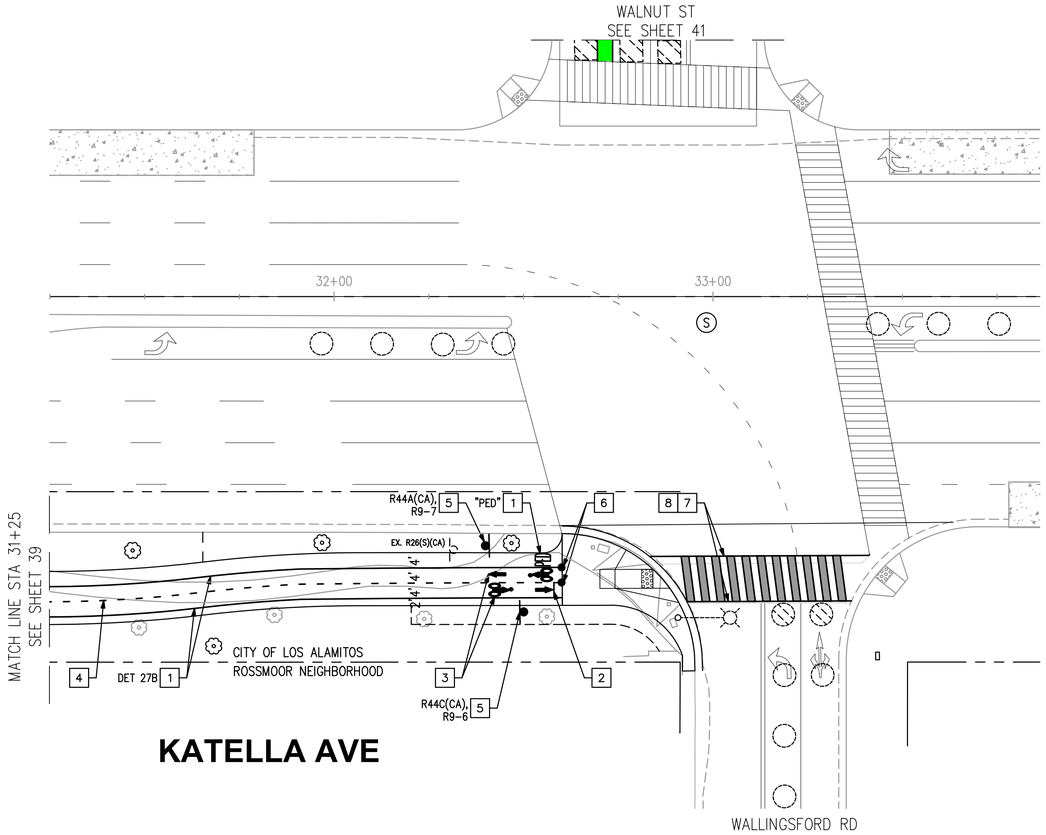
APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
SIGNING AND STRIPING PLAN FROM EPSON WAY TO STA 31+25

PLAN NO.

SHEET 39 OF 42



SIGNING AND STRIPING GENERAL NOTES:

1. SIGNING, STRIPING, AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION, AND THE 2026 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THIS PLAN AND THE SPECIAL PROVISIONS.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY THE CONTRACTOR.
3. REMOVAL OF ALL STRIPING AND MARKINGS SHALL BE BY GRINDING METHOD AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS.
4. ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL END 10 FEET FROM THE EXTENSION OF THE INTERSECTION CURB LINES.
5. ALL STRIPING DETAILS, CROSSWALKS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
6. PAVEMENT LEGENDS SHALL CONFORM TO THE AGENCY'S STENCIL'S. CONTRACTOR SHALL VERIFY STENCILS WITH CITY PRIOR TO STRIPING INSTALLATION.
7. CONTRACTOR SHALL REPAINT ALL EXISTING CURB MARKINGS THROUGHOUT PROJECT LIMITS. CURB MARKINGS SHALL BE PAINT, 2 COATS. CONTRACTOR SHALL SCRAPE SPALLED AND CHIPPED CURB MARKINGS PRIOR TO REPAINTING.
8. NEW SIGNS SHALL BE HIGH INTENSITY SHEETING WITH GRAFFITI FILM.
9. ALL SIGNS ARE EXISTING, UNLESS OTHERWISE NOTED.
10. INSTALL TWO-WAY BLUE REFLECTIVE MARKER AT EVERY FIRE HYDRANT.

SIGNING AND STRIPING CONSTRUCTION NOTES
(THIS SHEET ONLY):

1. INSTALL STRIPING DETAIL AND/OR PAVEMENT MARKING AS SHOWN.
2. INSTALL 12" WHITE LIMIT LINE.
3. PAINT BIKE LANE SYMBOL WITH PERSON AND WITH BIKE LANE ARROW.
4. INSTALL 6" YELLOW SKIP CENTERLINE STRIPE WITH 3' STRIPE LENGTH AND 9' GAPS.
5. INSTALL SIGN(S) AND POST AS NOTED.
6. INSTALL REMOVABLE BOLLARD PER DETAIL 5 OF SHEET CD-2.
7. INSTALL 12" THERMOPLASTIC YELLOW HIGH-VISIBILITY LADDER CROSSWALK WITH 2' BARS AND 2' GAPS. CROSSWALK SHALL BE 12' IN WIDTH (INSIDE TO INSIDE) UNLESS SHOWN OTHERWISE.
8. REMOVE CONFLICTING STRIPING.

LEGEND

(S) - SIGNALIZED INTERSECTION

-N-

HORIZ 1"=20 SCALE
20 10 0 20 40
FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-STRIPE-BIKE-01.dwg
USER: BKeyes
DATE: May 05, 2026 - 12:41pm

811 Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 83887 STATE OF CALIFORNIA CIVIL

WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

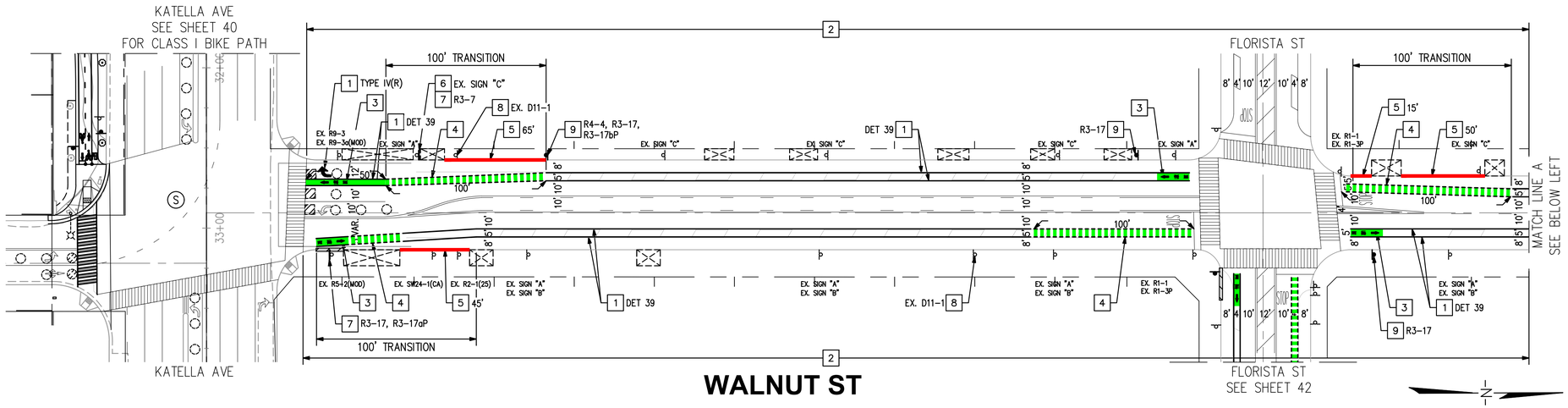
APPROVED _____
City Engineer Date

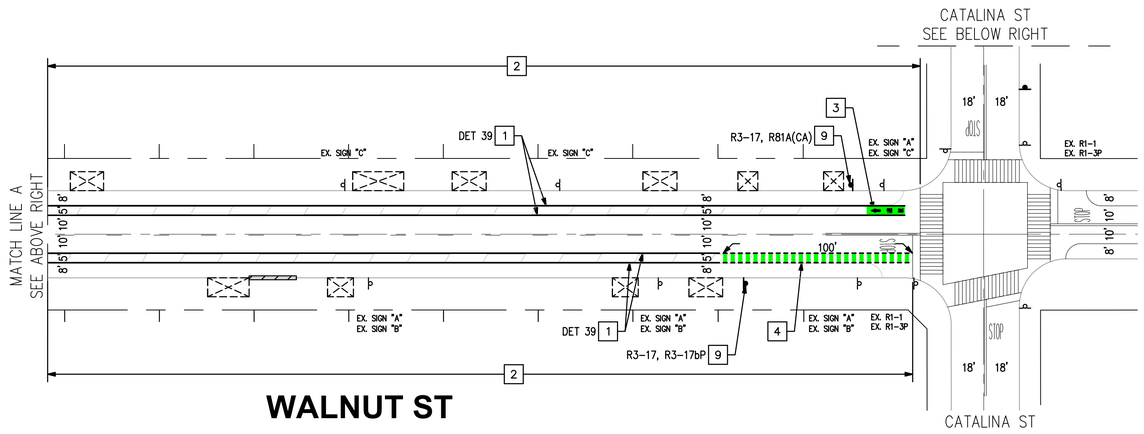
CITY OF LOS ALAMITOS

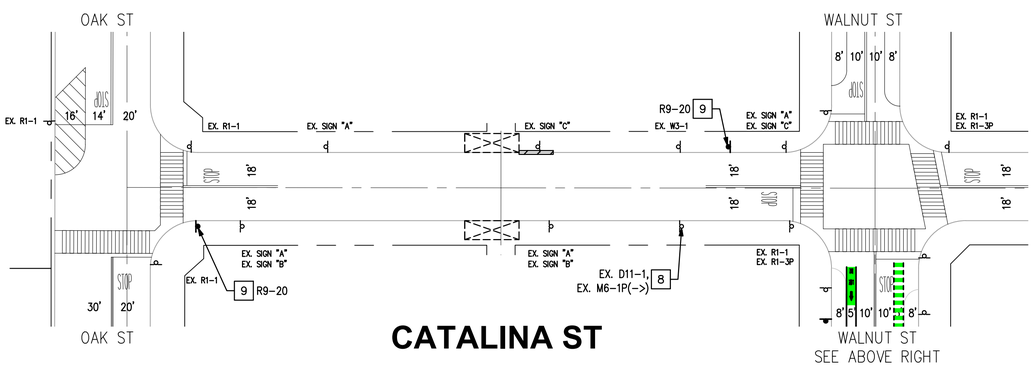
LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
SIGNING AND STRIPING PLAN
FROM STA 31+25 TO WALNUT ST

PLAN NO.

SHEET 40 OF 42







SIGNING AND STRIPING GENERAL NOTES:

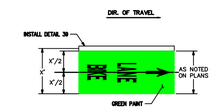
1. SIGNING, STRIPING, AND THE INSTALLATION THEREOF SHALL CONFORM TO CALTRANS STANDARD PLANS AND SPECIFICATIONS, LATEST EDITION, AND THE 2026 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THIS PLAN AND THE SPECIAL PROVISIONS.
2. ALL STRIPING AND MARKINGS SHALL BE INSTALLED AND REMOVED BY THE CONTRACTOR.
3. REMOVAL OF ALL STRIPING AND MARKINGS SHALL BE BY GRINDING METHOD AND INCLUDES REMOVAL OF RAISED PAVEMENT MARKERS.
4. ALL LANE STRIPING AT INTERSECTION APPROACHES WITHOUT CROSSWALK OR LIMIT LINES SHALL END 10 FEET FROM THE EXTENSION OF THE INTERSECTION CURB LINES.
5. ALL STRIPING DETAILS, CROSSWALKS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
6. PAVEMENT LEGENDS SHALL CONFORM TO THE AGENCY'S STENCIL'S. CONTRACTOR SHALL VERIFY STENCILS WITH CITY PRIOR TO STRIPING INSTALLATION.
7. CONTRACTOR SHALL REPAINT ALL EXISTING CURB MARKINGS THROUGHOUT PROJECT LIMITS. CURB MARKINGS SHALL BE PAINT, 2 COATS. CONTRACTOR SHALL SCRAPE SPALLED AND CHIPPED CURB MARKINGS PRIOR TO REPAINTING.
8. NEW SIGNS SHALL BE HIGH INTENSITY SHEETING WITH GRAFFITI FILM.
9. ALL SIGNS ARE EXISTING, UNLESS OTHERWISE NOTED.
10. INSTALL TWO-WAY BLUE REFLECTIVE MARKER AT EVERY FIRE HYDRANT.

SIGNING AND STRIPING CONSTRUCTION NOTES
(THIS SHEET ONLY):

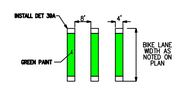
1. INSTALL STRIPING DETAIL AND/OR PAVEMENT MARKING AS SHOWN.
2. REMOVE CONFLICTING STRIPING.
3. PAINT BIKE LANE SYMBOL AND BIKE LANE ARROW PER DETAIL "F".
4. PAINT BIKE LANE CONFLICT STRIPING PER DETAIL "G".
5. PAINT RED-CURB (2-COATS). LENGTH AS NOTED.
6. REMOVE EXISTING SIGN(S) AS NOTED.
7. INSTALL SIGN(S) AS NOTED.
8. REMOVE EXISTING SIGN(S) AND POST AS NOTED.
9. INSTALL SIGN(S) AND POST AS NOTED.

LEGEND

- RE-PAINT EXISTING RED CURB
- PROPOSED RED CURB
- (S) – SIGNALIZED INTERSECTION



BIKE LANE STRIPING DETAIL
DETAIL "F"
N.T.S.



BIKE LANE CONFLICT STRIPING DETAIL
DETAIL "G"
N.T.S.



EX. SIGN "A" EX. SIGN "B" EX. SIGN "C"

HORIZ 1"= 40
SCALE
40 20 0 40 80
FEET

RIGHT OF WAY CERTIFICATION 05-05-2026

FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PI-STRIPE-01.dwg
USER: BReyes
DATE: May 05, 2026 - 12:33pm

811 Know what's below. Call before you dig.

REVISIONS			
NUMBER	DATE	INITIALS	

REFERENCES
APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 83887 CIVIL STATE OF CALIFORNIA

WILLDAN Engineering COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

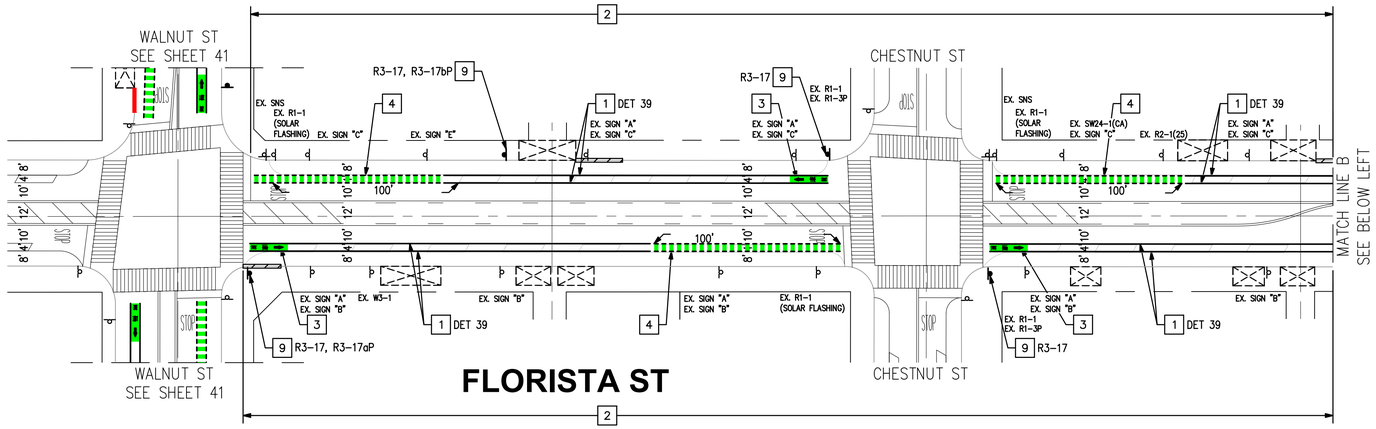
APPROVED _____
City Engineer Date

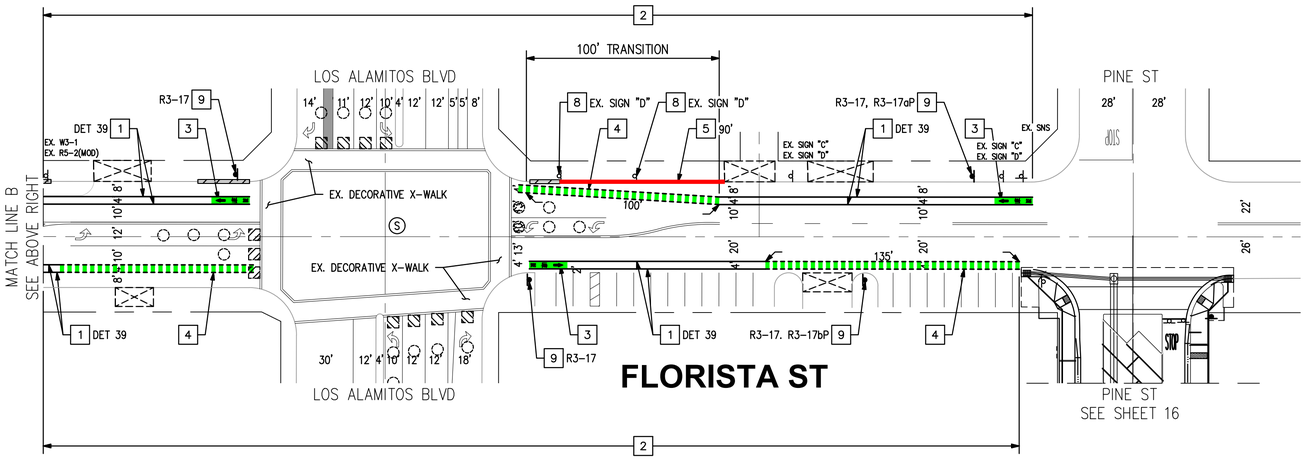
CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
SIGNING AND STRIPING PLAN
ON WALNUT ST AND CATALINA ST

PLAN NO.

SHEET 41 OF 42





SIGNING AND STRIPING GENERAL NOTES:

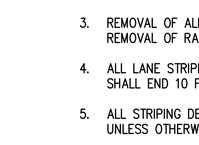
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SIGNING AND STRIPING CONSTRUCTION NOTES (THIS SHEET ONLY):

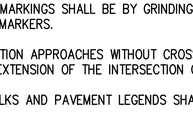
1. INSTALL STRIPING DETAIL AND/OR PAVEMENT MARKING AS SHOWN.
2. REMOVE CONFLICTING STRIPING.
3. PAINT BIKE LANE SYMBOL AND BIKE LANE ARROW PER DETAIL "F".
4. PAINT BIKE LANE CONFLICT STRIPING PER DETAIL "G".
5. PAINT RED-CURB (2-COATS). LENGTH AS NOTED.
6. REMOVE EXISTING SIGN(S) AS NOTED.
7. INSTALL SIGN(S) AS NOTED.
8. REMOVE EXISTING SIGN(S) AND POST AS NOTED.
9. INSTALL SIGN(S) AND POST AS NOTED.

LEGEND

- RE-PAINT EXISTING RED CURB
- PROPOSED RED CURB
- (S) - SIGNALIZED INTERSECTION



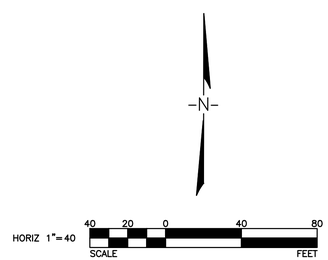
BIKE LANE STRIPING DETAIL
DETAIL "F"
N.T.S.



BIKE LANE CONFLICT STRIPING DETAIL
DETAIL "G"
N.T.S.



EX. SIGN "A" EX. SIGN "B" EX. SIGN "C" EX. SIGN "D" EX. SIGN "E"



RIGHT OF WAY CERTIFICATION 05-05-2026

Know what's below. Call before you dig.

REVISIONS				REFERENCES
NUMBER	DATE	INITIALS		APPV'D

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LAU No. 63887 STATE OF CALIFORNIA CIVIL

WILLDAN Engineering — COMPREHENSIVE INNOVATIVE TRUSTED
2401 East Katella Ave, Suite 450, Anaheim, California 92806
714/978-8200 fax 714/978-8299

		DATE
DRAWN BY	KC	5/5/2026
CHECKED BY	FI	5/5/2026
DESIGNED BY	KC/FI	5/5/2026

APPROVED _____ City Engineer Date

CITY OF LOS ALAMITOS

LOS ALAMITOS RE-IMAGINE DOWNTOWN STREET & BICYCLE CORRIDOR IMPROVEMENT PROJECT
SIGNING AND STRIPING PLAN ON FLORISTA ST

PLAN NO.

SHEET 42 OF 42

USER: BReyes
DATE: May 05, 2026 - 12:35pm
FILE: W:\WE-CA\Los Alamitos, City of\113322 - Los AL Pine Street Complete Street Imp\900-PS&E\901-Plans\PL-STRIPE-02.dwg