Appendix L Public Services



SEWER AREA STUDY REPORT FOR VESTING TENTATIVE TRACT NO. 83534 PC9051, PC6594, PC6788, PC10811, PC785, IPC 142, IPC 239, IPC 257, AND IPC 257R HYDRAULIC CALCULATIONS AND EXISTING SYSTEM ANALYSIS ESTU#: 2021000470 PC No. 12594AS

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DATE: JULY 24, 2023

SEWER AREA STUDY

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS LAND DEVELOPMENT DIVISION THIS APPROVAL EXPIRES TWO YEARS FROM THE DATE OF APPROVAL

DATE 08/14/2023

10/19/2023

APPROVED BY





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1.0 INTRODUCTION

The following Sewer Area Study has been prepared by Fuscoe Engineering Inc. to:

- a.) Determine and demonstrate the capacity of the existing Los Angeles County sewer facilities (PC 9054, PC 6594, PC 6788, PC10811, PC12178, PC 7851, IPC 219, IPC 142, IPC 239, IPC 257, and IPC 257R) servicing the proposed project site continuing through City of Industry, and out falling to LACSD trunk line #21.
- b.) Determine the proposed sewer pipe sizes necessary for this project.

This analysis includes all tributary flow to the sewer system. This includes the proposed development upstream of the trunk line and the existing developments upstream of the trunk line.

2.0 SITE DESCRIPTION

The proposed project is located within the Rowland Heights neighborhood of unincorporated Los Angeles County. Per the entitlement project documents, the project will be broken into six (6) "planning areas" totaling 75.6 acres and designated as PA-1, PA-2, PA-3, PA-4, PA-5, and PA-6. See **Figure 1** for the project vicinity map.

PA-1 and PA-2 are bordered by East Walnut Drive to the north; single family homes on Tierra Luna and Tierra Siesta to the east; Colima Drive to the south; and a portion of the existing Royal Vista golf course to remain to the west. The assessor's parcel numbers (APN) for PA-1 and PA-2 are 8762-023-001 and 8762-023-002. Note, PA-1 and PA-2 will contain a mix of single-family homes, duplexes, and triplexes.

PA-3 is also bordered by East Walnut Drive to the north; single family homes and open space to the east; single family homes on Iluso Avenue to the south; and PA-2 to the west. PA-3 currently shares the same APN number as PA-1: 8762-023-001. Note, PA-3 will consist entirely of dense townhomes.

PA-4 will be an open space lot with no bathroom facilities. PA-4 is bordered by single family homes on Tierra Luna to the south; single family homes on Padrino Avenue to the northwest; and single-family homes on Athena Drive to the northeast. The APN for PA-4 is 8762-027-039.

PA-5 sits south of PA-1 across Colima Drive. Thus, Colima Drive forms PA-5's northerly border with the City of Diamond Bar boundary to the east; single family homes on Morning Sun Avenue, Shepherd Hills Drive, Chapel Hill Drive, and Tam O'Shanter Drive to the south; and single-family homes on Leanne Terrace/Walnut Leaf Drive to the west. PA-5's APN is 8764-002-006 and will contain a mix of single-family homes, duplexes, and triplexes.

Last, PA-6 sits to the west of PA-5 and will also be open space lot with no bathroom facilities. PA-6 is bordered by single family homes on Walnut Leaf Drive to the northeast; single family homes on Tam O'Shanter Drive to the south; and a portion of the existing Royal Vista golf course to remain to the west. PA-6's APN is 8764-002-005.



Figure 1 – Project Vicinity Map

3.0 PROJECT DESCRIPTION

As aforementioned, this project will redevelop portions of the existing Royal Vista golf course into two-hundred thirty-five (235) residential lots across four "planning areas," and thirteen (13) open space lots across all six planning areas.

PA-1, PA-2, and PA-5 will be subdivided into two hundred (200) detached single-family lots, twenty-nine (29) duplex lots, and five (5) triplex lots. Each triplex lot contains two (2) triplex structures resulting in six (6) dwelling units per lot. In total there are ten (10) triplex structures equaling thirty (30) dwelling units.

Generally, single-family home lots average 5000 square feet (SF) and are either 60-foot by 84-foot lots or 47-foot by 107-foot lots. Single-family homes on the 60-foot by 84-foot lots will range between 2,800 SF to 3,200 SF and contain five (5) or six (6) bedrooms and 3.5 or 4.5 bathrooms. Single-family homes on the 47'x107' lots will range between 2,600 SF to 3,000 SF and contain four (4) to five (5) bedrooms, a bonus room, and 3 or 4.5 bathrooms.

PA-3 will include seventy-two (72) townhouses within a single lot.

PA-4 and PA-6 will be open space lots.

See Table 1 and Table 2 for a breakdown of sewer generation by lot type, and lot types per planning area.

	SFH	Duplex	Triplex	Townhome
Units Per Lot	1	2	6	72
CFS/Lot	0.001	0.002	0.006	0.072

 Table 1 – Generated Flow Breakdown by Lot Type per County of Los Angeles Sewer Estimated

 Average Daily Sewage Flows, Appendix A

	SFH Lots (0.001CFS/Lot)	Duplex Lots (0.002CFS/Lot)	Triplex Lots (0.006CFS/Lot)	Townhome Lot (0.072CFS/Lot)	Open Space Lot (OCFS/Lot)	Total Lots	Total CFS
PA-1	116	17	3	-	5	141	0.168
PA-2	32	-	-	-	3	35	0.032
PA-3	-	-	-	1	1	2	0.072
PA-4	-	-	-	-]	1	-
PA-5	52	12	2	-	2	68	0.088
PA-6	-	-	-	-]	1	-
					Grand Total:	248	0.360

Table 2 – Planning Area Breakdown

This project will protect-in-place Manhole 44 (MH 44) and Manhole 50 (MH 50). This project will remove all other existing public sewer facilities onsite and quit-claim all existing sewer easements. This includes MH 45, MH 46, MH 47, MH 48, MH 49, and MH 51. See the SMD Maps in **Appendix B** for existing manhole locations.

Connections to the existing sewer lines will be made at Tierra Luna, Walnut Drive, Walnut Leaf Drive, and within the project site (see **Appendix C** for connection locations and proposed sewer facilities). All new onsite sewer mains will be located within new public sewer easements and publicly maintained by the Los Angeles County Sanitation District (LACSD). The proposed public vitrified clay pipe (VCP) gravity sewer system has pipe diameters of 8-inches and 10-inches with a minimum slope of 0.4% and a maximum slope of 11.4%.

4.0 SEWAGE SYSTEM DESCRIPTION

All existing sewer lines onsite between Colima Road and Walnut Drive shall be abandoned and relocated within the proposed private streets. Rerouting will start downstream of MH 50 (PA-1) on the east side of the project, downstream of existing MH 52 on the south side of the project, and upstream of existing MH 634 on the north side of the project. The rerouted sewer lines will connect to the existing sewer line between existing MH 17 and existing MH 634 at Walnut Drive. Note, existing MH 44 and MH 50 shall be protected onsite.

The eastern part of the project (PA-1 & PA-5) will flow to an 8-inch VCP sewer that lies within Tierra Luna. Two (2) sewer connections will be made along Tierra Luna: one at MH 184 and another at the MH 50. These combined proposed and existing flows are conveyed through C-Street in PA-1 to A-Street to Walnut Drive. This 8-inch VCP sewer routes west. The existing sewer system located to the south of Colima Road currently outfalls north into a series of 10-inch and 12-inch VCP lines existing in an onsite easement between Colima Road and East Walnut Drive joining the proposed 8" VCP line at MH P34.

Existing flow from MH 44 connects to MH P42.

The most northerly portion of the project in PA-3 will connect to the existing 8" VCP line in East Walnut Drive between existing MH 18 and MH 19.

The servicing sewer main downstream of MH 16 lies within City of Industry. Existing plans were used to determine sizing and slopes for the existing sewer main from MH 16 to MH 7 (PC 10811, PC6594, IPC 142, and IPC 166). A new 21" sewer main replacing the existing 18" sewer main downstream of MH 7 to the 30" LACSD trunk line (IPC 257R) is currently under construction. Per the request of the City of Industry, the sewer analysis studied the capacity of this new 21" sewer line.

Due to previous reports showing lines over 151% flow test were conducted. To see the results of these please see **Conclusion**, and **Appendix K**.

5.0 METHODOLOGIES

All sewer pipes were analyzed per the Los Angeles County sewer capacity policies, **Appendix F**, broken down as follows:

For pipes <15 inches: 1/2 full is 100% capacity (d/D)

For pipes >15 inches: $\frac{3}{4}$ full is 100% capacity (d/D)

Per currently County policy, any calculated sewer pipe flows between 101% and 150% "capacity" will require the County to check maintenance records. If maintenance records warrant, the County may require a sewer flow test. Note, if field verified sewer flows are less than 151% capacity, no mitigation measures will be required.

If calculated flows are between 151% and 200% of capacity, flow measurements are automatically required. Like before, if field verified sewer flows are less than 151% of capacity, no mitigation measured will be required. However, if actual flow is above 151%, the case shall be referred to Sewer Advisory Committee (SAC) to evaluate the options and make recommendations to the County Administration for approval. These options may include but are not limited to: requiring full mitigation from the development, assessing pro-rata shares, creation of a reimbursement district, or establishing a County Improvement (CI) district.

Existing sewer flows were determined using average sewage flows per acre for specific zoning—i.e., R-1, R-2, etc. These "zoning coefficients" are shown on the County of Los Angeles Estimated Average Daily Sewer Flow for Various Occupancies table shown in **Appendix A**. With zoning coefficients and sewage tributary areas defined, the following formula is used to determine existing sewer flows:

Q = (Z)(A)

- A = Tributary area (acres)
- Z= Zoning Coefficients (cfs per acre)

Proposed sewer flows, however, were determined at the unit and bedroom level using the County of Los Angeles Sewer Estimated Average Daily Sewage Flows as shown in **Appendix A**. For single family homes and condominium units, 0.001CFS/unit was used to estimate proposed flow. For the duplex and triplex lots, the sewer flows were estimated using bedrooms per dwelling unit per the table in **Appendix A.** For a breakdown of proposed dwelling units see Tables 1, 2, and 3 in **Section 3.0**.

Per County policies, Kutter's formula, as defined in **Appendix D**, was used to determine sewer capacities. **Appendix D** contains a tabulated calculation of all existing, proposed, and cumulative sewer flows as well as the design capacity.

Please note, PA-4 and PA-6 have no additional facilities that would generate additional sewer flow. Therefore, methodologies for existing land use will be used for those areas.

6.0 CONCLUSIONS

Appendix C, Sewer Area Study Exhibit with Land Use Zoning, and **Appendix D**, Project Sewer Generation Factor Analysis table, accounted for all pipe segments from the various existing upstream manholes to MH 16. Per **Appendix C** and **Appendix D**, only one segment of the existing sewer pipe is above the 100% capacity threshold.

Below are the pertinent sewer pipe segments with proposed sewer outfall connections or existing tie-ins, including the existing sewer pipe above the 100% capacity threshold.

MH 184 - MH 183: The existing 8-inch sloped VCP at 0.5% sewer (PC 9054) on Tierra Luna between MH 184 and MH 183 will flow at 25% capacity with the proposed flow.

MH 180 - MH P20: The existing 8-inch VCP sloped at 0.4% sewer (PC6954) on Tierra Luna Between MH 180 and MH P20 will flow at 49% capacity with the proposed flow.

MH P34 - MH P32: The proposed 8-inch pipe sloped at 2.9% between MH P34 and MH P32 (PC6594) in Planning area 1 will flow at 77% capacity with the proposed flow.

MH 634 – MH 16: The existing 12-inch VCP sloped at 1.4% sewer (PC10811) between MH 634 and MH 16 will flow at 94% capacity with the proposed flow.

MH P47 – MH 17: The existing 8-inch VCP sloped at 0.6% (PC6788) on Walnut Drive between MH P47 and MH17 is flowing at 125% capacity without additional flow. Given calculated proposed flow resulted in 155% capacity, a flow test was conducted by US3 (results in **Appendix J**). Per the sewer capacity table in **Appendix** D, the sewer flow through the existing 8-inch dropped from a calculated value of 0.663 cfs to 0.607 cfs resulting in 142% post-development capacity. Therefore, no mitigation measures will be required.

The 12" sewer outfall to the City of Industry sewer infrastructure at MH 16 is 1.892 CFS flowing at 94% capacity.

The 18" sewer outfall to the LACSD 30" trunk line #21 is 2.438 CFS flowing at 35% capacity within the connection pipe.

APPENDICES

APPENDIX A

LA COUNTY AVERAGE DAILY FLOW AND ZONING COEFFICIENT TABLE

Occupancy	Abbreviation		*Average daily flow
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	150	gal/D.U.
1 bedroom dwelling units	Apt	200	gal/D.U.
2 bedroom dwelling units	Apt	250	gal/D.U.
3 bedroom or more dwelling units	Apt	300	gal/D.U.
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	Р	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	Н	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	MB	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

Estimated Average Daily Sewage Flows for Various Occupancies

*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

Zone	Coefficient (cfs/Acre)
Agriculture	0.001
Residential*:	
R-1	0.004
R-2	0.008
R-3	0.012
R-4	0.016*
Commercial:	
C-1 through C-4	0.015*
Heavy Industrial:	
M-1 through M-4	0.021*

* Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

* Use 0.001 (cfs/unit) for condominiums only

RPD-1-5000	
R-1-8500	

0.0087 cfs/acre = (43,560 SF / 5000 SF) X 0.001 0.005 cfs/acre = (43,560 SF / 8500 SF) X 0.001

APPENDIX B

SMD MAPS





APPENDIX C

SEWER AREA STUDY EXHIBIT WITH LAND USE ZONING



APPENDIX D

PROJECT SEWER GENERATION FACTOR ANALYSIS TABLE

LA COUNTY SEWER ANALYSIS TABLE

	Sewer Area-In	Segr	ment	Pip	De l	Design Capacity	A	Zana (Eviatina)	Zoning Coefficient	Average Daily Flow	Cumulative Coloulated Flau	Cumulative	PC OR CI	Comment	Iurisdiction
STREET WAIVE	Designation	U/S M.H #	D/S M.H. #	Size (in)	Slope (%)	(CFS)	Acres	Zone (Existing)	(cfs/acre)	(CFS)	cumulative calculated flow	Flow/Design Capacity	#	Comment	Junsaiction
H STREET (PLANNING AREA 5	5)														
	E1			N/A	N/A		N/A			0.006	0.006			(1) Triplex Lot, (1) Lots Total	
	E2			N/A N/A	N/A N/A		N/A N/A			0.002	0.008			(2) SFH, (2) LOTS TOTAL (17) SFH, (6) Duplex Lot, (1) Triplex Lot, (24) Lots Total	
	F1			N/A	N/A		N/A			0.018	0.061			(6) SFH, (6) Duplex Lot, (12) Lots Total	
	F2			N/A	N/A		N/A			0.022	0.083			(22) SFH, (22) Lots Total	
	13			N/A	N/A		N/A			0.005	0.088			Flows into Tierra Luna - See H Street in Tierra Luna Table	
														*All flows in this planning area are upstream of terminus manhole 184, no existing flows through area. All upstream pipes are designed as part of	
H STREET		P12	P15	8	4.41%	1.163				0.000	0.088	8%		proposed improvements.	LA COUNTY
TIERRA LUNA		P12	P15												
	H STREET	D15	104		0.53%	0.403				0.088	0.088	2.2%	0054	Flow from H Street (Planning Area 5) - See H Street Table	
TIERKA LUNA	010	P15	184	8	5 0.53%	0.402	1,199	RPD-5000	0.0087	0.000	0.088	22%	9054		LA COUNTY
TIERRA LUNA		184	183	8	0.53%	0.402				0.000	0.098	25%	9054		LA COUNTY
	Q9						1.297	RPD-5000	0.0087	0.011	0.110				
TIERRA LUNA	08	183	182	8	3 2.00%	0.783	0.744	RPD-5000	0.0087	0.000	0.110	14%	9054		LA COUNTY
TIERRA LUNA	40	182	181	8	11.64%	1.891	0.744	111 0-5000	0.0007	0.000	0.110	6%	9054		LA COUNTY
	Q7						3.708	RPD-5000	0.0087	0.032	0.149				
	Q6	101	100		C 40%	1 402	0.363	RPD-5000	0.0087	0.003	0.152	110/	0054 6504		
HERRA LUNA	Q21	101	180	c	0.40%	1.402	5.934	A-1	0.001	0.000	0.152	11%	9054,0594		LA COUNTY
	Q5						1.462	RPD-5000	0.0087	0.013	0.170				
TIERRA LUNA		180	P20	8	0.40%	0.349				0.000	0.170	49%	6594	Flows into C Street (Planning Area 1) - See C Street Table	LA COUNTY
C STREET (PLANNING AREA 1	1)	180	P20												
	TIERRA LUNA						NI/A			0.170	0.170			Flow from Tierra Luna - See Tierra Luna Table	
	C10						N/A			0.005	0.175			(8) SFH, (5) Duplex Lot, (1) Triplex Lot, (14) Lots Total	
	C9						N/A			0.004	0.203			(4) SFH, (4) Lots Total	
	C8						N/A			0.012	0.215			(6) SFH, (1) Triplex Lot, (7) Lots Total	
C STREET	<i>C6</i>	P20	P21	8	3 0.40%	0.349	N/A			0.000	0.215	62%		(2) SEH (2) Lote Total	LA COUNTY
	C5						N/A			0.002	0.217			(4) Duplex Lot. (4) Lots Total	
	C4						N/A			0.004	0.229			(2) Duplex Lot, (2) Lots Total	
	C3						N/A	-		0.006	0.235			(6) SFH, (6) Lots Total	
C STREET	12	P21	P26	R	0.40%	0 349	N/A			0.006	0.241	69%		(6) SFH, (6) LOTS 10TA1	
Compet	C7		120		0.40/0	0.045	N/A			0.013	0.254	03/0		(7) SFH, (1) Triplex Lot, (8) Lots Total	Breddinn
	C1						N/A			0.019	0.273			(7) SFH, (6) Duplex Lot, (13) Lots Total	
C STREET		P26	P39	8	0.40%	0.349				0.000	0.273	78%		Flows into A Street (Planning Area 1 & 2) - See A Street Table	
											1				
A STREET (PLANNING AREA 1	1 & 2)						4 502								
	020						24.282	A-1 R-1-8500	0.001	0.002	0.002				
	Q19						0.705	RPD-5000	0.0087	0.006	0.132				
	Q18						1.884	RPD-5000	0.0087	0.016	0.149				
	Q17 015						6.302	RPD-5000	0.0087	0.055	0.203				
	Q15						0.367	R-1-8500	0.0087	0.002	0.214				
	Q14B						0.564	R-1-8500	0.005	0.003	0.219				
	Q14A						61.776	R-1-8500	0.005	0.317	0.535				
	Q13						7.534	C-R-DP	0.015	0.113	0.648				
	Q12B						48.798	A-1	0.001	0.024	0.073				
A STREET		P34	P32	8	3 2.90%	0.943				0.000	0.722	77%			LA COUNTY
	B8 87						N/A			0.033	0.755			(33) SFH, (33) Lots Total	
A STREET	67	P32	P38	10	5.20%	2.348	N/A			0.007	0.762	32%			LA COUNTY
	B6						N/A			0.019	0.781			(19) SFH, (19) Lots Total	
A CTOFFT	B5				1 4 2001		N/A			0.004	0.785			(4) SFH, (4) Lots Total	
ASIREE	C STREET	P38	P39	10	4.20%	2.110				0.000	0.785	37%		Flow from C Street (Planning Area 1) - See C Street Table	LA COUNTY
	B4						N/A			0.016	1.074			(16) SFH, (16) Lots Total	
A STREET		P39	P40	10	4.20%	2.110				0.000	1.074	51%			LA COUNTY
A STREET	B3	040	D/1	40	1 1 200/	2 110	N/A			0.008	1.082	E10/		(8) SFH, (8) Lots Total	
A STREET	B2	r40	r41	10	4.20%	2.110	N/A			0.007	1.082	51%		(7) SFH, (7) Lots Total	5.000011
A STREET		P41	P42	10	3.30%	1.870				0.000	1.089	58%	,		LA COUNTY
	B1						N/A	RPD-5000	0.0007	0.003	1.092			(3) SFH, (3) Lots Total	
A STREET	U4	P42	P46	10	3.30%	1.870	0.004	NPD-2000	0.0087	0.058	1.150	61%		Flows into Walnut Leaf Drive (Planning Area 2 & 3) - See Walnut Drive Table	LA COUNTY
				10		2.070				0.000					
WALNUT DRIVE (DLANDURS)	ADEA 2 8 21				1 1										
WALNUT DRIVE (PLANNING)	MH18 FLOW TEST									0.535	0.535			Flow value taken from flow test for MH 18	
	A1			8	3 0.60%	0.428	N/A			0.072	0.607			72 Condo Units, 1 Lots Total	
WALNUT DRIVE S		P47	18	8	0.60%	0.428				0.000	0.607	142%			LA COUNTY
		18	17	8	0.60%	0.428				0.000	0.607	142%			LA COUNTY
		1/	P46	12	1.40%	2.016				0.000	0.607	30%		1.066 cfs represents the data taken from the MH 17 flow test, and all proposed	LA COUNT
	MH17 FLOW TEST + ALL													flow (summation of average daily flow from rows with sewer areas designations	s
	THOPOSED FLOW									1.066	1.066			beginning with A, B, C, E, F).	
WALNUT DRIVE S		P46	MH 634	12	1.40%	2.016				0.000	1.066	53%	10811/6788		LA COUNTY
	MH634 FLOW TEST + ALL													1.892 cfs represents the data taken from the MH 634 flow test, and all proposed	
	PROPOSED FLOW									1.892	1.892			beginning with A, B, C, E, F).	5
WALNUT DRIVE S		MH 634	16	12	1.40%	2.016				0.000	1.892	94%	10811/6788		LA COUNTY

Green indicates outflow at Manhole 16

Kutter's Formula: Q = a * c * [R * S]^{1/2}

41.65 + 0.00281/S + 1.811/n

TOTAL RESIDENTIAL LOTS: 235

c = 1 + [41.65 + 0.00281/S] * n/R^{1/2}

n=0.013

	SFH	Duplex	Triplex	Townhome Lot
Units Per Lot	1	2	6	72

 CFS/Lot
 0.001
 0.002
 0.006
 0.072

 Table 1 – Generated Flow Breakdown by Lot Type per County of Los Angeles Sewer Estimated Average Daily Sewage Flows, Appendix A
 Sewage Flows, Appendix A

	SFH Lots (0.001CFS/Lot)	Duplex Lots (0.002CFS/Lot)	Triplex (0.006CFS/Lot)	Townhome (0.072CFS/Lot)	Open Space Lot (OCFS/Lot)	Total Lots	Total CFS
PA-1	116	17	3	-	5	141	0.168
PA-2	32	-	-	-	3	35	0.032
PA-3	-	-	-	1	1	2	0.072
PA-4	-	-	-	-	1	1	-
PA-5	52	12	2	-	2	68	0.088
PA-6	-	-	-	-	1	1	-
					Grand Total:	248	0.360

Table 2 – Planning Area Breakdown

		Segi	ment	Pi	ре	Dosign			Zoning	Average	Cumulativo	Cumulativo	PC OR CI		
STREET NAME	Sewer Area-In Designation	U/S M.H #	D/S M.H. #	Size (in)	Slope (%)	Capacity (CFS)	Acres	Zone (Existing)	Coefficient (cfs/acre)	Daily Flow (CFS)	Calculated Flow	Flow/Design Capacity	CONSTRU CTION PLAN #	Comment	Jurisdiction
Walnut Drive S	LAC	MH 634	16				SE	E PREVIOUS	TABLE	1.892	1.892			SEE PREVIOUS TABLE FOR FLOW VALUE	
Fairway Drive	Q11						6.73	A-1	0.001	0.007	1.899				
Fairway Drive		16	633	12	1.08%	1.770				0.000	1.899	107%	PC 10811		Industry
														Please note that acres is showing room count	
														and zoning coefficient is showing cfs/room in	
	CQ4						94	C(HOTEL)	0.00058	0.055	1.953			this row	
Fairway Drive		633	15	12	1.08%	1.770				0.000	1.953	110%	PC 10811		Industry
Fairway Drive		15	12	12	2.00%	2.410				0.000	1.953	81%	PC 6594		Industry
	CQ1						4.75	М	0.021	0.100	2.053				
	CQ2						1.95	М	0.021	0.041	2.094				
Fairway Drive		12	9	15	0.48%	4.017				0.000	2.094	52%	PC 6594		Industry
	CQ6						6.14	М	0.021	0.129	2.223				
	CQ5						3.55	С	0.015	0.053	2.276				
Fairway Drive		9	8	15	0.48%	4.017				0.000	2.276	57%	PC 6594		Industry
Fairway Drive		8	7	15	0.48%	4.017				0.000	2.276	57%	PC 6594		Industry
Fairway Drive		7	C1	18	0.93%	9.213				0.000	2.276	25%	PC 12178		Industry
	CQ7						0.71	С	0.015	0.011	2.287				
Fairway Drive		C1	C2	18	0.93%	9.213				0.000	2.287	25%	PC 12178		Industry
	CQ8						2.99	С	0.015	0.045	2.332				
	CQ9						1.97	М	0.021	0.041	2.373				
	CQ10						3.11	М	0.021	0.065	2.438				
Fairway Drive		C2	C3	18	0.45%	6.398				0.000	2.438	38%	PC 12178		Industry
Fairway Drive		C3	C4	21	0.45%	9.730				0.000	2.438	25%	PC 12178		Industry
Fairway Drive		C4	C5	21	0.45%	9.730				0.000	2.438	25%	PC 12178		Industry
Fairway Drive		C5	C6	20	0.45%	8.522				0.000	2.438	29%	PC 12178		LAC
Fairway Drive		C6	C7	21	0.45%	9.730				0.000	2.438	25%	PC 12178		LAC
Fairway Drive		C7	C8	21	0.45%	9.730				0.000	2.438	25%	PC 12178		Industry
Fairway Drive		C8	C9	21	0.45%	9.730				0.000	2.438	25%	PC 12178		LAC
Fairway Drive		C9	C10	21	0.45%	9.730				0.000	2.438	25%	PC 12178		LAC
Fairway Drive		C10	C11	21	0.45%	9.730				0.000	2.438	25%	PC 12178		LAC
Fairway Drive		C11	334	21	0.45%	9.730				0.000	2.438	25%	PC 12178		LAC
Fairway Drive		334	LACSD #21	18	0.52%	6.880				0.000	2.438	35%	PC 6594	Outfall to LACSD Trunk Line #21	LAC

APPENDIX E SEWER WILL SERVE



1955 Workman Mill Road, Whittier, CA 90601-1400 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998 (562) 699-7411 • www.lacsd.org

April 1, 2021 Ref. DOC 6130498

Mr. Alex Flores, Engineer Fuscoe Engineering 600 Wilshire Boulevard Suite 1470 Los Angeles, CA 90017

Dear Mr. Flores:

Will Serve Letter for Royal Vista

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on March 16, 2021. We offer the following comments regarding sewerage service:

- 1. A portion of the project area is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 21 before sewerage service can be provided to the proposed development. For a copy of the Districts' Annexation Information and Processing Fee sheets, go to <u>www.lacsd.org</u>, under Services, then Wastewater Program and Permits and select Annexation Program. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Curry at (562) 908-4288, extension 2708.
- 2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' District No. 21 Outfall Trunk Sewer, located in Fairway Drive south of San Jose Avenue. The Districts' 30-inch diameter trunk sewer has a capacity of 22.2 million gallons per day (mgd) and conveyed a peak flow of 6.5 mgd when last measured in 2014.
- 3. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 58.5 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
- 4. The expected increase in average wastewater flow from the project site, described in the plan as 240 single family homes and 72 affordable homes, is 80,155 gallons per day, after the structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to <u>www.lacsd.org</u>, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the <u>Table 1, Loadings for Each Class of Land Use</u> link.
- 5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to <u>www.lacsd.org</u>, under Services, then Wastewater (Sewage) and

select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org.

Very truly yours,

Adriana Baza

Adriana Raza Customer Service Specialist Facilities Planning Department

AR:ar

cc:

D. Curry A. Schmidt A. Howard

APPENDIX F

SEWER POLICIES PER LA COUNTY "APPENDIX D"

APPENDIX D

October 12, 2005

Stare Bayer

TO: Dean Efstathiou FROM: Dennis Hunter

Land Development Division

POLICIES FOR MANAGING AVAILABLE SEWER CAPACITY AND SEWAGE DISCHARGE IN EXCESS OF DESIGN CAPACITY

The following will set forth Public Works' policies related to managing sewer infrastructure capacity. Design capacity of the sewer mainline is defined as follows:

< 15" diameter	$\frac{1}{2}$ full = 100% capacity (d/D)
> 15" diameter	$\frac{3}{4}$ full = 100% capacity (d/D)

When Public Works determines there is available capacity in a mainline sewer for infill and redevelopment projects, the remaining available capacity shall be allocated on a first come - first serve basis.

Sewer Advisory Committee

A Sewer Advisory Committee (SAC) will be formed for the purpose of recommending courses of action to address proposed development connecting to existing sewers that will cause them to be operating beyond their design capacity. The SAC will make their recommendations to Dean Efstathiou, Assistant Director. The SAC will be chaired by Waterworks and Sewer Maintenance Division and will have representatives from Design and Land Development Divisions. Each Division will appoint a Principal Engineer or Senior Civil Engineer as a representative to the SAC and will convene whenever sewer decisions are required to address developmental impacts. Sewer Maintenance will maintain records of SAC meetings and will prepare recommendations to Administration for approval. The SAC may require other Division representatives to participate on a case-by-case basis when necessary, such as Building and Safety and Programs Development.

Divisional Responsibilities

Design Division

- 1. Support activities of the SAC.
- 2. Prepare sewer area studies when required.

Dean Efstathiou August 25, 2005 Page 2

3. Maintain records/archive of all approved sewer area studies and flow measurements.

Land Development Division

- 1. Support activities of the SAC.
- 2. Impose sewer area study requirements for private developments if necessary and review/approve all submittals.
- . 3. Refer cases to SAC when both sewer area studies and flow measurements indicate that a potential overload situation exists or will exist based on criteria described below.
 - 4. Provide copies of all approved sewer area studies and flow measurements to Design Division for archiving.

Waterworks and Sewer Maintenance Division

- 1. Chair the SAC, maintain meeting records and prepare position papers to Administration.
- 2. Advise the SAC when an overload condition is observed during maintenance activities.
- 3. Initiate effort to track and map all overload areas within the Consolidated Maintenance District.
- 4. Keep database of all flow measurement results.

Design Criteria

- 1. Capacity of sewer mainlines less than 15° in diameter are considered full (100 percent) when the ratio of the depth of flow (d) over the pipe diameter (D) is equal to 0.5, expressed as d/D = 0.5.
- Capacity of sewer mainlines equal to or greater than 15" in diameter are considered full (100 percent) when the ratio of the depth of flow (d) over the pipe diameter (D) is equal to 0.75, expressed as d/D = 0.75.

Dean Efstathiou August 25, 2005 Page 3

- 3. When an area study indicates that flow conditions based on calculated discharges is between 101 percent to 150 percent of capacity, no flow measurements and no mitigation will be required. If maintenance records warrant, a flow test may be required.
- 4. When an area study for a development that proposes to increase the density or change the zoning indicates that flow conditions are between 151 to 200 percent of capacity, flow measurements shall be required. If the flow test indicates that the actual flow condition is below 151 percent, no mitigation will be required. If the flow test results indicate the actual flow is above 151 percent, the case shall be referred to the SAC to evaluate options and make recommendations to Administration for approval. These options may include, but are not limited to: requiring full mitigation from the development, assessing pro-rata shares, creation of a reimbursement district, or establishing a County Improvement (CI) district.

AHN:ca

P:\LDPUB\SUBPCHECK\SEWER\MISCELLANEOUS\SEWER INFRASTRUCTURE MANAGEMENT

cc: Administration (Kelly) Building and Safety (Patel) Design (Kumar) Land Development (D'Antonio, Burger, Ruiz, Chong, Witler, Narag) Programs Development (Afshari) Waterworks and Sewer Maintenance (Del Real, Lehto)

APPENDIX G SAMPLE CALCULATION

	Segment		Pipe						Х	Coofficien					
STREET NAME	U/S M.H #	D/S M.H. #	Size (in)	Slope (%)	Diameter ft	Radius ft	Total X- Sectional Area ft2	What Percent? (50 or 75)	sectional area of flow ft2 (A)	t of Roughnes s (n)	Wetted Permimet er ft (P)	Hydraulic Radius ft (A/P)	Kutters C	Empty	Design Capacity (CFS)
	P46	16	12	1.40%	1.000	0.500	0.785	0.500	0.393	0.013	1.571	0.250	86.757		2.016

Q	= a * c * [R * S] ^{1/2}	a = cross sectional area				
c =	41.65 + 0.00281/S + 1.811/n	c = Kutters coefficientR = hydraulic radius				
	= 1 + [41.65 + 0.00281/S] * n/R ^{1/2}	S = friction slope n = Mannings coefficent				

APPENDIX H

RELEVANT ZONING MAPS: LA COUNTY, CITY OF INDUSTRY, AND CITY OF DIAMOND BAR











Industrial - Commercial Overlay (M-C Overlay)



Commercial - Adult Business Overlay (A-B) Institutional (INST) Automobile Zone (A-Z) Recreation and Open Space Zone (ROS)



ZONING **CITY OF INDUSTRY**

Diamond Bar GIS



10/24/2022, 5:33:14 PM





County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA

APPENDIX I

RECORD PLANS FOR LA COUNTY SEWERS: PC9051, PC6594, PC6788, PC10811, PC785, IPC 142, IPC 239, IPC 257, AND IPC 257R



PROFILE, ALIGNMENT AND GRADE OF PAGE 1 SANITARY SEWERS TO BE CONSTRUCTED IN PARCEL MAP NO. 18564 PRIVATE CONTRACT NO. 10811 INDEX: U-137~ D&E-4 ____SHEET ; ____PAGES 53340 -7 VERT. 1"- 8' SCALE: HORIZ 1"-40' 00 MARCH . 1988 No. 29616 PREPARED IN THE OFFICES OF raab endeneering inc. Exp. 3-31-91 -7 1700 E/LINCOLN AVE. SUITE 201 ANAHEIM , CA. 92805 (714)533-0840 Mark Kait MARK L. RAABREG. C.E. No. _ 29616 0 THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT: LEGEND MINIMUM PUBLIC SAFETY REQUIREMENTS . BRICK MANHOLE STANDARD MANHOLE STEP ... BEDDING FOR SEWER PIPE CRADLING AND ENCASEMENT ... S-23 WYE OR TEE SUPPORT. S-26 ALLOWABLE TRENCH WIDTHS S-33 LOCKING MANHOLE FRAME AND COVER S-35 NON-REINFORCED PRECAST CONCRETE MANHOLE S-36 SPECIAL HOUSE LATERALS 5-75 COUNTY OF LOS ANGELES, CALIFORNIA THOMAS A. TIDEMANSON CHARLES W. CARRY DIRECTOR OF PUBLIC WORKS CHIEF ENGINEER CO. SAN DIST. NO. 21 ·a Vary OFFICE ENGINEER 0 8/12/88 PS007572 LA PUENTE BLDG. DIST. 2.02 P. C. 10811 PAGE REVIEWED BY: San jo G. bal NO L.A. COUNTY CHARGES FOR CONNECTIONS CEXIST. FINISH SURFACE OVER & PIPE DOUBLE SCALE \mathbf{O} SEE SANITATION DIST FOR SPECIAL CON-**N** - 505 NECTION CHARGES 00 - 495 1.40% 485 N 329



DOUBLE SCALE BIND PROFILE ALIGNMENT AND GRAJE OF P.C.6594 Howell R PUENTE BLDG. DIST. NO. 2 SPRR SANITARY SEWERS PAGE___ Howell Rd. J.N. 0360.49 TO BE CONSTRUCTED IN 30" Trunk Sewer Son Dist. Nº 21 1. PROVIDE STAKES Revision TRACT NO.28140 AT THE CENTER LINE OF EACH MANHOLE. Page 19 Add 6" H.L. to Lots 101, 102 & 103. 2. NO REPRESENTATIVE OF THE COUNTY I 3 M DURING THE OURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL VCP SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER SAIT2 CASE III UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER. Page 23 C Eliminate Main Poge 24 8 Eliminate House PRIVATE CONTRACT NO. 6594 4. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY APPROVED ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET. By D. F. King 11-6-64 Office of County Engineer S. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER. W.S. 39 6. USE STANDARD MANHOLE FRAMES AND COVERS, S-117. 13_SHEETS; 25 PAGES 7. USE EXTRA STRENGTH PIPE, ALL PIPE STANDARD DEPTH, EXCEPT AS NOTED, SCALE: VERT. JULY, 1963 9. RESURFACE ALL TRENCH WITHIN PAYED ANEA TO MEET L.A. COUNTY ROAD DEPT. OR CALIF. STATE HIGHWAY REQUIRE-MENTS IN ACCORDANCE WITH PERMITS. 36288 PREPARED IN THE OFFICES OF WEACCO INC. City Boundary City - r Industry 12 MANHOLES SHALL BE BRICK SEWER STRUCTURES PER SOLOG PRECAST CONCRETE NANHOLES PER S-A 135 OR S-A 173 MAY BE USED AS AN ALTERNATE IN LOCATIONS APPROVED BY THE COUNTY ENGINEER. REG. C. E. NO. 9915 14. MANHOLE TOPS IN UNIMPROVED RIGHTS-OF-WAY TO BE SIX INCHES ABOVE FINISHED GRADE. FOR LEGEND SEE PLAN NO. S-A-61 15. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE, MADISON 9-4747, EXT. BISSI AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT. 16. STANDARD SPECIFICATIONS DATED MAY 25, 1962, SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT. - O'SON Sewer RIN Fifth IT ALL STATE AND LOCAL TRENCH SAFETY ORDERS WILL BE RIGIDLY ENFORCED. IS THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND Y BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATION WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGN MENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER. RECORD PLANS APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUC-TURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES. IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION R'SON Sewer RIN OF HIGHWAYS, 120 SOUTH SPRING STREET. COUNTY OF LOS ANGELES, CALIFORNIA To San. Sewer R/W APPROYED, JOHN A. LAMBIE, COUNTY ENGINEER 1. Sewers in filled around: Porthumas (A) No construction will be permitted in fill areas unless acceptable certification ASS'T SANITATION ENGINEER is submitted to the Construction Div. of the County Engineers Dept. that relative compaction is greater than 80%. (B) If compaction is less than 90%, the sewer must be cradled as shown on plans Avenue - Fifth per 5-a-166, or have a special base course per 5-a-179, Case III. Special Manhole INDEX MAP bases must be installed per 5-a-123 as indicated on plans. Scale: 1"=600' (C) If compaction is greater than 90% neither cradling nor special manhale bases will be required. However, mechanical compression joints must be used in fill areas. P.C. 6594 Note: Numbers in circles indicate page numbers COLLECT ORD FRONT CHARGE \$39 PER FRONT FOOT \$ 80 PAN \mathbf{N} DOUBLE SCALE од стала и до посната до посната на селото простоя и посната да селото на посната на посната до стала на селот Посната на п нација и од посната на п на посната Посната на посната Посната на . ഇന്നായ പ്രതിന്റെ പ പ്രതിന്റെ പ 1.5 190 பற்றையாக திரங்களை திரும்பான் இல்லாக திராண்டு திரான் திரார்களில் பிருந்து கிருந்து இல்லான் இருந்து இருந்து இருந் இது பிருந்து கிருந்து கிருந்து இது இது திருந்து திருந்து இருந்து இருந்து இருந்து இருந்து இருந்து இருந்து இருந்த இருந்து இருந்து கிருந்து இருந்து இருந்த n on eine erentikke en in 1919 of one ertikke skildere erkikke skolen och eine skolen også en enertie se sytte Surface Over Sewer an in a second second second and the second Exist. 36 C.M.P. Storn Drown 480 Exist 38"x 60" Arch CMP Storm Droin 2 Fack Pipelas noted below-Encase 18" Y.C.P. -0.52% 0.52% El. 14.0 El 22: 349.00: 121 720 9 9 0 6 0 7 12 Encase Il' of 18" YCP Per S-a-172, Cose III under R.R. R/W C.F.-LOT 109 Jack 80' of 54" Steel Pipe 1/2" thick, centered under truck and backfill with grout, 8 sack mix C.F. City Bounary Line City of Indestry EY=10+24.0 Exist. 38"x 60" Arch C.M.P. Storm Droin Future R/W Line - City Boundry Line City of Industry 5 t of 18" V. C. P. Sewer -18"x6" Exist. Rock and oil Pavement. See Note Pagel) Exist 36" C.A. Storm Drown 995± Future R/W Line~ 109 "R. S. 35-42










LA. COUNTY SEWER SHEET NO. 2 SO. CAL. BLUEPRINT C

LA. COUNTY SEWER SHEET NO. 1 SOUTHERN CALIFORNIA BLUEPRINT CO

DEPT. OF COUNTY ENGINEER

REGIONAL ENGINEER

PROFILE, ALIGNMENT AND GRADE OF SANITARY SEWERS PAGE 1 CONSTRUCTED IN TRACT NO. 31845 PRIVATE CONTRACT NO. 9054 W.S. 39-A4 (45,918) <u>2</u> SHEETS; <u>4</u> PAGES SCALE: VERT. 1"-8' JULY , 1976 FREPARED IN THE OFFICES OF RAAB & BOYER ENGINEERING CO. 14482 BEACH BLVD SUITE R WESTMINSTER, CA 92683 BY: Caller Brown 1/17/16 REG. C. E. No. 13542 THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE COUNTY FIGINEER SHALL APPLY IN THE CON WYE OR TEE SUPPORT NON-REINFORCED PRECAST CONCRETE MANHOLE COUNTY OF LOS ANGELES, CALIFOSTIA JOHN D. PARKHURST, CHIEF ENGINEER CO. SAN DIST. NO. 21_____ PROVED & Casthunner OFFICE ENGINEER 26Nov 1 (DATE) REG. C.E. NO. 19156 J. N. 0250 02 P. C. 9054 PAGE 2 NO CHARGES FUR CONNECTIONS DOUBLE SCALE 45,919 580

PROFILE ALIGNMENT AND GRADE OF 1. P.C. 142 SANITARY SEWERS PAGE 1 BLDG. DIST. NO. 2.03 TO BE CONSTRUCTED IN I PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT BIGHT ANGLES TO THE SEWER LINE AT THE CENTER RIW WEST OF WATER ST. OF EACH MANHULE 2 NO REPRESENTATIVE OF THE CITY ENGINEER WILL SURVEY OR LAY OUT ANY FORTION OF THE WORK 3. THE PRIVATE ENGINEER SHALL FURNISH THE CITY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LAT A AND Y" BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MA" ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER : PRIVATE CONTRACT (NO. 142 AS SHOWN ON THE PLANS, HOUSE LATERALS FROM CHIMNETS SHALL NOT HAVE AN ANOLE OF LESS THAN 45" WITH THE LINE SEWER ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER. 4 THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURA ELEVA 🚁 FOR EACH HOUSE LATERA' ON THE GRADE SHEET າ: ອີສ 1.W.S. -8 5 NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER 137:03 2 PAGES / SHEET 6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER BY TELEPHONE, ED 3-1293 AT LEAST TWE? * 🕷 FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT MARCH , 1969 SCALE: HORIZ 1. ALL STRUCTURES SHALL EITHER BRICK MANHOLES PER S.3 OR PRECAST MANHOLES PER S.5 IR S-6, 1''-- 40' EXCEPT AS NOTED. PREPARED IN THE OFFICES OF B. "Y' OR "T" BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS, EXCEPT AS NOTED. H. M. SCOTT & ASSOCIATES 9143 E. VALLEY BLID . ROSENIEAD. CALIF. Ph 287 9904 P MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE TO. USE EXTRA STRENGTH PIPE ALL PIPE IS STANDARD DEPTH EXCEPT AS NOTED George & Clathow 11. VEP. JOINTS SHALL BE TYPE "E", "F" OR "G PER STO. SPECS. SEC 208-2. Aper Bre: 1 7. 1 AM George F Jenkins REG. C. E. HO. 17994 12 IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-23, TWO FEET ON EACH SIDE FROM the **AN** THE POINT OF INTERFERENCE. FOR LEGEND SEE PLAN NO ST 13 IF DURING THE COURSE OF CONSTRUCTION IT IS DEFERMINED THAT THERE IS LESS THAM FOUR FEET OF COVER OVER THE TOP OF MAIN LINE OR HOUSE LATERAL V C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENGASED PER \$ 23. UM LESS OTHERWISE APPROVED BY THE CITY ENGINEER R APROVEMENT IS TO BE CONSTRUCTED ARE SHOWNER ON PLANS AND PROPHES GRADE POINTS FOR THE el su 14. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AS NOTED TER LINE CONTRACTOR CENTER LINE OF ALLEYS ARE SHOWIN BY CIRCLES ON PROFILES OF ALL POINTS FERMIES DESLOVATE. WADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRA GHT THE DRAWN BETWEEN SAID DESIGNATES F 115 15 RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET CITY OF INDUSTRY OR CALIFORNIA STATE HIGHWAY REQUIREMENT THE STATE OF ARE IN THE DEPENDENTED OF AN IN STATE OF THE DRAWN BLIWTEN BATT DESIGNATED FOR THE THE STATE OF ARE IN THE DATA HEREON ARE MERED WADE A PART OF THE SPECIFICATIONS WE RE MALL SE COMPTRUCTED ACCORDING TO PUBLIC WORKS SPECS. DATED 1969 ON FILE IN THE OFFICE OF THE WE RE MALL SE COMPTRUCTED ACCORDING TO PUBLIC WORKS SPECS. 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C. 142 PAGE 2 ستنب مناطقه ومناه منشوب و مندوم بالمنافع مناطقه من المنافع موالي المن المنافع المنافع والمنافع المنافع والمنافع والمنافع المنافع والمنافع وا NO CHARGE با بن المان المعالي المعالية الم المعالية المعالية المعالية المعالية المعالية المعالية المعالية المعالية المعا ما يا المعالية المعالي FOR CONNECTIONS .. in 1 د . بو و اور و ویو ایرون دروند در ایرون در ایرون و موجود يعمد المداد الما المراجع المعاد المعالي المعالي المعالي المعالي المعالي المعالية المعالية المعالية المعالية الم يتيمن البراسم والدوا ومتدوا ومت Proposed Surface over sewer. ور بدو سه . سا TEXAT SUFFACE OVER Sewer--and the second ----· ····· . مصرف البوريانية والمراجة موهدة a ng ngagang ang sangangka ganganaana a maka^an an and the formation and provide strategies at the state of the state . 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16

	STRUCTION OF THIS PROJECT:
 CUINDIKUCTION NOTES: 1. WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1970 EDITION WITH LATEST SUPPLEMENTS) AND CETY. ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SAPITARY SEWERS 2. THE CONTRACTOR SHALL NOTIFY THE ENSPECTION DIVISION BY TELEPHONE, 333-1291 , AT LEAST TWENEY-SOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT. 	LEGEND MINIMUM PUBLIC SAFETY REG BRICK MANHOLE STANDARD MANHOLE STEP BEDDING FOR SEVER PIPE CRADLING AND ENCLOSEMEN
 HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE & FEET BELOW CURB GRADE EXCEPT AS NOTED. WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED. All structures shall be either BRICK MANHOLES PER S-3 OR PRECAST CONCRETE MANHOLES PER S-36, EXCEPT AS NOTED. 	WYE OR TEE SUPPORT ALLOWABLE TRENCH WIDTHS LOCKING MANHOLE FRAME /
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 9. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER \$-23, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE. 10. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.R. SEWER WHICH IS NOT INDICATED ON THE BLANK. THE BLANK SHALL BE ENCASED, PER 5-23, CASE II, TWO FEET OF COVER OF A MAIN LINE OR HOUSE LATERAL V.C.R. SEWER WHICH IS NOT INDICATED ON THE BLANK. THE BLANK SHALL BE ENCASED, PER 5-23, CASE II, TWO FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.R. SEWER WHICH IS NOT INDICATED ON THE BLANK. THE BLANK SHALL BE ENCASED, PER 5-23, CASE III A DE ENCASED, PER 5-23, CASE IIII A DE ENCASED, PER 5-23, CASE IIIII A DE ENCASED, PER 5-23, CASE IIIII A DE ENCASED, PER 5-23, CASE IIIII A DE ENCASED, PER 5-23, PER 5-23, PER 5-23, PER 5	
IL UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IL UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. II. ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "C" OR "D", (WITH BUSKING IF NECESSARY) PER STANDARD SPECIFICATIONS, SECTION 208-2.	CITY OF INDUS JOHN J. RADECKI JR. CITY ENGIN
 SFWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-2.37 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET. CITY OF INDUSTRY OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS. FULL COMPLIANCE WITH SECTION 306-1.9.3 OF THE SPECIAL PROVISIONS WILL BE REQUIRED FOR BACKFUL IN SIRFETS. CERTIFICATION 	APPROVED R.C.E. NO. 20330 / A
OF BACKFILL COMPACTION AND SAND EQUIVALENTS BY A QUALIFIED, REGISTERED TESTING LABORATORY SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF PARTIAL ACCEPTANCE.	LOS ANGELES COUNTY ENGINE CONSOLIDATED SEWER MAINTEN
	INDUSTRY BLDG. DIST.
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a BACKFILL TRENCH AND REPLACE OTHER EARTH REMOVED, SO AS TO ACHIEVE THE NATURAL OR FINISHED GRADES AND SLOPES SHOWN ON THE GRADING PLAN APPROVED FOR THIS TRACT. BY THE CITY OF INDUSTRY BALL BACKFILL AND EARTH REPLACED SHALL BE COMPACTED TO A MINIMUM OF 90% OF

"

POINTS.

INDUSTRY

GENERAL NOTES:

1. ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.

FOR EACH HOUSE LATERAL ON THE GRADE SHEET.

THIS PROJECT, THIS NOTE APPLIES TO ALL PAGES.

II. SEWER TRENCH BACKFILL WITHIN EASEMENT :

WAYS, 120 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA

10. REFER TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS, REGARDING SAFETY ORDERS.

2. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE CITY ENGINEER.

3. NO REPRESENTATIVE OF THE CITY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.

4. GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES, GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIG-

5. THE PRIVATE ENGINEER SHALL FURNISH THE CITY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND "Y" OR "T" BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED, ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE REWER

6. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION

7. BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN CITY STREETS FROM THE CITY OF

B. IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGH-

9. APPROVAL OF THIS PLAN BY THE CITY OF INDUSTRY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF

, AND PAY & FEE TO THE CITY ENGINEER, S OFFICE

MAIN LINE SEWER, ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.

TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS.

NATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED

EXCEPT AS SHOWN ON THE PLANS, HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE

- MAXIMUM DENSITY PER A.S.T.M. D 698-57T AS MODIFIED. ACCEPTABLE CERTIFICATION OF SUCH COMPACTION SHALL BE SUBMITTED TO THE CITY ENGINEER, CITY OF INDUSTRY.
- SCALE: HORIZ. 1"-4" - 1"---4'

PARCEL

CITY

- 1.912 Adate

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APPENDIX J

US3 CERTIFICATION, FLOW TEST, AND GRAPHS FOR MH 17, 18, AND 634

CERTIFICATION PAGE

Sewer Flow Monitoring Study from 3/13/23 to 3/16/23 For Tract No. 83534 in Walnut, CA 91789

"I certify that this project's data reports were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the data submitted. Based on my inquiry of the person or persons who installed the flow monitoring equipment and those persons directly responsible for gathering the data, the information submitted in these data reports are, to the best of my knowledge and belief, true, accurate, and complete. I am aware that as a Registered Professional Engineer in the State of California, I am ethically bound to provide services honestly and to protect the public health, safety, and welfare."

Signed on: 5/18/2023

Constance Darlene Szczublewski, RCE 78908 Registration Expires March 31, 2024

Methods & Procedures & Equipment

Methods and Procedures

Utility Systems Science & Software provided Fuscoe Engineering with an off the shelf, nonproprietary flow monitoring solution that included three state of the art Hach Flo-Dar® AV Sensor systems. The project course of action is listed below. The US³ team:

- Assessed permitting and traffic control at the sites in Walnut, CA.
- Coordinated with the Los Angeles County Department of Public Works and the East Maintenance Yard Supervisor for installation and removal of equipment.
- Installed and removed traffic control in accord with site-specific California Temporary Traffic Control Handbook (CATTCH) requirements for both the installation and removal of equipment.
- Validated the sites for suitability for sewer flow monitoring.
 - Fairway Dr manhole (MH) 634 had no laterals with moderate open channel hydraulics. The upstream line was monitored as it provided the best hydraulics during the inspection.
 - Quiroz Ct MH 17 had pipes entering from northeast and southeast with moderate to rapid open channel hydraulics and turbulence in the mainline due to inflow from the lateral. The upstream southeast lateral was monitored because of the poor hydraulics in the downstream line and because the total flow was being monitored in the manholes upstream and downstream of this site.
 - Quiroz Ct MH 18 had no laterals with moderate open channel hydraulics. The downstream line was monitored as it provided the best hydraulics during the inspection.
- Installed and calibrated the flow monitoring equipment at the sites per manufacturer recommendations on 03/08/2023.
 - Follow-up on the installations confirmed equipment was reading properly.
 - Collected 15-minute interval depth and velocity data points over the entire monitoring period.
- Removed the equipment on 03/16/2023 and validated the data.
 - All of the equipment went through diagnostic testing before and after the study with less than a 1% deviation between manual and meter level readings and less than a 5% deviation between manual and meter velocity readings.
 - Equipment calibration was verified in accordance with manufacturer specifications.
- Prepared the data reports.
 - The following table contains a summary of the average (Avg) and maximum (Max) velocities (Vel) and levels (Lev) collected during this study as well as the calculated flow rates (Flow) and depth versus diameter ratios (d/D).

МН #	Pipe Size (in)	Avg Vel (fps)	Max Vel (fps)	Avg Lev (in)	Max Lev (in)	Avg Flow (gpm)	Max Flow (gpm)	Avg d/D	Max d/D
634	12	5.14	6.61	2.98	4.03	360.97	687.46	0.25	0.34
17	10	6.11	7.53	1.94	2.28	205.71	316.46	0.19	0.23
18	8	3.78	5.16	2.07	2.71	122.75	240.53	0.26	0.34

Equipment

Figure above: Web-Enabled Flo-Dar® AV Sensor, Radar-Based Velocity/Area Flow Meter

FloDar® AV Sensor Specifications:

- Enclosure
 - o IP68 Waterproof rating, Polystyrene
- Dimensions
 - o 160.5 W x 432.2 L x 297 D mm (6.32 x 16.66 x 11.7 in.),
 - With SVS, D = 387 mm (15.2 in.)
- Weight
 - 4.8 kg (10.5 lbs.)
- Operating Temperature
 - -10 to 50°C (14 to 122°F)
- Storage Temperature
 - -40 to 60°C (-40 to 140°F)
- Power Requirements
 - Supplied by FL900 Flow Logger, Flo-Logger, or Flo-Station
- Interconnecting Cable
 - o Disconnect available at both sensor and logger or Flo-Station
 - o Polyurethane, 0.400 (±0.015) in. diameter; IP68
 - Standard length 9 m (30 ft), maximum 305 m (1000 ft)
- Cables available in two styles:
 - connectors at both ends
 - connector from sensor with open leads to desiccant hub, desiccant hub with connector to logger. A potting/sealant kit will be included. This can be used to run the cable through conduit.
- Certification
 - Certified to: FCC Part 15.245: FCC ID: VIC-FLODAR24
 - o Industry Canada Spec. RSS210. v7: IC No.: 6149A-FLODAR24

SURCHARGE DEPTH MEASUREMENT

- Auto zero function maintains zero error below 0.5 cm (0.2 in.)
- Method
 - o Piezo-resistive pressure transducer with stainless steel diaphragm
- Range
 - \circ 3.5 m (138 in.), overpressure rating 2.5 x full scale

VELOCITY MEASUREMENT

- Method
 - o **Radar**
- Range
 - 0.23 to 6.10 m/s (0.75 to 20 ft/s)

- Frequency Range
 - o 24.075 to 24.175 GHz, 15.2 mW (max.)
- Accuracy
 - ±0.5%; ±0.03 m/s (±0.1 ft/s)

DEPTH MEASUREMENT

- Method
 - o Ultrasonic
- Standard Operating Range from Flo-Dar® Housing to Liquid
 - o 0 to 152.4 cm (0 to 60 in.)
- Optional Extended Level Operating Range from Transducer Face to Liquid
 - o 0 to 6.1 m (0 to 20 ft.) with 43.18 cm (17 in.) dead band, temperature compensated.
- Accuracy
 - o ±1%; ±0.25 cm (±0.1 in.)

FLOW MEASUREMENT

- Method
 - Based on Continuity Equation
- Accuracy
 - ±5% of reading typical where flow is in a channel with uniform flow conditions and is not surcharged, ±1% full scale max.

SURCHARGE CONDITIONS DEPTH/VELOCITY DEPTH (Std with Flo-Dar® Sensor)

• Surcharge depth supplied by Flo-Dar® sensor.

VELOCITY (Optional Surcharge Velocity Sensor)

- Method
 - o Electromagnetic
- Range
 - ±4.8 m/s (±16 ft/s)
- Accuracy
 - \circ ±0.15 ft/s or 4% of reading, whichever is greater.
- Zero Stability
 - ±0.05 ft/s

The Flo-Dar® Open Channel Flow Meters provide an innovative approach to open channel flow monitoring. Combining digital Doppler radar velocity sensing with ultrasonic pulse echo level sensing Flo-Dar® provides accurate open channel flow monitoring without the fouling problems associated with submerged sensors.

Perfect Solution for Difficult Flow Conditions:

- Flows with High Solids Content
- High Temperature Flows
- Caustic Flows
- Large Man-Made Channel
- High Velocities
- Shallow Flows

Benefits:

- 1. Personnel have no contact with the flow during installation.
- 2. Maintenance caused by sensor fouling is eliminated
- 3. Field Replaceable/Interchangeable Sensors and Monitors

How It Works

Flo-Dar® transmits a digital Doppler radar beam that interacts with the fluid and reflects back signals at a different frequency than that which was transmitted. These reflected signals are compared with the transmitted frequency. The resulting frequency shift provides an accurate measure of the velocity and the direction of the flow. Level is detected by ultrasonic pulse echo. Flow is then calculated based on the Continuity Equation:

$$Q = V \times A$$
, Where $Q = Flow$, $V = Average$ Velocity and $A = Area$

Accurate Flow Measurements

Flo-Dar® provides the user with highly accurate flow measurements under a wide range of flows and site conditions. By measuring the velocity of the fluid from above, Flo-Dar® eliminates accuracy problems inherent with submerged sensors including sensor disturbances, high solids content and distribution of reflectors.

Figure above: US³ utilizes exclusively Hach March-McBirney Flo-Dar® Meters

US³ Company Information

*US*³ is a California Corporation **Federal ID No. 33-0729605** and qualifies as a Minority Business Enterprise. US³ has certified as an MBE with the California Public Utility Commission's authorized clearinghouse, **Verification Number: 97ES0008**.

US³ is a specialty service company for the Water & Waste Water industry, providing monitoring and control for Utilities since 1996. US³ is in the forefront of this industry by taking the proven technological approaches developed in other high-tech industries and applying them to protect one of our most precious natural resources - our water.

US³ engineers and technical personnel have applied advanced instrumentation system technology to water/wastewater open channel flow monitoring, pipeline evaluation, engineering, and data analysis, all coupled to the power of the Internet. This unique integrated systems approach allows the company to bring greater insight and intelligence to gathering information about water/wastewater system performance of our clients, and in turn, to support the fulfillment of their commitments to manage and cost effectively design, operate, and maintain these systems.

Moreover, **US**³ supports Municipalities, Consulting Engineering firms and other water/waste water systems integrators by providing temporary technical services for engineering, software programming and technical site maintenance and calibration site support work, primarily in the Water and Waste Water industries.

Figure at right: All US³ technicians are certified for Confined Space Entry.

Key Personnel Assigned

US³ provided the necessary resources to fully implement this project. Primary in support of this effort were the following personnel:

Mr. Mark Serres: Mr. Serres is a degreed electrical engineer with over 25 years of experience with fresh/wastewater systems, project management, and systems integration in relation to complex industrial systems. This includes experience in industrial automation and water/wastewater industries. Mr. Serres is responsible for assuring client satisfaction and marshalling the required resources to meet the project requirements.

Mr. Thomas Williams: Mr. Williams is an Engineering Manager with over 20 years of experience in complex systems development for wastewater monitoring. This experience includes hydraulic compatibility, instrumentation, communications and analysis. Mr. Williams is responsible for assuring that the required equipment is designed and calibrated to meet the project requirements.

Darlene Szczublewski, PE: Mrs. Szczublewski is a licensed Civil Engineer in multiple states. She has over 15 years of engineering experience with stormwater/wastewater related projects. She assisted in the completion of several Sanitary Sewer Evaluation Surveys and Capacity Analysis projects to meet Consent Decrees as well as completing numerous Infiltration and Inflow (I&I) studies for other clients. Mrs. Szczublewski has developed numerous flow data analysis techniques to present a clear informative picture of flow in a monitored system. Her work also includes the development of training programs for clients describing I&I and capacity analysis methodologies. Mrs. Szczublewski is responsible for analyzing the data as well as the data collection process and assuring that the reports meet the project requirements.

Name, title, address and telephone number of persons to contact regarding this US³ project.

Darlene Szczublewski, PE

Senior Civil Engineer darlene.szczublewski@uscubed.com

> 1300 Hill Street El Cajon, CA 92020 619-546-4281 (work) 619-246-5304 (cell)

Tom Williams

Engineering Manager tom.williams@uscubed.com

> 1300 Hill Street El Cajon, CA 92020 619-546-4281 (work) 619-398-7799 (cell)

3/22/2023

Confidential Proprietary Information

Meter Site Document

2023.03 Walnut MH 17

MH at ~19844 Quiroz Ct

Walnut, CA 91789

Installation Process

Installed

Upstream SE Lateral

Upstream Lateral Pipe Size

Temporary Flow Study

Fuscoe

71 HM JunisW 2023.03

Hach - Flodar	Sensor Type		
Not Calculated	Capacity Used		
Not Calculated	Estimated Capacity (mgd)		
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2.280	7.530	mumixeM	
946.1	7 90.8	Ачегаде	
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οT	Meter Stop Date		
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Utility Systems, Science and Software

1300 Hill St El Cajon, CA 92020

601 N. Parkcenter Dr, Suite 209 Santa Ana, CA 92705

3/8/2023 thru 3/16/2023

3/22/2023

Fuscoe				MH at ~19844	Quiroz Ct		
2023 03 Walnut MH 18				Walnut,	CA 91789		
					WH # 18		
Access: MH in EB gutter of E. Walnut Dr S, south of address	Sani	System Type: Initary X Storm I Install Date: 3/08/2023					
Мар			Flow	/ Meter			
	1.10	Meter Dept	h: 133.7"				
· · · · ·	mente	MH Coordir	nates: 33.994	4014, -117.867	968		
CERTAIN A		Moderate open channel hydraulics					
and a second designed a		Avg Velocity	Avg Measured	Level	Multiplier		
	Se and	3.8 fps	2.1"		1.0		
	10	Gas					
	1	O2	H2S	со	LEL		
We have a start of the second se	C. com	20.9	0	0	0		
	and the second s		N	otes			
		No laterals; provided the	monitored tl e best hydra	ne downstream ulics during ins	line as it pection.		
			Traffi	c Safety			
		Used cones & signs in accord w/site-specific CATTCH requirements.					
		Land Use					
		Residential	Commercial	Industrial	Trunk		
			Х				
		Manhole De	epth	149"			
		Monitored Pipe Size		8"			
Sewer Plan		Inner Pipe Size (In/Out)		8"/8"			
MH 18 14 14 14 14 14 14 14 14 14 14		Pipe Shape		Round			
		Pipe Condition		Good			
		Manhole Material		Concrete			
		Silt		None observed			
		Velocity Profile Data		Passed			
		Velocity Profile Taken		0.4 2-D			
	//	Sensor Offset		15.3"			
BI WALNUT	11	Sensor Dist	t. to Crown	7.3"			
	49	Sensor Direction		Downstream			
Flow Heading Southwest							

Meter Site Document

2023.03 Walnut MH 18

MH at ~19844 Quiroz Ct

Walnut, CA 91789

Manhole Before Install

Installation Process

Downstream

Downstream Pipe Size

Temporary Flow Study

Fuscoe

81 HM tunisW 2023.03

Hach - Flodar	şeuzor Type				
Not Calculated	Capacity Used				
Not Calculated	Estimated Capacity (mgd)				
000.8	əziS əqi9				
1.510	0.250	muminiM			
2.710	091.3	mumixeM			
2.064	167.5	Average			
(ni) ləvəJ	Velocity (fps)				
оТ	Meter Stop Date				
From	Meter Start Date				
	From To Level (in) 2.064 3.5064 Not Calculated Not Calculated Not Calculated Hach - Flodar	Ate From Ate To Ate To 3.791 2.064 0.250 1.510 0.250 1.510 0.250 1.510 0.250 1.510 0.250 1.510 0.250 1.510 0.250 1.510 0.250 1.510 0.250 1.510 0.250 1.510			

Utility Systems, Science and Software

1300 Hill St El Cajon, CA 92020

601 N. Parkcenter Dr, Suite 209





3/8/2023 thru 3/16/2023





3/22/2023

Fuscoe				MH at ~1170 F	airway Dr				
Walnut, CA 91789									
2023.03 Walnut MH 634				l	MH # 634				
Access: MH in EB lane of E. Walnut Dr S, south of address	System Type: nitary X Storm Install Date: 3/08/2023								
Мар			Flow	v Meter					
	1	Meter Deptl	h: 149"						
Wind Child Bases	17 3°	MH Coordir	nates: 33.993	3320, -117.869	097				
		Moderate o	pen channel	hydraulics					
		Avg Velocity	Avg Measured	Level	Multiplier				
9 · ·	East	5.1 fps	3.0"		1.4				
			(Gas					
		02	H2S	со	LEL				
		20.9	0	0	0				
			N	otes					
		No laterals; provided the	monitored tl e best hydra	ne upstream lin ulics during ins	e as it pection.				
			Traffi	c Safety					
		Used arrow board, cones & signs in accord w/site-specific CATTCH requirements.							
		Land Use							
		Residential	Commercial	Industrial	Trunk				
			Х						
		Manhole De	epth	168"					
		Monitored F	Pipe Size	12"					
Sewer Plan		Inner Pipe S	Size (In/Out)	12"/12"					
= 1. AC	EB	Pipe Shape)	Round					
D 3142 2 21	9 28	Pipe Condit	tion	Good					
MH 17	(AROTA)	Manhole Ma	aterial	Brick					
151		Silt		None observe	ed				
633	1	Velocity Pro	ofile Data	Passed					
		Velocity Pro	ofile Taken	0.4 2-D					
54	4	Sensor Diet		19.0" 7.0"					
53 A 24	X	Sensor Dire		l Instreem					
王 all WALNUT	Y a	Flow Heading	na	Southwest					
				1					



Meter Site Document

2023.03 Walnut MH 634

MH at ~1170 Fairway Dr

Walnut, CA 91789



Manhole Before Install



Installation Process







Upstream



Upstream Pipe Size



Temporary Flow Study

Fuscoe

2023.03 Walnut MH 634

	-			
Hach - Flodar		Sensor Type		
Not Calculated	p	Capacity Use		
Not Calculated	pacity (mgd)	Estimated Ca		
12.000		Pipe Size		
2.190	3.240	muminiM		
t .030	019.9	mumixeM		
2.984	5.126	Ачегаде		
(ni) ləvəJ	Velocity (fps)			
οT	ter Stop Date			
From	ate	Meter Start D		
	FromToLevel (in)2.984Not Calculated2.9842.98412.0002.98412.00012.00012.00012.00012.00012.00012.00012.00013.00014.03015.00015.00016.00016.00017.00017.00017.00017.00017.00018.00019.000019.000	Ate From Ate To Ate Vot Calculated 5.126 2.984 5.126 2.984 5.126 2.190 3.240 2.190 3.240 2.190 6.610 4.030 6.610 4.030		

Utility Systems, Science and Software

1300 Hill St El Cajon, CA 92020

601 N. Parkcenter Dr, Suite 209











3/8/2023 thru 3/16/2023

3/21/2023 1:37:58 PM

APPENDIX K

PROPOSED VTTM





PROJECT DATA

PROJECT SITE AREA: 3,295,105 SF (75.65 AC) GROSS 3,262,567 SF (74.90 AC) NET

> NET = GROSS LESS EXISTING EASEMENTS TO REMAIN AND PUBLIC STREET R/W DEDICATIONS

DEDICATION ACREAGE = 0.53 AC

SINGLE FAMILY RESIDENTIAL LOTS: 200

CONDOMINIUM LOTS: 35 PRIVATE COMMON OPEN SPACE LOTS: 13 TOTAL LOTS: 248

PROJECT INFORMATION

THIS PROPOSED SINGLE FAMILY HOME, DUPLEX, TRIPLEX, AND TOWNHOMES PROJECT WILL SUBDIVIDE PORTIONS OF THE EXISTING LOS ANGELES ROYAL VISTA GOLF COURSE PER THE TENTATIVE TRACT MAP HEREON. THE PROPOSED SUBDIVISION WILL CONTAIN THE FOLLOWING LOT BREAKDOWN:

TWO HUNDRED (200) LOTS CONTAINING SINGLE FAMILY HOMES.

THIRTY-FIVE (35) CONDOMINIUM LOTS CONTAINING ONE-HUNDRED SIXTY (160) UNITS.

THIRTEEN (13) PRIVATE COMMON OPEN SPACE LOTS.

PARKING INFORMATION

ALL PROPOSED RESIDENTIAL LOTS INCLUDE 2 COVERED PARKING STALLS PER UNIT

SETBACK REQUIREMENTS ZONE RPD-5000-6U MINIMUM SETBACKS:

FRONT YARD: 20 FEET SIDE YARDS: 5 FEET BACK YARDS: 15 FEET

BACK YARDS: 8 FEET

ZONE RPD-5000-11U MINIMUM SETBACKS: FRONT YARD: 20 FEET SIDE YARDS: 5 FEET BACK YARDS: 15 FEET

ZONE RPD-5000-12U MINIMUM SETBACKS (PA-1): FRONT YARD: 10 FEET SIDE YARDS: 25 FEET

ZONE RPD-5000-12U MINIMUM SETBACKS (PA-5): FRONT YARD: 20 FEET SIDE YARDS: 5 FEET BACK YARDS: 15 FEET

ZONE RPD-5000-14U MINIMUM SETBACKS: FRONT YARD: 10 FEET SIDE YARDS: 25 FEET BACK YARDS: 8 FEET

ZONE RPD-5000-18U MINIMUM SETBACKS: FRONT YARD: 12 FEET SIDE YARDS: 5 FEET BACK YARDS: 15 FEET

GENERAL NOTES

1. ALL BOUNDARY MONUMENTS SHALL BE SET PRIOR TO FILING FINAL MAP. 2. STRUCTURE DEMOLITION NOTE: ALL EXISTING STRUCTURES WITHIN PROJECT LIMIT WILL BE DEMOLISHED.

- 3. VEGETATION DEMOLITION NOTE: ALL EXISTING VEGETATION WITHIN GRADING LIMITS WILL BE CLEARED. PROTECTED TREES ARE OUTSIDE OF GRADING LIMITS. SEE OAK TREE PROTECTION ZONE LIMITS DELINEATED ON PLAN.
- 4. FIRE SPRINKLER NOTE: ALL RESIDENTIAL CONSTRUCTION WILL BE SPRINKLERED. 5. SLOPE NOTE: WHERE ROADWAYS DAYLIGHT TO EXISTING GROUND, UPSLOPES AND DOWNSLOPES WILL MATCH EXISTING SLOPE GRADIENTS AND MAY BE STEEPER THAN 2:1. ALL OTHER PROPOSED SLOPES SHALL BE 2:1.
- 6. EXISTING DRIVEWAY ON EAST WALNUT DRIVE TO REMAIN. 7. EXISTING CART DRIVEWAYS ON COLIMA ROAD TO BE REMOVED.
- 8. ALL BROKEN AND DAMAGED SIDEWALK ON COLIMA ROAD SHALL BE REPLACED AS NEEDED TO THE SATISFACTION OF THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS.
- 9. PLANT STREET TREES (24-INCH BOX MINIMUM) ALONG COLIMA ROAD AND EAST WALNUT DRIVE AND PROVIDE IRRIGATION. 10. TENTATIVE MAP REQUESTING TO WAIVE STREET FRONTAGE ON APPLICABLE LOTS.
- 11. GATED ENTRANCES ARE PROHIBITED. 12. NO PHASING TO OCCUR DURING PROJECT DEVELOPMENT.
- 13. ALL ON-SITE EXISTING FENCES, WALLS, AND OCCUPIED BUILDINGS TO BE REMOVED.

PROTECTED TREE NOTES

1. THERE ARE FIVE (5) PROTECTED LIVE OAK TREES OFFSITE WITH DRIP LINE LIMITS ON OR NEAR THE PROJECT PERIMETER BOUNDARY (PA-5) AS NOTED ON SHEET 13. TREE PROTECTION ZONES SHOWN ON PLANS. PROJECT WILL PROTECT EXISTING LIVE OAK TREES IN PLACE AND HAVE NO GRADING WITHIN THE TREE-PROTECTION ZONE.

BENCHMARK

DATE BY

BM NO.: FG4741 ELEV.: 508.392' (LOS ANGELES COUNTY BENCHMARK) DATUM: NAVD 88, YEAR OF ADJUSTMENT 2013 DESCRIPTION: L&T IN W CB 1 FT S/O BCR @ SW COR FAIRWAY DR & WALNUT DR (SOUTH)

FUSCOE ENGINE ERING 600 Wilshire, Suite 1470, Los Angeles, California 90017 tel 213.988.8802 • fax 213.988.8803 •www.fuscoe.com Unit 04/10/2023 Name

SHEET INDEX

TITLE SHEET
LEGAL DESCRIPTION
LOT AND PLANNING AREA SUMMARY
EXISTING CONDITIONS AND EASEMENTS
EXISTING CONDITIONS AND EASEMENTS
LOTS 75-80, 235-236, 239
LOTS 1-28, 48-74, 99-115, 119-126,
LOTS 29-34, 155-157
LOTS 81-92, 116-117, OPEN SPACE LO
LOTS 35-47, 93-98, 127-130, 118, 14
OPEN SPACE LOT 248
LOTS 169-191, 211-215, 196-197, 24
LOTS 192-195, 199-210, 216-234, 24
TYPICAL SECTIONS AND DETAILS
SLOPE CROSS SECTIONS
RETAINING WALL SITE PLAN
RETAINING WALL SITE PLAN
RETAINING WALL TYPICAL DETAILS AND HE

SUBDIVIDER

ATTN: JON CONK PROJECT DIMENSIONS, INC. 4 PARK PLAZA, SUITE 700 IRVINE, CA 92614

CIVIL ENGINEER ATTN; ANDREW WILLRODT FUSCOE ENGINEERING, INC. 600 WILSHIRE BLVD. SUITE 1470

LOS ANGELES, CA 90017

RECORD OWNER TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

RVGC PARTNERS, INC., A CALIFORNIA CORPORATION.

AND 8764-002-005)

AND TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

RV DEV LLC.

(PARCEL: 8762-023-001)

ASSESSOR PARCEL NUMBERS 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039. 8764-002-005, 8764-002-006

GENERAL PLAN DESIGNATION ROWLAND HEIGHTS COMMUNITY GENERAL PLAN RECORD BOUNDARY NOTE

(29), DATED 4/7/2020 AND THE CHICAGO TITLE COMPANY, ORDER NO. 00130182-994-X49-DB, DATED 4/9/2020.

MAPS AND DEEDS.

BUILDING SETBACKS AND IMPROVEMENTS THAT MAY BE CRITICAL TO DEVELOPMENT.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM NAD-83 (2017.50) ZONE V, AS DERIVED BY STATION POSITIONS PUBLISHED BY CSRC. THE STATIONS USED IN THE HORIZONTAL CONTROL FOR THIS SURVEY ARE: LPHS, PSDM, SNHS, SPMS, AND WCHS.

	M	٩JC
OFESS/014	FOR MERGING AN AND CONDOM TERRITORY, IN T	ID SUE MINIUN THE CO
FRENSON	DATE	
b.C49881 9 🛱	4/10/2023	
CIVIL OF CALIFORN	SCALE: PER PLAN	DR CH

REVISIONS



LEGAL DESCRIPTION	LEGAL DESCRIPTION.
PARCEL 1: (APN: A PORTION OF 8762-022-002)	BEGNNNG AT THE INTERSECTION OF THE LOT 201 OF TRACT 27141, AS PER MAP
THAT PORTION OF LOT 1 OF TRACT NO. 9494, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP IN BOOK 138, PAGES 41 AND 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:	SAID COUNTY; THENCE ALONG THE BOUNDARY LINES OF WESTERLY LINE OF WALNUT LEAF DRIVE.
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF WALNUT DRIVE AND THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF WATER STREET, AS SAO INTERSECTION IS SHOWN ON SAO MAP; THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE OF WALNUT DRIVE, A DISTANCE OF 25.00 FEET;	THENCE ALONG SAID WESTERLY LINE, NO
THENCE SOUTH 32 DEGREES 18 MINUTES 30 SECONDS EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING,	THENCE NORTH 74° 44' 59" WEST, 518.
THENCE SOUTH 40 DEGREES 22 MINUTES 19 SECONDS EAST 385.02 FEET;	THENCE ALONG SAID SOUTHWESTERLY LIN
THENCE SOUTH 56 DEGREES 32 MINUTES 25 SECONDS EAST 209.39 FEET;	SAID BEGINNING. PARCEL 7: (APN: 8764–002–006)
THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS EAST 259.08 FEET;	THOSE PORTIONS OF LOTS 1 AND 2 OF
THENCE NORTH 03 DEGREES 17 MINUTES 44 SECONDS EAST 30.9 1 FEET;	CALIFORNIA, AS PER MAP RECORDED IN COUNTY RECORDER OF SAID COUNTY, DE
THENCE NORTH 51 DEGREES 25 MINUTES 06 SECONDS EAST 122.97 FEET;	BEGINNING AT THE MOST NORTHERLY COI
THENCE NORTH 37 DEGREES 34 MINUTES 26 SECONDS WEST 790.70 FEET TO A POINT IN SAID SOUTHEASTERLY LINE OF WALNUT DRIVE;	THENCE ALONG THE BOUNDARY LINES OF
THENCE SOUTH 44 DEGREES 36 MINUTES 30 SECONDS WEST 9.69 FEET;	SOUTH 40° 30' 00" WEST, 230.00 FEET;
THENCE SOUTH 57 DEGREES 41 MINUTES 30 SECONDS WEST 259.95 FEET ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.	SOUTH 29° 15' 00" EAST, 370.00 FEET; SOUTH 39° 30' 00" WEST, 180,00 FEET; SOUTH 21° 30' 00" EAST, 115.00 FEET;
COMMENCING AT SAID INTERSECTION OF THE CENTERLINE OF SAID WALNUT DRIVE AND THE SOUTHERLY	NORTH 40° 00' 00" WEST, 735.00 FEET; SOUTH 76° 15' 00" WEST, 55.00 FEET;
PROLONGATION OF SAID CENTERLINE OF WATER STREET;	SOUTH 1° 00' 00" EAST, 338.00 FEET; SOUTH 85° 13' 28" WEST, 170.71 FEET:
FEET;	NORTH 24° 49' 59" WEST, 182.22 FEET
THENCE SOUTH 26 DEGREES 01 MINUTES 15 SECONDS EAST 20.12 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT NO. 1, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING;	OF 230.00 FEET AND NORTHWESTERLY AND DISTANCE OF 74.26 FEET;
THENCE SOUTH 26 DEGREES 01 MINUTES 1 S SECONDS EAST 57.73 FEET;	THENCE NORTH 49 36 00 EAST, 41.28
THENCE NORTH 26 DEGREES 01 MINUTES 15 SECONDS WEST 20.00 FEET;	THENCE NORTH 20° 48' 07" WEST, 243.4
THENCE NORTH 64 DEGREES 18 MINUTES 45 SECONDS EAST 16.30 FEET;	FEET WIDE, SAID POINT BEING A CURVE, THE RADIAL LINE TO SAID POINT BEARS
THENCE NORTH 26 DEGREES 01 MINUTES 15 SECONDS WEST 38.43 FEET, MORE OR LESS, TO SAID NORTHWESTERLY LINE OF SAID LOT NO. 1;	THENCE NORTHEASTERLY ALONG SAID CU 309.98 FEET;
THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST 10.06 FEET TO THE TRUE POINT OF BEGINNING.	THENCE TANGENT TO SAID CURVE AND C 79.41 FEET, MORE OR LESS, TO THE NO
ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:	THENCE ALONG SAID NORTHEASTERLY LIN
BEGINNING AT THE INTERSECTION OF WALNUT DRIVE, 40 FEET WIDE, AND THE SOUTHERLY PROLONGATION OF THE	OF BEGINNING, TOGETHER WITH THAT POP CONVEYANCE OF THE ABOVE DESCRIBED
CENTERLINE OF WATER STREET, AS SAID INTERSECTION IS SHOWN ON SAID MAP;	PARCEL 8: (APN: 8762–027–039)
THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE OF WALNUT DRIVE, 25 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 30 SECONDS EAST 20 FEET TO THE SOUTHEASTERLY LINE OF WALNUT	THAT PORTION OF LOT 1 OF TRACT 9058 AS PER MAP RECORDED IN BOOK 144 P COUNTY RECORDER OF SAID COUNTY, DE
DRIVE; THENCE SOUTH 40 DEGREES 22 MINUTES 19 SECONDS EAST 385.02 FEET;	BEGINNING AT THE INTERSECTION OF THE WIDE, AS DESCRIBED IN THE DEED RECO SAID COUNTY WITH THE NORTHEASTERLY
THENCE SOUTH 56 DEGREES 32 MINUTES 25 SECONDS EAST 209.39 FEET;	THENCE ALONG SAID NORTHWESTERLY LIN
THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS EAST 20.59 FEET TO THE TRUE POINT OF BEGINNING;	TANGENT CURVE IN SAID NORTHWESTERLY FEET;
THENCE NORTH 53 DEGREES 36 MINUTES 06 SECONDS EAST 75.29 FEET;	THENCE SOUTHWESTERLY ALONG SAID CU DISTANCE OF 90.00 FEET:
THENCE NORTH 60 DEGREES 59 MINUTES 22 SECONDS EAST 69.43 FEET;	THENCE NON-TANGENT TO SAID CURVE,
THENCE SOUTH 37 DEGREES 34 MINUTES 26 SECONDS EAST 160.36 FEET;	THENCE NORTH 65°00'00" WEST, 105.0
THENCE SOUTH 51 DEGREES 25 MINUTES 06 SECONDS WEST 122.97 FEET;	THENCE NORTH 87°00'00" WEST, 120.0
THENCE SOUTH 03 DE6REES 17 MINUTES 44 SECONDS WEST 30.91 FEET;	THENCE SOUTH 86°00'00" WEST, 380.0
THENCE NORTH 46 DEGREES 06 MINUTES 13 SECONDS WEST 238.49 FEET TO THE TRUE POINT OF BEGINNING.	THENCE SOUTH 25° 00' 00" WEST, 105.0
EXCEPT THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND ALL PRECIOUS MINERALS AND METALS BELOW THE DEPTH OF 500 FEET BELOW THE SURFACE OF THE DEMISED PREMISES, PROVIDED FURTHER, HOWEVER, THAT THERE SHALL BE NO RIGHT TO SURFACE ENTRY FOR THE PURPOSE OF TAKING ANY OF SAID RESERVED SUBSTANCES AS RESERVED IN DEED RECORDED DECEMBER 23, 1976 AS INSTRUMENT NO, 1973, OF	03" WEST; THENCE NORTHWESTERLY ALONG SAID CU
OFFICIAL RECORDS.	DISTANCE OF 92.77 FEET;
PARCEL 2: (APN: A PORTION OF 8762-022-002)	THENCE TANGENT TO SAID CURVE, NORTH
THAT PORTION OF LOT 1, TRACT 9494, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 138, PAGES 41 AND 42 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:	TRACT 9058; THENCE ALONG SAID NORTHEASTERLY LIN
BEGINNING AT THE INTERSECTION OF WALNUT DRIVE, 40 FEET WIDE, AND THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF WATER STREET, AS SAID INTERSECTION IS SHOWN ON SAID MAP;	EAST, 145.22 FEET TO THE POINT OF BE WOULD PASS BY A CONVEYANCE OF THE
THENCE NORTH 57 DEGREES 41 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE OF WALNUT DRIVE, 25 FEET;	PARCEL 9: (APN: 8762–023–002)
THENCE SOUTH 32 DEGREES 18 MINUTES 30 SECONDS EAST, 20 FEET TO THE SOUTHEASTERLY LINE OF WALNUT DRIVE;	RECORDED IN BOOK 144 PAGES 98, 99 COUNTY, DESCRIBED AS FOLLOWS:
THENCE SOUTH 40 DEGREES 22 MINUTES 19 SECONDS EAST, 385.02 FEET; THENCE SOUTH 56 DEGREES 32 MINUTES 25 SECONDS EAST, 209.39 FEET;	BEGINNING AT THE INTERSECTION OF THE DESCRIBED IN THE DEED RECORDED IN E SOUTHWESTERIX LINE OF SAID LOT 1:
THENCE SOUTH 46 DEGREES 06 MINUTES 13 SECONDS EAST, 20.59 FEET TO THE TRUE POINT OF BEGINNING;	THENCE ALONG SAID SOUTHWESTERLY LIN
THENCE NORTH 53 DEGREES 36 MINUTES 06 SECONDS EAST, 75.29 FEET;	26'32" WEST, 270.00 FEET;
THENCE SOUTH 79 DEGREES 50 MINUTES 53 SECONDS EAST, 51.46 FEET;	THENCE SOUTH 30° 49' 45" EAST, 329.7
THENCE NORTH 60 DEGREES 59 MINUTES 22 SECONDS EAST, 69.43 FEET;	THENCE NORTH 46° 30' 00" EAST, 126.0 NORTHEASTERLY AND HAVING A RADIUS C
THENCE SOUTH 37 DEGREES 34 MINUTES 26 SECONDS EAST, 160.36 FEET;	00" WEST;
THENCE SOUTH OF DEGREES 25 MINUTES 06 SECONDS WEST, 122.97 FEET;	THENCE SOUTHEASTERLY ALONG SAID CU 132.47 FEET;
THENCE NORTH 46 DEGREES 06 MINUTES 13 SECONDS WEST 238.49 FEET TO THE TRUE POINT OF BEGINNING.	THENCE NON-TANGENT TO SAID CURVE, OF FIFTH AVENUE;
EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL PRECIOUS MINERALS AND METALS BELOW THE DEPTH OF 500 FEET BELOW THE SURFACE OF THE DEMISED PREMISES, PROVIDED FURTHER, HOWEVER, THAT THERE SHALL BE NO RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF TAKING ANY OF SAID RESERVED SUBSTANCES, AS RESERVED IN DEED RECORDED DECEMBER 23, 1976 AS INSTRUMENT NO. 1973, OFFICIAL RECORDS.	THENCE ALONG SAID NORTHWESTERLY LIN TOGETHER WITH THAT PORTION OF SAID DESCRIBED LAND.
PARCEL 6: (8764–002–005)	

THAT PORTION OF LOT 1 OF TRACT 9058, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 144 PAGES 98, 99 AND 100, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

N, CONTINUED

THE SOUTHWESTERLY LINE OF SAID LOT 1 WITH THE NORTHERLY LINE OF MAP RECORDED IN BOOK 765 PAGES 72, INCLUSIVE OF MAPS, RECORDS OF

NES OF SAID TRACT 27141, NORTH 85° 15' 09" EAST, 370.64 FEET TO THE RIVE, AS SHOWN ON THE MAP OF SAID TRACT 27141;

E, NORTH 24° 49' 59" WEST, 110.00 FEET;

25.00 FEET;

, 518.57 FEET TO SAID SOUTHWESTERLY LINE OF LOT 1;

RLY LINE, SOUTH 37° 54' 50" EAST, 325.00 FEET TO THE POINT OF

2 OF TRACT 9058, IN THE COUNTY OF LOS ANGELES, STATE OF D IN BOOK 144 PAGES 98, 99 AND 100 OF MAPS, IN THE OFFICE OF THE , DESCRIBED AS FOLLOWS:

CORNER OF LOT 226 OF TRACT 27141, AS PER MAP RECORDED CLUSIVE OF MAPS, RECORDS OF SAID COUNTY;

NES OF SAID TRACT 27141, THE FOLLOWING COURSES AND DISTANCES:

FEET TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS RLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 30' 00", AN ARC

41.28 FEET;

245.45 FEET;

630.43 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF FIFTH AVENUE, 100 JRVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1050.00 FEET, EARS SOUTH 50° 24' 51" EAST;

AID CURVE THROUGH A CENTRAL ANGLE OF 16° 54' 54", AN ARC DISTANCE OF

AND CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 22° 40' 15" EAST, HE NORTHEASTERLY LINE OF LOT 1 OF SAID TRACT 9058;

Y LINE, SOUTH 48° 38' 15" EAST, 1260.00 FEET TO THE POINT PORTION OF FIFTH AVENUE THAT WOULD PASS BY A RIBED LAND.

9058, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, 144 PAGES 98, 99 AND 100 OF MAPS, IN THE OFFICE OF THE Y, DESCRIBED AS FOLLOWS:

F THE NORTHWESTERLY LINE OF FIFTH AVENUE, 100 FEET RECORDED IN BOOK 11537 PAGE 397, OFFICIAL RECORDS OF ERLY LINE OF SAID LOT 1;

RLY LINE, SOUTH 22° 40' 15" WEST, 113.23 FEET TO THE BEGINNING OF A STERLY LINE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 950.00

AID CURVE, THROUGH A CENTRAL ANGLE OF 5° 25' 41", AN ARC

IRVE, NORTH 57° 12' 38" WEST, 344.21 FEET;

105.00 FEET;

120.00 FEET;

380.00 FEET;

105.04 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE DIUS OF 170.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 28° 14'

AID CURVE THROUGH A CENTRAL ANGLE OF 31° 15' 57", AN ARC

NORTH 30° 30' 00" WEST, 69.00 FEET;

744.86 FEET TO THE NORTHEASTERLY LINE OF LOT 1 OF SAID

_Y LINE, SOUTH 48° 38' 52" EAST, 454.80 FEET AND SOUTH 48° 38' 02" OF BEGINNING, TOGETHER WITH THAT PORTION OF SAID FIFTH AVENUE, THAT THE ABOVE DESCRIBED LAND.

9058, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP , 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

F THE NORTHWESTERLY LINE OF FIFTH AVENUE, 100 FEET WIDE, AS IN BOOK 11537 PAGE 397, OFFICIAL RECORDS OF SAID COUNTY, WITH THE

RLY LINE, NORTH 37° 54' 25" WEST, 788.56 FEET AND NORTH 12°

329.79 FEET;

126.00 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE DIUS OF 230.00 FEET, THE RADIAL LINE TO SAID POINT BEARS SOUTH 44° 00'

ND CURVE THROUGH A CENTRAL ANGLE OF 33° 00' 00", AN ARC DISTANCE OF

JRVE, SOUTH 20° 43' 14" EAST, 635.50 FEET TO SAID NORTHWESTERLY LINE

RLY LINE, SOUTH 59° 21' 45" WEST, 68.00 FEET TO THE POINT OF BEGINNING, SAID FIFTH AVENUE, THAT WOULD PASS BY A CONVEYANCE OF THE ABOVE

LEGAL DESCRIPTION, CONTINUED APN: 8762-023-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WALNUT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 138 PAGES 41 AND 42 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT 9494, BEING A POINT IN THE SOUTHERLY LINE OF WALNUT DRIVE, AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 87° 15' 13" WEST, 103.02 FEET TO THE BEGINNING OF A CURVE IN SAID SOUTHERLY LINE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 12' 40", AN ARC LENGTH OF 165.43 FEET; THENCE TANGENT TO SAID CURVE AND ALONG THE SOUTHEASTERLY LINE OF SAID WALNUT DRIVE SOUTH 46° 02' 33" WEST, 80.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID SOUTHERLY LINE; SOUTH 26° 58' 11" EAST, 246.30 FEET;

THENCE SOUTH 36° 33' 09" WEST, 361.01 FEET; THENCE SOUTH 52° 57' 27" WEST, 664.00 FEET; THENCE SOUTH 56° 55' 15" EAST, 650.42 FEET; THENCE NORTH 42° 26' 09" EAST, 47.42 FEET; THENCE NORTH 0° 15' 17" EAST, 675.01 FEET; THENCE NORTH 35° 32' 16" EAST, 86.02 FEET; THENCE SOUTH 18° 26' 06" EAST, 284.60 FEET; THENCE NORTH 83° 51' 13" EAST, 326.88 FEET;

THENCE SOUTH 29° 03' 48" EAST, 285.66 TO THE EASTERLY LINE OF SAID TRACT 9494, THENCE ALONG SAID EASTERLY LINE, SOUTH 12° 26' 32" EAST, 270.00 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACT, SOUTH 37° 54' 25" EAST, 788.56 FEET TO THE NORTHWESTERLY LINE OF FIFTH AVENUE, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 11599 PAGE 391, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE

SOUTH 59' 21' 45" WEST, 864.14 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION. RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 830, IN BOOK D1465 PAGE 636, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARY LINES OF THE LAND DESCRIBED IN PARCEL 2 OF SAID DEED, NORTH 37" 14' 13" WEST, 92.26 FEET, NORTH 5° 42' 38" EAST, 77.64 FEET AND NORTH 87° 57' 17" WEST, 68.34 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS EXHIBIT "A" IN THE LEASE RECORDED DECEMBER 18, 1963 AS INSTRUMENT NO. 4660, IN BOOK M1413 PAGE 200, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 37° 14' 13" WEST, TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUING ALONG THE BOUNDARIES, DESCRIBED IN SAID LEASE, SOUTH 52° 45' 47" WEST, 135.22 FEET; NORTH 46° 06' 13" WEST 41.74 FEET, NORTH 3° 17' 44" EAST, 30.91 FEET, NORTH 51° 25' 06" EAST, 122.97 FEET AND NORTH 37° 34' 26" WEST, 790.70 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF SAID WALNUT DRIVE, NORTH 44° 47' 33" EAST, 1022.98 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 46° 02' 33" EAST, 211.59 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF FIFTH AVENUE, THE TITLE WHICH WOULD PASS BY A CONVEYANCE OF THE ABOVE DESCRIBED LAND.



DATE

SCALE:

4/10/2023

PER PLAN

	ENGINEERING
	600 Wilshire, Suite 1470, Los Angeles, California 90017
1	tel 213.988.8802 • fax 213.988.8803 •www.fuscoe.com
1	04/10/2023
1	Name Date

DATE

REVISIONS



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MAJOR LAND DIVISION LEGAL DESCRIPTION

FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA JOB NUMBER 0662 004

0002-0	104
RAFTED BY: EC Checked by: AW	SHT. 2 OF 23 SHTS.

LOT S	UMMARY																						
LOT NO.	GROSS AREA (SQFT)	GROSS AREA (AC)	NET AREA (SQFT)	NET AREA (AC)	PLANNING	FRONTAGE	EASEMENT AREA (SF)	EASEMENT AREA (AC)	ZONING	LAND USE	UNITS	LOT NO.	GROSS AREA (SQFT)	GROSS AREA (AC)	NET AREA (SQFT)	NET AREA (AC)	PLANNING AREA	LOT FRONTAGE WIDTH (FT)	EASEMENT AREA (SF)	EASEMENT AREA (AC)	ZONING	LAND USE	UNITS
1	7,545	0.17	6,676 6,731	0.15	5 5	2 4 2 4	7 870 7 869	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	133 134	7,500	0.17	6,090 7,170	0.14 0.16	1	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFF	1 1
3	9,101 11,306	0.21	7,071 9,796	0.16	3	2 6 2 4	6 2,030 9 1,510	0.05	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	135 136	8,580 8,580	0.20	7,170	0.16 0.16	1	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFF	1 1
5	10,503 11,042	0.24	9,395 10,003	0.22	2	2 4 2 4	8 1,108 6 1,040	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	137 138	8,621 7,678	0.20	7,092 7,217	0.16 0.17	1	61 21	1,529 462	0.04	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1
7 8	11,546 8,571	0.27 0.20	10,506 7,488	0.24	k	2 4 2 4	6 1,041 7 1,083	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	139 140	6,364 6,420	0.15 0.15	5,370 5,010	0.12 0.12	1	44 60	994) 1,410	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
9 10	8,596 8,658	0.20	7,492 7,553	0.17		2 4 2 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	141 142	6,420 6,420	0.15	5,010 5,010	0.12 0.12	1	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
11 12	9,024 9,572	0.21	7,935 8,482	0.18	3	2 4 2 4	7 1,089 7 1,090	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1	143 144	9,523 22,472	0.22	5,388 15,481	0.12 0.36	1	46 168	6,991	0.09 0.16	RPD-5000-6U RPD-5000-12U	SFH Triplex	(1 < E
13 14	10,161 11,119	0.23	9,148 10,036	0.21	3	2 4 2 4	4 1,012 7 1,083	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	145 146	11,536 9,108	0.26	6,849 7,416	0.16 0.17	1	61 72	4,687 2 1,692	0.11	RPD-5000-6U RPD-5000-11U	SFH Dupley	
15 16	12,195 15,358	0.28	11,072 13,104	0.25	5	2 4 2 8	5 1,123 8 2,254	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	147 148	9,108 9,108	0.21	7,416	0.17 0.17	1	72 72	2 1,692 2 1,692	0.04	RPD-5000-11U RPD-5000-11U	Duplex Duplex	(2 (2
17 18	7,725 6,134	0.18	5,666 4,884	0.13	3	2 4 2 4	7 2,058 7 1,250	0.05	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	149 150	9,108	0.21	7,416 6,880	0.17 0.16	1	72	2 1,692 2 1,692	0.04	RPD-5000-11U RPD-5000-11U	Duplex Duplex	< <u>2</u>
19 20	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	151 152	10,827 7,328	0.25	6,053 5,882	0.14 0.14	1	58 62	4,774 2 1,447	0.11 0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	
21 22	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	153 154	7,002	0.16 0.18	5,592 6,068	0.13 0.14	1	59 67) 1,410 7 1,637	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
23 24	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	155 156	7,705	0.18	4,999 6,068	0.11 0.14	1	67 67	2,706 1,637	0.06	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1
25 26	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	157 158	7,705	0.18	6,068 6,068	0.14 0.14	1	67 67	1,637 1,637	0.04	RPD-5000-6U RPD-5000-6U	SFH SFH	
27 28	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	159 160	7,705	0.18	6,068 5,696	0.14 0.13	1	67 60	1,637 1,453	0.04	RPD-5000-6U RPD-5000-6U	SFH SFH	
29 30	6,124 8,055	0.14	5,040 7,006	0.12	3	1 4 1 4	7 1,084 6 1,049	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	161 162	6,134 6,134	0.14	5,029 5,029	0.12 0.12	1	47	7 1,105 7 1,105	0.03 0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	
31 32	8,142 11,142	0.19	7,093 7,183	0.16	; ;	1 4 1 9	6 1,049 3 3,959	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	163 164	6,134 6,134	0.14	5,029 5,029	0.12 0.12	1	47	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
33 34	6,778 6,778	0.16	5,729 5,729	0.13	3	1 4 1 4	6 1,049 6 1,049	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	165 166	6,134 6,134	0.14	5,029 5,029	0.12 0.12	1	47	7 1,105 7 1,105	0.03 0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	
35 36	6,778 6,778	0.16	5,729 5,729	0.13	3	1 4 1 4	6 1,049 6 1,049	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	167 168	6,305 12,867	0.14	5,200 7,810	0.12 0.18	1	47 62	2 1,105 2 5,057	0.03 0.12	RPD-5000-6U RPD-5000-6U	SFH SFH	4 1
37 38	6,819 6,741	0.16	5,769 5,694	0.13	3	1 4 1 4	6 1,050 6 1,048	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	169 170	18,065 9,799	0.41	16,441 7,065	0.38 0.16	5	166 48	6 1,624 3 2,734	0.04	RPD-5000-14U RPD-5000-6U	Triplex SFH	i 6
39 40	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	6 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	171 172	6,862 6,450	0.16	5,687 5,087	0.13 0.12	5	53 60	3 1,175) 1,363	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
41 42	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	173 174	6,450 7,525	0.15	5,040 5,880	0.12 0.13	5	60 70) 1,410) 1,645	0.03	RPD-5000-6U RPD-5000-12U	SFH Dupley	1 < 1
43 44	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	175 176	7,525	0.17	5,880 5,880	0.13 0.13	5	i 70 i 70) 1,645) 1,645	0.04	RPD-5000-12U RPD-5000-12U	Duplex Duplex	(2 (2
45 46	6,134 6,093	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,064	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	+ 1 + 1	177 178	7,525	0.17	5,880 5,880	0.13 0.13	5	i 70 i 70) 1,645) 1,645	0.04	RPD-5000-12U RPD-5000-12U	Duplex Duplex	: 2 < 2
47 48	12,779 8,120	0.29	4,917 6,634	0.11	5	1 4 2 6	3 7,861 3 1,486	0.18	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1	179 180	7,525	0.17	5,880 5,040	0.13 0.12	5	i 70 i 60) 1,645) 1,410	0.04	RPD-5000-12U RPD-5000-6U	Duplex SFH	1 1
49 50	8,645 6,996	0.20	7,065 5,835	0.16	3	2 6 2 4	1 1,580 7 1,161	0.04	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	181 182	6,450 6,450	0.15	5,040 5,040	0.12 0.12	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	
51 52	6,833 6,818	0.16	5,719 5,714	0.13	3	2 4 2 4	7 1,114 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	183 184	6,988 7,231	0.16	5,460 5,755	0.13 0.13	5	65 69	5 1,528 9 1,476	0.04	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
53 54	6,820 6,863	0.16	5,712 5,736	0.13	3	2 4 2 4	7 1,108 7 1,127	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	185 186	6,855 6,450	0.16	6,204 5,040	0.14 0.12	5	31 60	650) 1,410	0.01	RPD-5000-6U RPD-5000-6U	SFH SFH	/ 1 / 1
55 56	6,911 7,170	0.16	5,777 5,904	0.13	3	2 4 2 5	7 1,134 3 1,267	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	187 188	6,450 6,450	0.15	5,040 5,040	0.12 0.12	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	
57 58	7,149 6,739	0.16	5,938 5,740	0.14	3	2 5 2 4	1 1,212 4 999	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	189 190	7,827	0.18	6,417 9,170	0.15 0.21	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	/ 1 1
59 60	7,787	0.18 0.19	6,838 7,068	0.16	5 : 5 :	2 4 2 4	4 950 9 1,096	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	191 192	11,231 8,675	0.26	9,821 7,265	0.23 0.17	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
61 62	6,110 10,243	0.14	5,006 6,053	0.11		2 4 1 5	7 1,105 4 4,189	0.03	RPD-5000-6U RPD-5000-11U	SFH Duplex	1 1 < 2	193 194	7,380	0.17	5,970 17,910	0.14 0.41	5	60 180) 1,410) 4,230	0.03	RPD-5000-6U RPD-5000-14U	SFH Tripley	(1 < E
63 64	7,525	0.17	5,880 5,880	0.13	3	1 7 1 7	0 1,645 0 1,645	0.04	RPD-5000-11U RPD-5000-11U	Duplex Duplex	< 2 < 2	195 196	10,488 7,936	0.24	6,579 6,526	0.15 0.15	5	60 41	3,909) 1,410	0.09	RPD-5000-6U RPD-5000-6U	SFH SFH	
65 66	7,525 7,525	0.17	5,880 5,880	0.13	3	1 7 1 7	0 1,645 0 1,645	0.04	RPD-5000-11U RPD-5000-11U	Duplex Duplex	< 2 < 2	197 198	7,508	0.17	6,098 5,492	0.14 0.13	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
67 68	9,998 8,447	0.23	5,730 7,409	0.13	3	1 5 1 4	5 4,268 6 1,038	0.10	RPD-5000-11U RPD-5000-6U	Duplex SFH	< 2 I 1	199 200	10,729 8,423	0.25	6,572 7,079	0.15 0.16	5	70 61) 4,157 1,345	0.10 0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	
69 70	8,009 7,237	0.18	6,988 6,207	0.16) 	1 4 1 4	6 1,021 6 1,031	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1	201 202	8,412	0.19	7,110 6,082	0.16 0.14	5	59 59) 1,302) 1,320	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
71 72	6,131 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	4 1,102 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	203 204	7,023	0.16	5,645 5,673	0.13 0.13	5	61 60	1,378) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
73 74	6,134 7,509	0.14	5,029 5,121	0.12	2	1 4 1 4	7 1,105 2 2,388	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	205 206	12,054 9,991	0.28	6,911 5,851	0.16 0.13	5	59 6 48	5,143 3 4,140	0.12 0.10	RPD-5000-6U RPD-5000-6U	SFH SFH	
75 76	6,615 6,985	0.15	5,880 5,880	0.13	3	1 7 1 7	0 735 0 1,105	0.02	RPD-5000-11U RPD-5000-11U	Duplex Duplex	< 2 < 2	207 208	7,256	0.17	5,670 5,040	0.13 0.12	5	68 60	3 1,586) 1,410	0.04	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
77 78	7,402 7,525	0.17	5,880 5,880	0.13	3	1 7 1 7	0 1,522 0 1,645	0.03	RPD-5000-11U RPD-5000-11U	Duplex Duplex	< 2 < 2	209 210	6,450 6,695	0.15	5,040 5,172	0.12 0.12	5	60 60) 1,410) 1,523	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
79 80	7,514 8,232	0.17	5,880 6,961	0.13	3	1 6 1 6	7 1,634 7 1,270	0.04	RPD-5000-11U RPD-5000-11U	Duplex Duplex	< 2 < 2	211 212	6,802 8,235	0.16	5,470 6,916	0.13 0.16	5	61 60	1,332) 1,319	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
81 82	6,160 6,134	0.14	5,040 5,029	0.12	2	1 5 1 4	3 1,120 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	213 214	7,644	0.18	6,051 5,880	0.14 0.13	5	71 70	1,594) 1,645	0.04	RPD-5000-12U RPD-5000-12U	Duplex Duplex	: 2 < 2
83 84	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	215 216	7,525	0.17	5,880 5,880	0.13 0.13	5	i 70 i 70) 1,645) 1,645	0.04	RPD-5000-12U RPD-5000-12U	Duplex Duplex	(2 < 2
85 86	7,719 10,177	0.18	6,309 6,072	0.14		1 6 1 4	0 1,410 4 4,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	217 218	7,525	0.17	5,880 5,880	0.13 0.13	5	5 70 5 70) 1,645) 1,645	0.04	RPD-5000-12U RPD-5000-12U	Duplex Duplex	(2 (1
87 88	6,134 6,134	0.14	5,029 5,029	0.12	2	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	219 220	6,450 7,177	0.15	5,040 5,545	0.12 0.13	5	60 68) 1,410 3 1,632	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1
89 90	6,767 7,013	0.16	5,694 5,947	0.13	3	1 4 1 4	7 1,073 7 1,066	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	+ 1 + 1	221 222	8,570	0.20	6,377 5,947	0.15 0.14	5	89 79	2,193 1,914	0.05	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
91 92	7,648	0.18	6,582 6,582	0.15	5	1 4 1 4	7 1,066 7 1,066	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	I 1	223 224	6,450 6,485	0.15	5,040 5,080	0.12 0.12	5	60 61) 1,410 1,405	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	/ 1 1
93 94	7,643	0.18	6,577 5,546	0.15	3	1 4 1 4	7 1,066 7 1,105	0.02	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	225 226	11,936 10,088	0.27	6,736 7,413	0.15 0.17	5	83	5,199 2,675	0.12	RPD-5000-6U RPD-5000-6U	SFH SFH	1
95 96	6,604 6,604	0.15	5,499 5,499	0.13	3	1 4 1 4	7 1,105 7 1,105	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	227 228	6,450 6,450	0.15	5,040 5,040	0.12 0.12	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
97 98	6,593 14,324	0.15	5,499 5,499	0.13	3	1 4 1 4	7 1,094 7 8,825	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	229 230	6,450 6,450	0.15	5,040 5,040	0.12 0.12	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
99 100	9,899 7,380	0.23	5,875 5,970	0.13	3 4	1 4 1 6	5 4,024 0 1,410	0.09	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	231 232	6,450 6,450	0.15	5,040 5,040	0.12 0.12	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1
101	7,401	0.17	5,963 5,533	0.14	3	1 6 1 6	0 1,438 2 1,545	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	233 234	6,450 6,450	0.15	5,040 5,040	0.12 0.12	5	60 60) 1,410) 1,410	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1
103 104	10,932 9,899	0.25	6,167 5,875	0.14	3	1 4 1 4	7 4,765 5 4,024	0.11	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	235 236	191,088 70,303	4.39	172,628 67,629	3.96 1.55	3		18,460 2,675	0.42	RPD-5000-18U A-1-1	Townhomes Open Space	72 ; -
105 106	22,140 9,782	0.51	17,910 6,148	0.41	l. l.	1 18 1 4	0 4,230 9 3,634	0.10	RPD-5000-12U RPD-5000-6U	Triplex SFH	< 6 I 1	237 238	22,409 114,475	0.51	10,590 102,197	0.24 2.35	2		11,819 12,279	0.27	A-1-1 A-1-1	Open Space Open Space	-
107 108	9,613 6,474	0.22	5,275 5,052	0.12	2	1 5 1 6	5 4,338 0 1,422	0.10	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	239 240	227,175 46,799	5.22	210,822 38,192	4.84 0.88	1		16,353 8,607	0.38	A-1-1 A-1-1	Open Space Open Space	-
109 110	6,474 6,474	0.15	5,052 5,052	0.12	2	1 6 1 6	1 1,422 1 1,422	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	241 242	7,471	0.17	4,106 1,844	0.09 0.04	1		3,365 94	0.08	A-1-1 A-1-1	Open Space Open Space	-
111 112	6,474 6,474	0.15 0.15	5,052 5,052	0.12	2	1 6 1 6	0 1,422 0 1,422	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1	243 244	20,413 9,333	0.47	13,508 5,694	0.31 0.13	1		6,905 3,639	0.16 0.08	A-1-1 A-1-1	Open Space Open Space	
113 114	6,580 7,333	0.15	5,135 5,521	0.12	3	1 6 1 7	1 1,445 4 1,812	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	245 246	366,030 24,552	8.41 0.56	317,360 15,020	7.29 0.34	5		48,670 9,532	1.12 0.22	A-1-1 A-1-1	Open Space Open Space	-
115 116	8,289 20,513	0.19	6,183 15,899	0.14	5	1 8 1 19	6 2,106 5 4,615	0.05	RPD-5000-6U RPD-5000-12U	SFH Triplex	H 1 K 6	247 248	253,195 69,381	5.81 1.59	246,647 69,381	5.66 1.59	6		6,548	0.15	A-1-1 A-1-1	Open Space Open Space	-
117 118	10,580 9,083	0.24	7,916 6,743	0.18 0.15	5	1 10 1 9	1 2,665 6 2,341	0.06	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	*NET ACREA	GE = GROSS A	REA LESS EXIS	TING EASEMENTS	TO REM	AIN, PROF	POSED EASE	EMENTS, ANI) PROPOSED	PUBLIC/PRIVATE	STREET	
119 120	9,254 6,474	0.21	5,279 5,052	0.12	2	1 4 1 6	5 3,976 1 1,422	0.09	RPD-5000-6U RPD-5000-6U	SFH SFH	1 1 1 1	K/W DEDICA											
121 122	6,474 6,474	0.15	5,052 5,052	0.12	2	1 6 1 6	0 1,422 1 1,422	0.03	RPD-5000-6U RPD-5000-6U	SFH SFH	i 1 i 1												
123 124	6,474 6,474	0.15 0.15	5,052	0.12	2	1 6 1 6	1 1,422 0 1,422	0.03	RPD-5000-6U RPD-5000-6U	SFH	l 1 l 1												
125 126	6,685	0.15	5,352	0.12	2	1 4	8 1,332 4 1,185	0.03	RPD-5000-6U RPD-5000-6U	SFH	1 1												
127 128	7,048	0.16	5,848	0.13	2	1 5	3 1,200 0 1,993	0.03	RPD-5000-6U RPD-5000-6U	SFH	I 1 I 1												
129 130	8,190	0.19	5,400	0.12	2	1 6	0 2,790 0 3,138	0.06	RPD-5000-6U RPD-5000-6U	SFH	1 1												
131 132	9,620	0.22	5,280 5,010	0.12	2	1 5	5 4,340 0 1,410	0.10	RPD-5000-6U RPD-5000-6U	SFH SFH	l 1 l 1												

PLANNING AREA SUMMARY

Planning Area	Total Lots	Lot Numbers	Lot Description	Number of Units	Description of Units	Gross Area (AC)	Net Area (AC)	Developed Space (AC)	Open Space (AC)
PA-1	141					31.61	31.52	24.47	7.14
	116	19-47, 68-74, 81-104, 106-115, 117- 143, 145, 151-168	SFH	116		19.76	19.76		
	17	62-67, 75-80, 146-150,	Residential Condominium	34	Duplex Units	3.21	3.21		
	3	105, 116, 144	Residential Condominium	18	Triplex Units	1.50	1.50		
	5	239-244	Open Space			7.14	7.05		
PA-2	35					9.55	9.37	6.36	3.19
	32	1-18, 48-61	SFH	32		6.36	6.36		
	3	237, 238, 242	Open Space			3.19	3.01		
PA-3	2					6.00	5.62	4.39	1.61
	1	235	Residential Condominium	72	Townhomes	4.39	4.04		
	1	236	Open Space			1.61	1.58		
PA-4	1					5.81	5.74		5.81
	1	247	Open Space			5.81	5.74		
PA-5	68					21.09	21.06	12.12	8.97
	52	170-173, 180-193, 195-212, 219- 234	SFH	52		9.12	9.12		
	12	174-179, 213-218	Residential Condominium	24	Duplex Units	2.08	2.08		
	2	169, 194	Residential Condominium	12	Triplex Units	0.92	0.92		
	2	245, 246	Open Space			8.97	8.94		
PA-6	1					1.59	1.59		1.59
	1	248	Open Space			1.59	1.59		
Total	248			360		75.65	74.90	47.34	28.31

LEGEND

PA-1
PA-2
PA-3
PA-4
PA-5
PA-6





MAJOR LAND DIVISION LOT AND PLANNING AREA SUMMARY

FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA JOB NUMBER

	0662-0	004
DRAFTED B Checked B	Y: EC Y: AW	SHT. 3 OF 23 SHTS.



NO.	REVISIONS

LINE LEGEND

\times

PROJECT PROPERTY LINES — — CENTERLINE

ADJACENT LOTS

EXISTING SEWER EASEMENT PER TITLE EXCEPTIONS (TO REMAIN) EXISTING WATER EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED) EXISTING STORM DRAIN EASEMENT PER TITLE EXCEPTIONS (TO REMAIN) EXISTING DRY UTILITY EASEMENT PER TITLE EXCEPTIONS (TO BE REMOVED) EXISTING SEWER EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED) EXISTING DRY UTILITY EASEMENT PER TITLE EXCEPTIONS (TO BE ABANDONED)

EXISTING EASEMENTS

THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY,

ORDER NO. OSA-6233679 (29) ARE SHOWN AS $\langle X \rangle$ ON THIS TENTATIVE TRACT MAP. $\langle 4. \rangle$ an easement for pipes and poles for water irrigation and domestic uses and incidental

PURPOSES, RECORDED JANUARY 27, 1949 AS INSTRUMENT NO. 897 OF OFFICIAL RECORDS.

IN FAVOR OF: HELEN M. AIREY, A MARRIED

WOMAN AFFECTS: PARCELS 1 AND 2

IN FAVOR OF: HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION

IN FAVOR OF: HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

RIGHT INGRESS AND EGRESS, FOR THE FORGOING PURPOSES.

4. EXISTING WATER EASEMENT PER INSTRUMENT 898 TO BE QUIT-CLAIMED.

 $\langle\!11
angle$ an easement shown and dedicated to the county of los angeles on tract map no. 28140 FOR: SANITARY SEWER AND INCIDENTAL PURPOSES.

(AFFECTS PARCELS 8 AND 9)

INSTRUMENT NO. 2922 OF OFFICIAL RECORDS.

INSTRUMENT NO. 3393 OF OFFICIAL RECORDS.

FOR: STORM DRAIN AND INCIDENTAL PURPOSES.

AFFECTS: PARCEL 7

AFFECTS: PARCEL 7

(AFFECTS PARCEL 7)

AFFECTS: PARCEL 9

AFFECTS: PARCEL 1

AFFECTS: PARCEL 1

MAP: TRACT NO. 28140

PURPOSE: SANITARY SEWER

QUIT-CLAIM NOTES

RECORDS.

FUSCOE

ENGINEERING

Name

PROFESS DATE (著 No.C49881 S 600 Wilshire, Suite 1470, los Angeles, California 90017 tel 213.988.8802 o fax 213.988.8803 owww.fuscoe.com 04/10/2023 Name Date SCALE:



4/10/2023

PER PLAN



DATE

 $\langle \overline{13} \rangle$ an easement for sanitary sewer and incidental purposes, recorded december 30, 1966 as

 $\langle \overline{14} \rangle$ an easement for sanitary sewer and incidental purposes, recorded march 17, 1967 as

 $\langle \overline{18}
angle$ an easement shown and dedicated to the county of los angeles on tract map no. 27141

 $\langle 21
angle$ an easement for underground electrical supply systems and communication systems and INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1988 AS INSTRUMENT NO. 88-1613675 OF OFFICIAL

 $\langle 22
angle$ an easement for covered storm drain, ingress and egress and incidental purposes, RECORDED JUNE 18, 2003 AS INSTRUMENT NO. 03-1744069 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. 23 AN EASEMENT FOR COVERED STORM DRAIN, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 2003 AS INSTRUMENT NO. 03–1744070 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. THE TITLE EXCEPTIONS SHOWN ON THE PRELIMINARY TITLE REPORT BY THE CHICAGO TITLE COMPANY,

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH

PURPOSES: MAINTAINING, CONSTRUCTING, CLEANING, RENEWING, AND REPAIRING PIPE LINES, CONDUITS, AND SIMILAR APPLIANCES, FOR CONVEYING WATER FOR IRRIGATION AND DOMESTIC USE, WITH THE NECESSARY MATERIALS AND OTHER DEVICES FOR MEASURING WATER, ALSO THE

RECORDING DATE: JANUARY 27, 1949 RECORDING NO. 897 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED

RECORDING NO .: THAT PORTION OF SAID LAND AS SHOWN ON THE MAP OF SAID TRACT.

1.	EASEMENTS TO REMAIN AND PROPOSED EASEMENTS LISTED ON SHEET 1 SHOWN ON SHEETS 5 TO 12.
2.	EASEMENT 5 AND (11) will be quitclaimed during the final map recording process.
3	EASEMENT (4) AND (21) WILL BE QUITCLAIMED BEFORE THE FINAL MAP RECORDING PROCESS WITH
5.	EASEMENT HOLDER'S AGREEMENTS.



NO	

		222		
		I) Plotted hv. FCoch		
		-TTMN1 NWG /04-10-23 1:38:58PM		
	100' 0' 50' 100' SCALE: 1" = 100'	RACT MAP\N667 004		
	AJOR LAND DIVISION	FNTATIVE T		
ING CONDITIONS AND EASEIVIENTS				
<u>xı, IIN I</u>	JOB NUMBER 0662-004	62/004/PIAN		
N	DRAFTED BY: EC CHECKED BY: AW SHT. 5 OF 23 SHTS.			
		ш		

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	PLANNING AREA BOUNDARY LINE
	PRIVATE STREET EASEMENT
	LOT LINE
	EASEMENT LINE
	PROPOSED LACECD FASEMENT LINE
	PROPOSED LACSD FASEMENT LINE
	PROPOSED PRIVATE STORM DRAIN FASEMENT LINE
	DODOSED WAND EASEMENT LINE
	PROPOSED WWWD LASEMENT LINE
	PROPOSED RETAINING WALL (H<6)
	PROPOSED RETAINING WALL (H>6')
	PROPOSED RETAINING WALL (H>12')
100	MAJOR CONTOUR
100	MINOR CONTOUR
SS	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN LINE
W	PROPOSED WATER LINE
RW	PROPOSED RECYCLED WATER LINE
	OAK TREE PROTECTION ZONE LINE
Ç	CENTERLINE
E/O	
ESMI.	
EX.	
LACECD	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
LACSD	LOS ANGELES COUNTY SANITATION DISTRICT
N/0	NORTH OF
PAD	BUILDING FOUNDATION PAD ELEVATION
£	PROPERTY LINE
PROP.	PROPOSED
PVT.	PRIVATE
RCP	REINFORCED CONCRETE PIPE
RH	RETAINED HEIGHT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
S/0	SOUTH OF
SD SD	
50	
55	SANITARY SEWER
IPZ	IREE PROTECTION ZONE
IW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
W/O	WEST OF
WVWD	WALNUT VALLEY WATER DISTRICT
	SLOPE AREA (GREATER THAN 25%)
	, , , , , , , , , , , , , , , , , , ,
	TRAIL PATH
	PROPOSED PUBLIC AND/OR PRIVATE CONCRETE SIDEWALK
	EXISTING GOLF CART PATH TO REMAIN
	QUIT-CLAIM EXISTING EASEMENT
	DUPLEX LOT
	TRIPLEX LOT





S	8 ¹¹ 92	E Contraction of the contraction
		10" VCP SEWER LACSD B
CCLED WAR	LOT 237	
ige to the second secon	A E A A A A A A A A A A A A A A A A A A	
	9. 26 S B	B = PROPERTY PROFESSION
DEFE ERDING	LOT 1	$ \begin{array}{c} \begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$
ON TO' BOR SUPERIOR BOR HORE FREE THE P. THE	PAD=512.6 RPD-5000-6U	De Site Sewer C
	LOT 2 PROVINER	
8" VCD SEWER	6,731 SF PAD=513.3 RPD-5000-6U	$\begin{array}{c} R=26' \ L=39' \\ \Delta=87'53' \\ \end{array}$
LACSD 18" RCP STORM DRAIN	7,071 SF PAD=514.0 RPD-5000-6	SU 51 - 280 - 3 DU 1 13
PRIVAIL		LOT 4
		9,796 SF PAD=516.5 RPD-5000-6U
		R=324 L=20 $\Delta=3^{\circ}30'$
	The second second	LOI 5 9,395 SF PAD=518.7
		51332 RPD-5000-60 6 2 KM
<u>8" D.I. WATER</u>	PIL (521.8)FG
WVWD	2	10,003 SF PAD=519.8 RPD-5000-6U
<u>EX. FIR</u>	E HYDRANT	LOT 7
		10,506 SF PAD=522.7 RPD-5000-6U
	EX. FIRE HYDRANT	(524.9)FG
		83
		P TOF OF Stor
		(529:4)FG
		× S
		i g
LEGEND ANI	O ABBREVIATIONS	EX. BLDG.
	PROPERTY LINE/RIGHT-OF-WAY CENTERLINE	
	PLANNING AREA BOUNDARY LINE	
	LOT LINE	²² —
	EASEMENT LINE PROPOSED LACFCD EASEMENT LINE	M SS
	PROPOSED LACSD EASEMENT LINE PROPOSED PRIVATE STORM DRAIN EASEMENT LINE	
	PROPOSED WVWD EASEMENT LINE PROPOSED RETAINING WALL (H<6')	W
	PROPOSED RETAINING WALL (H>6')	
100	MAJOR CONTOUR	
100 ss	MINOR CONTOUR PROPOSED SEWER LINE	
SD w	PROPOSED STORM DRAIN LINE PROPOSED WATER LINE	
	PROPOSED RECYCLED WATER LINE OAK TREE PROTECTION ZONE LINE	
ହ Di	CENTERLINE DUCTILE IRON	
E/O	EAST OF	
ESMI. EX.		
LACED	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	
N/O PAD	NORTH OF BUILDING FOUNDATION PAD ELEVATION	
ዊ PROP.	PROPERTY LINE PROPOSED	
PVT. ROP	PRIVATE REINFORCED CONCRETE PIPF	
RH	RETAINED HEIGHT	
SF	SQUARE FEET	
S/O SD	SOUTH OF STORM DRAIN	
SS TP7	SANITARY SEWER TREE PROTECTION ZONE	
TW	TOP OF WALL	
VCP W/O	WEST OF	
WVWD	WALNUT VALLEY WATER DISTRICT SLOPE AREA (GREATER THAN 25%)	
	TRAIL PATH	
	PROPOSED PUBLIC AND/OR PRIVATE CONCRETE SIDEWALK	
	EXISTING GOLF CART PATH TO REMAIN	10
	QUIT-CLAIM EXISTING EASEMENT	8
	TRIPLEX LOT	
	PROPOSED PUBLIC AND/OR PRIVATE PARKWAY	





LEGEND AND ABBREVIATIONS

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	PLANNING AREA BOUNDARY LINE
	PRIVATE STREET EASEMENT
	LOT LINE
	EASEMENT LINE
	PROPOSED LACFCD EASEMENT LINE
	PROPOSED LACSD EASEMENT LINE
	PROPOSED PRIVATE STORM DRAIN EAS
	PROPOSED WVWD EASEMENT LINE
	PROPOSED RETAINING WALL (H<6')
	PROPOSED RETAINING WALL (H>6')
	PROPOSED RETAINING WALL (H>12')
100	MAJOR CONTOUR
100	MINOR CONTOUR
SS	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN LINE
w	PROPOSED WATER LINE
———— RW ————	PROPOSED RECYCLED WATER LINE
	OAK TREE PROTECTION ZONE LINE
ų.	CENTERLINE
DI	DUCTILE IRON
E/0	EAST OF
ESMT.	EASEMENT
EX.	EXISTING
LACFCD	LOS ANGELES COUNTY FLOOD CONTRO
LACSD	LOS ANGELES COUNTY SANITATION DIS
N/0	NORTH OF
PAD	BUILDING FOUNDATION PAD ELEVATION
£	PROPERTY LINE
PROP.	PROPOSED
PVT.	PRIVATE
RCP	REINFORCED CONCRETE PIPE
RH	RETAINED HEIGHT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
5/0	SOUTH OF
SD	STORM DRAIN
SS	SANITARY SEWER
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
W/O	WEST OF
WVWD	WALNUT VALLEY WATER DISTRICT
	SLOPE AREA (GREATER THAN 25%)
	TRAIL PATH
	PROPOSED PUBLIC AND/OR PRIVATE (SIDEWALK
	EXISTING GOLF CART PATH TO REMAIN
	QUIT-CLAIM EXISTING EASEMENT
	DUPLEX LOT
	TRIPLEX LOT
	PROPOSED PUBLIC AND/OR PRIVATE I
	, ······-





EASEMENT LINE

TROL DISTRICT DISTRICT

E CONCRETE

l

PARKWAY



MAJOR LAND DIVISION LOTS 29-34, 155-157

FOR MERGING AND SUBDIVIDING RESIDENTIAL PLANNED DEVELOPMENT
AND CONDOMINIUM PURPOSES LOCATED IN UNINCORPORATED
TERRITORY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIATEJOB NUMBER10/20230662-004

0662-0)()4
DRAFTED BY: EC CHECKED BY: AW	SHT. 8 OF 23 SHTS.

ECTS\662\004\PLANS\ENTITLEMENTS\TENTATIVE TRACT MAP\0662.004-TTM02.DWG (04-10-23 1:40:16PM) Plotted by: ECochran





	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	PLANNING AREA BOUNDARY LINE
	PRIVATE STREET EASEMENT
	LOT LINE
	EASEMENT LINE
	PROPOSED LACFCD EASEMENT LINE
	PROPOSED LACSD EASEMENT LINE
	PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
	PROPOSED WVWD EASEMENT LINE
	PROPOSED RETAINING WALL (H<6')
	PROPOSED RETAINING WALL (H>6')
	PROPOSED RETAINING WALL (H>12')
- 100	MAJOR CONTOUR
- 100	MINOR CONTOUR
SS	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN LINE
w	PROPOSED WATER LINE
— RW —	PROPOSED RECYCLED WATER LINE

	OAK TREE PROTECTION ZONE LINE	SS	SANITARY SEWER		QL
Æ	CENTERLINE	TPZ	TREE PROTECTION ZONE		
DI	DUCTILE IRON	TW	TOP OF WALL		DL
E/0	EAST OF	VCP	VITRIFIED CLAY PIPE		TR
ESMT.	EASEMENT	W/O	WEST OF		
EX.	EXISTING	WVWD	WALNUT VALLEY WATER DISTRICT		PR
LACFCD	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT		SLOPE AREA (GREATER THAN 25%)		
LACSD	LOS ANGELES COUNTY SANITATION DISTRICT		, , , , , , , , , , , , , , , , , , ,		
N/O	NORTH OF		TRAIL PATH		
PAD	BUILDING FOUNDATION PAD ELEVATION		PROPOSED PUBLIC AND/OR PRIVATE CONCRET	TE	
£	PROPERTY LINE		SIDEWALK		
PROP.	PROPOSED		EXISTING GOLF CART PATH TO REMAIN		
PVT.	PRIVATE				
RCP	REINFORCED CONCRETE PIPE			.	
RH	RETAINED HEIGHT				
R/W	RIGHT-OF-WAY				
SF	SQUARE FEET				
S/0	SOUTH OF				
SD	STORM DRAIN			<u> </u>	





			MATCHLINE (SEE SHEET 11)	
	- OAK TREE PROTECTION ZONE LINE	SD	STORM DRAIN	P
Ę	CENTERLINE	SS	SANITARY SEWER	S
DI	DUCTILE IRON	TPZ	TREE PROTECTION ZONE	E
E/O	EAST OF	TW	TOP OF WALL	o kww
ESMT.	EASEMENT	VCP	VITRIFIED CLAY PIPE	
EX.	EXISTING	W/O	WEST OF	D
LACFCD	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	WVWD	WALNUT VALLEY WATER DISTRICT	Т
LACSD	LOS ANGELES COUNTY SANITATION DISTRICT		SLOPE AREA (GREATER THAN 25%)	
N/O	NORTH OF		· · · · · · · · · · · · · · · · · · ·	P
PAD	BUILDING FOUNDATION PAD ELEVATION		TRAIL PATH	
ዊ	PROPERTY LINE			
PROP.	PROPOSED			
PVT.	PRIVATE			
RCP	REINFORCED CONCRETE PIPE			
RH	RETAINED HEIGHT			
R/W	RIGHT-OF-WAY			
SF	SQUARE FEET			





NO.	REVISIONS

LEGEND AND ABBREVIATIONS

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	PLANNING AREA BOUNDARY LINE
	PRIVATE STREET EASEMENT
	LOT LINE
	EASEMENT LINE
	PROPOSED LACFCD EASEMENT LINE
	PROPOSED LACSD EASEMENT LINE
	PROPOSED PRIVATE STORM DRAIN EASEMENT LINE
	PROPOSED WVWD EASEMENT LINE
	PROPOSED RETAINING WALL (H<6')
	PROPOSED RETAINING WALL (H>6')
	PROPOSED RETAINING WALL (H>12')
100	
100	
ss	
SD	PROPOSED SEWER LINE
w	PROPOSED STORM DRAIN LINE
DW	PROPOSED WATER LINE
	PROPOSED RECYCLED WATER LINE
0	OAK TREE PROTECTION ZONE LINE
ų.	CENTERLINE
DI	DUCTILE IRON
E/O	EAST OF
ESMT.	EASEMENT
EX.	EXISTING
LACFCD	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
LACSD	LOS ANGELES COUNTY SANITATION DISTRICT
N/O	NORTH OF
PAD	BUILDING FOUNDATION PAD ELEVATION
Æ	PROPERTY LINE
PROP.	PROPOSED
PVT.	PRIVATE
RCP	REINFORCED CONCRETE PIPE
RH	RETAINED HEIGHT
R/W	RIGHT-OF-WAY
SE.	SOLIARE FEET
s/0	
57 U	
SD	STORM DRAIN
SS	SANITARY SEWER
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
W/O	WEST OF
WVWD	WALNUT VALLEY WATER DISTRICT
	SLOPE AREA (GREATER THAN 25%)
	TRAIL PATH
	PROPOSED PUBLIC AND/OR PRIVATE CONCRETE SIDEWALK
	EXISTING GOLF CART PATH TO REMAIN
	QUIT-CLAIM EXISTING EASEMENT
	DUPLEX LOT
	TRIPLEX LOT
	PROPOSED PUBLIC AND/OR PRIVATE PARKWAY





	ENGINEERING
	600 Wilshire, Suite 1470, Los Angeles, California 90017
	fel 213.988.8802 • fax 213.988.8803 •www.fuscoe.com
	04/10/2023
BY	Date Date

		FUSCOE E N G I N E E R I N G 600 Wilshire, Suite 1470, los Angeles, Californ tel 213.988.8802 o fax 213.988.8803 oww 04/10/202
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LEGEND AND ABBREVIATIONS

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	PLANNING AREA BOUNDARY LINE
	PRIVATE STREET EASEMENT
	LOT LINE
	EASEMENT LINE
	PROPOSED LACECD FASEMENT LINE
	PROPOSED LACSD FASEMENT LINE
	PROPOSED PRIVATE STORM DRAIN FASEMENT LINE
	PROPOSED WVWD FASEMENT LINE
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SD	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE
	PROPOSED RECYCLED WATER LINE
<u>^</u>	OAK TREE PROTECTION ZONE LINE
Ψ	
	DUCTILE IRON
E/O	EAST OF
ESMT.	EASEMENT
EX.	EXISTING
LACECD	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
LACSD	LOS ANGELES COUNTY SANITATION DISTRICT
N/U	
PAD	BUILDING FOUNDATION PAD ELEVATION
Ľ	PROPERTY LINE
PROP.	PROPOSED
	REINFORCED CONCRETE PIPE
	RETAINED REIGHT
SF	SQUARE FEET
570	
SD	STORM DRAIN
55	SANITARY SEWER
IPZ	TREE PROTECTION ZONE
	IOP OF WALL
VCP	VITRIFIED CLAY PIPE
W/0	WEST OF
WVWD	WALNUT VALLEY WATER DISTRICT
	SLOPE AREA (GREATER THAN 25%)
	TRAIL PATH
	PROPOSED PUBLIC AND/OR PRIVATE CONCRETE SIDEWALK
	EXISTING GOLF CART PATH TO REMAIN
	QUIT-CLAIM EXISTING EASEMENT
	DUPLEX LOT
	TRIPLEX LOT
	PROPOSED PUBLIC AND/OR PRIVATE PARKWAY





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SCALE:

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JOIN EXISTING GRADE DETENTION TANK JOIN INFLOW TO JOIN TO PRIVATE STOR<u>M DRAIN LINE</u> -PROP. CATCH BASIN PROP.24" PVI. HP SD 5' S/0 € SCALE: 1" = 20'







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Royal Vista Residential & Parks Project

Water Demand Memorandum

PREPARED FOR: Project Dimensions, Inc.

PREPARED BY: Fuscoe Engineering, Inc.

DATE: March 27, 2023

1. Purpose

The purpose of this memorandum is to provide an estimate of proposed water demands for the Royal Vista Residential & Parks Project ("Project") and to determine if there is adequate water supply to support the Project. As required by Senate Bill 610 (SB 610) and Section 10912(a) of the Water Code, a Water Supply Assessment (WSA) must be furnished to local governments for inclusion in environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Projects that must include WSAs must have at least one of the following features:

- 1. A proposed residential development of more than 500 dwelling units.
- 2. A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
- 3. A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
- 4. A proposed hotel or motel, or both, having more than 500 rooms.
- 5. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
- 6. A mixed-use project that includes one or more of the projects specified in this subdivision.
- 7. A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.
- 8. If a public water system has fewer than 5,000 service connections, then "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

Although the Project does not include more than 500 dwelling units (as described in more detail below), this memorandum is developed to demonstrate there are adequate water supplies to support the Project as part of the CEQA impact assessment.

2. Project Description and Water Provider

The Project includes proposed residential, park, and common open spaces that encompass approximately 75.6 acres (Project Site) within Rowland Heights, an unincorporated portion of Los Angeles County. The Project is adjacent to the northeast corner of Rowland Heights limits and is located to the southwest of the interchange of State Route Highway 57 South and State Route Highway 60 West. The Project is within the Walnut Valley Water District (WVWD) service area and currently receives water from WVWD for a portion of the existing golf course irrigation within the Project footprint.

The primary components of the Project land plan include: (i) single family homes, (ii) residential duplex, triplex, townhomes, and (iii) common open space and parks. Water demands will be calculated for the entirety of the Project. A summary of the project land uses is shown in Table 1.

Residential Area					
Proposed Project Land Use	Proposed Project Land Use Description	Unit Count			
Single Family Detached	Single family detached residential homes with residential streets, walkways, and landscaping	200 DU			
Duplex, Triplex and Townhome Units	Multi-family residential units with garages, surface parking, private driveways, walkways, and landscaping	160 DU			
Landscaped Areas					
Open Space, Parks and Residential Landscaped Areas	Landscaped open space with graded trails and slopes and common area landscaped areas surrounding residential units	36 acres			
Notes: DU: dwelling unit					

Table 1 Project Land Uses

The existing land use is currently the Royal Vista Golf Club, and a portion of the golf course will be replaced with the Royal Vista Residential & Parks Project. Therefore, the development of this area will contribute to an increase in water demands within Rowland Heights. The methodology and results for quantifying the proposed Project water demands are summarized below.

3. Existing Water Demands

The existing Project site receives water supply from a local groundwater pumping well for irrigation purposes for all 6 planning areas (Lots 1-6).

Existing water use data was obtained from the groundwater well serving the Project Site and is summarized below and in Appendix A. The golf course restaurant and clubhouse are not within the Project limits and will remain in use under the proposed conditions, therefore are not included in the following existing water demand calculations. A summary of the estimated existing water demand for the Project Site is shown in Table 2.

Land Use	Land Acreage	Water Source ¹	Total Average Daily Consumption (GPD) ²	Total Average Annual Consumption (AFY) ³
Golf Course (Lots 1-6)	76 acres	Groundwater Well	176,340	197.5
		Total Existing Water Demand	176,340	197.5
Notes: ¹ See Appendix A for water ² GPD: Gallons Per Day ³ AFY: Acre Feet Per Year	use data.			

Table 2 Estimated Existing Water Demand

4. Proposed Project Water Demands

The proposed Project will increase the usage of WVWD's potable water supply. As the primary supplier of water to the community, WVWD must comply with all applicable regulations at the State and Federal level. The Project site will also utilize recycled water for irrigation, which is treated at and obtained from the LACSD Pomona Water Reclamation Plant. Under existing conditions, the Project Site does not irrigate with recycled water. Therefore, the proposed Project will also increase the usage of WVWD's recycled water supply.

There are no published WVWD water demand unit factors for residential land uses available. Therefore, water demand was estimated using City of Los Angeles Sewerage Facilities Charge Sewage Generation Factor for Residential and Commercial Categories (April 6, 2012) with a conversion factor (110% increase) for estimating indoor water usage. The Estimated Total Water use (ETWU) methodology is used for landscaping demand estimates (see Appendix A) for both potable water used for on-lot irrigation as well as estimating recycled water demand for common area landscaping. Summaries of the water demand calculations for each land use are described in more detail below.

The groundwater well that currently serves the existing golf course area will no longer be used as a water source for the Project Site. It will continue to be used for the remaining golf course area, as needed. Therefore, there will be a net reduction on the groundwater source of -176,340 GPD.

Residential Areas Potable Water Demands							
Proposed Project Land Use Unit Water Demand ¹		Land Use Units		Water Usage (GPD)	Water Usage (AFY)		
Single Family	253	GPD/DU	200	DUs	50,600	57	
Duplex	209	GPD/DU	58	DUs	12,122	14	
Triplex	209	GPD/DU	30	DUs	6,270	7	
Townhome	209	GPD/DU	72	DUs	15,048	17	
Single Family On-lot Irrigation ETWU Method ²					38,504	43	
Combined Total Potable Water Demand 122,544 137							
Landscaped Areas	Recycled \	Nater Deman	ds				
Proposed Project Land Use	Unit Wat	er Demand			Water Usage (GPD)	Water Usage (AFY)	
Common Open Space and Parks ETWU Method ²				+68,449	+77		
Total Net Potable Water Demands+122,544+137							
Total Net Recycled Water Demand +68,449 +77						+77	

Table 3 Project Water Demand Calculation Summary – Method 1 (City of Los Angeles)

Notes:

- 1. City of Los Angeles Sewage Generation Factor for Residential and Commercial Categories (4/6/2012). Water demands estimated by multiplying sewer unit demand factor by 110% for conservative purposes to account for consumption.
- 2. The Estimated Total Water Use equation for landscape irrigation with planting factors is based on Summers/Murphy & Partner, inc. Irrigation Master Plan. The Irrigation Master Plan provides calculations for landscaping using potable water (private lots) and recycled water (common areas, parks, etc). See Appendix B for the Irrigation Master Plan.

As shown above in Method 1, water demands are estimated to increase by approximately 137 AFY for potable water and 77 AFY for recycled water by employing the City of Los Angeles sewer flow factors as well as the ETWU equation. This approach is considered conservative in estimating indoor water demands. Actual water demands will likely be less due to advances in water efficiency and water conservation laws. Two different water demand methodologies (Methods 2 and 3) are also included in Appendix A to estimate a more realistic water demand for the Project.

Method 2 implements a methodology of estimating water demands based on fixture counts and assumptions on water use per fixture associated with the Project. Method 3 estimates water demands by applying Assembly Bill No. 1668/Senate Bill 606, which requires a water use limit of 55 gallons per person per day, to the anticipated population growth from the Project. The results are summarized below:

- Method 2 Indoor Water Use Estimate: 72.1 AFY
- Method 3 Indoor Water Use Estimate: 75.4 AFY

Indoor water use implemented in Table 3 above (Method 1) includes an estimated indoor water use of 94 AFY (adding the AFY of single-family, duplex, triplex, and townhomes) which is approximately 19 to 22 AFY more than either Method 2 or Method 3 indoor water use estimates. Therefore, water demands will likely be 20% lower on average than the 137 AFY due to more efficient water fixtures and lower per capital water usage. See Appendix A for detailed water demand calculations.

5. 2020 Walnut Valley Water District (WVWD) Urban Water Management Plan Summary

WVWD's 2020 Urban Water Management Plan (UWMP) projects total water demands to increase from 21,173 AFY in 2025 to 22,193 AFY in 2045 for normal years, representing an increase in demand of 1,020 AFY over the 20-year time period. For dry years, WVWD projects total water demand to increase from 17,896 AFY in 2025 to 18,760 AFY in 2045 for 5 consecutive dry years, representing an increase in demand of 864 AFY. In addition, each 5-year increment identifies an anticipated increase in demand of over 200 AFY per 5-year period.

For normal years, the proposed increase in potable water demand from the Project of about 137 AFY represents approximately 13% of the total increase in demand (1,020 AFY) from 2025 to 2045 in the UWMP for normal years. For dry years, 137 AFY would represent approximately 15% of the projected demand (864 AFY) from 2025 to 2045. The proposed Project demand also fits well under the anticipated increase of 200+AFY per 5-year period indicating the Project could be built in its entirety and not increase water demands beyond the projected demand for that same period.

The UWMP projects recycled water demands to increase from 3,489 AFY in 2025 to 3,664 AFY in 2045 representing an increase in demand of 1,973 AFY. The proposed increase in recycled water demand from the Project of \sim 77 AFY represents approximately 4% of the projected demand from 2025 to 2045 in the UWMP.

The increase of 137 AFY for potable water and 77 AFY for recycled water fit within UWMP projections. As noted above, the increase in indoor water demands will likely be much lower due to advances in water efficiency and water conservation laws. These results have been shared with WVWD and WVWD staff had confirmed that the anticipated water demand increase throughout their service area from 2025-2045 has not already been accounted for and is available to serve the Project.

6. CEQA Impact Assessment

California Environmental Quality Act (CEQA) significance criteria are used to evaluate the degree of impact caused by a development project on environmental resources such as hydrology and water quality. According to Appendix G, Section XIX of the CEQA Guidelines, a project would normally have a significant effect on water supplies if the project would impact the threshold listed below:

Impact B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

The 2020 UWMP prepared by WVWD, accounts for existing development within their service area, as well as projected growth through the year 2045. The increase in potable water demands of 137 AFY from the proposed Project is well within the planned increases in water demands within the WVWD service area (1,020 AFY anticipated from 2025 to 2045 for normal and 864 AFY for dry year scenarios) and falls within the assumed growth between the first segment of the UWMP covering between 2025 and 2030. In addition, as the recycled water projections are anticipated to increase by 1,973 AFY between 2025 to 2045, the proposed Project increase on recycled water of 77 AFY can also be accommodated. Therefore, it is anticipated that WVWD would be able to supply the demands of the Project as well as additional future growth.

PAGE 7 OF 14

7. Conclusion

As noted in Section 5, the Project is anticipated to increase potable water demands. However, this increase fits within the anticipated increase in water demand as planned within WVWD's service area as described within the WVWD 2020 UWMP. In addition, WVWD staff have confirmed that the increase in water demand from 2025-2045 has not already been accounted for to support other new development projects. Therefore, it can be concluded that there are adequate water supplies to support this Project in normal dry, single dry and multiple dry year climate scenarios.

Appendix A – Water Demand Calculations and Resources

Project Irrigation Demand from Private Lots, Common Open Space, and Parks

Royal Vista Golf Club - Existing Groundwater Usage								
Actual data provided by current owner								
Usage (8/31/2020-	Usage (8/31/2020-							
7/31/2021)	132,116,400.0	Gallons	Notes					
	361,962.7	gpd						
	2,320.3	gpd /acre	156 total acres					
	176,340.8	gpd	Project (76 acres)					
	185,621.9	gpd	Non-Project (80 acres)					

Single Family Home On-lot Potable Irrigation Calculation							
Proposed Demand Conversions from Irrigation Master Plan							
gal/yr GPD Acre-feet per Year							
Potable Water	14,053,945	38,504	43.1				

Common Area Landscaping Reclaimed Water Irrigation Calculation							
Proposed Demand Conversions from Irrigation Master Plan							
POC (location TBD)	POC (location TBD) Water Source gal/yr GPD Acre-feet per Year						
# 1	Recycled	5,163,276	14,146	15.8			
# 2	Recycled	1,761,550	4,826	5.4			
# 3	Recycled	2,093,519	5,736	6.4			
# 4	Recycled	7,950,212	21,781	24.4			
# 5	Recycled	5,839,607	15,999	17.9			
# 6	Recycled	2,175,687	5,691	6.7			
Total 39,037,796 106,953 119.8							

Residential Areas	s Potable '	Water Dema	nds	roominar		
Proposed Project Land Use	Unit Wat	er Demand ¹	Land Use Units		Water Usage (GPD)	Water Usage (AFY)
Single Family	253	GPD/DU	200	DUs	50,600	57
Duplex	209	GPD/DU	58	DUs	12,122	14
Triplex	209	GPD/DU	30	DUs	6,270	7
Townhome	209	GPD/DU	72	DUs	15,048	17
Single Family On-lot Irrigation	Single Family On-lot Irrigation ETWU Method ²				38,504	43
Comb	ined Total	Potable Wate	r Demand		122,544	137
Landscaped Areas	Recycled	Water Deman	ds			
Proposed Project Land Use	Unit Wat	er Demand			Water Usage (GPD)	Water Usage (AFY)
Common Open Space and Parks		ETWU M	1ethod ²		+68,449	+77
Total	Net Pota	ble Water D	Demands		+122,544	+137
Total Net Recycled Water Demand +68,449 +7					+77	
Notes: 1. City of Los demands e consumpti	Angeles Se estimated by	wage Generatio multiplying sev	on Factor for Re ver unit deman	esidential an d factor by 1	d Commercial Categories (4/a 10% for conservative purpose	6/2012). Water s to account for

Project Potable Water Demand Calculation Summa	ry – Method 1 (City of Los Angeles)
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2. The Estimated Total Water Use equation for landscape irrigation with planting factors is based on Summers/Murphy & Partner, inc. Irrigation Master Plan. The Irrigation Master Plan provides calculations for landscaping using potable water (private lots) and recycled water (common areas, parks, etc). See Appendix B for the Irrigation Master Plan.

Residential Areas									
Residential Unit Water Demands	Water Demand ¹		Frequency Water Usage ²		Assumed People Per DU ³		Unit Water Usage (GPD)	Water Usage for 360 DUs (GPD)	Water Usage for 360 DUs (AFY)
Toilets ^{1, 2, 4}	1.28	Gal/flush	5.2	Fpd/person	3.4	People/unit	22.63	8,146.94	9.13
Showers ^{2,4}	17.8	Gal/shower	0.75	Shower/person/d	3.4	People/unit	45.39	16,340.40	18.30
Bathtubs⁴	27.5	Gal/bath	0.1	Bath/person/d	3.4	People/unit	9.35	3,366.00	3.77
Washing Machine⁴	21	Gal/load	0.36	Loads/person/d	3.4	People/unit	25.70	9,253.44	10.37
Dishwasher ⁴	4.5	Gal/load	0.13	Loads/person/d	3.4	People/unit	1.99	716.04	0.80
Faucets ^{1, 2}	1.8	Gal/minute	10.4	Min/person/d	3.4	People/unit	63.65	22,913.28	25.67
Leakage ²	10	Gal/DU/day	-	-	-	-	10	3,600	4.03
Proposed Potable Water Demand from fixture counts 64,336 72.1							72.1		
Notes: 1. 2019 CALGreen Residential Mandatory Code Requirements for new developments 2. Aquacraft Analysis of Water Use in New Single-Family Homes (2011) 3. Royal Vista Project Description (EIR/CEQA)									

Project Potable Water Demand Calculation S	Summary – Method 2 (Fixture Frequenc	cy)
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4. Aquacraft Analysis - Water and Energy Savings from High Efficiency Fixtures and Appliances in Single Family Homes - Volume 1 (2005)

Project Demand Estimated from AB 1668 SB 606¹ For Residential Development - Method 3 (55 GPCD)

Residential Areas						
AB 1668 SB 606 Goal ¹		Project Population Increase	Water Usage (GPD)	Water Usage (AFY)		
	55 GPCD	+1,224	67,320	75.4		
Notes: 1.	Excerpt from Assembly Bill N a 20% reduction in urban pe law requires each urban reto urban water use target, as sp Board, in coordination with t for the efficient use of water, industrial, and institutional w department, in coordination and make recommendations and performance measures. board, to conduct necessary and the board to jointly reco use. The bill, until January 1, standard for indoor residenti	o. 1668 (2/17/2 r capita water us il water supplier pecified. This bill he Department o as provided, and ater use on or be with the board, to , no later than O The bill would re studies and inve mmend to the Le 2025, would es al water use.	2017): "Existing law requires th e in California by December 1 to develop urban water targets would require the State Water f Water Resources, to adopt lo d performance measures for cc fore June 30, 2022. The bill w to conduct necessary studies an ectober 1, 2021, for purposes of equire the department, in coord stigations and would authorize gislature a standard for indoor tablish 55 gallons per capita d	e state to achieve , 2020. Existing and an interim Resources Control ng-term standards ommercial, rould require the id investigations of these standards lination with the the department residential water aily as the		

Appendix B – Irrigation Master Plan (March 2023)
RECYCLED WATER - SERVICE CONNECTION #2 (2") WATER METER ELEV. 520 FT

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	WATER	EFFICIE	INCT LAN	DSCAPI	WORKSH	EET	
This worksheet is fil	led out by the	e project appl	icant and it is a	required ite	m of the Landsc	ape Document	ation Package.
	One wo	orksheet com	plete for point	of connectio	on (water meter)	.*	
م	lect your city:	Walnut		Project n	ame or address:	Rc	oyal Vista
Reference Evapotransp	iration (ETo):	47.5		riojectii		POC # 3 1	RECYCLED WATER
	Califo	ornia Wate	er Efficient L	andscap	e Workshee	ət	
Reference Evapotranspiration	on (ET _o)	47.5	P	roject ⊤ype	Non-Res	sidential	0.45
Hydrozone # / Planting	Plant	Irrigation	Irrigation	ETAF	Landscape	ETAF x	Estimated Total
Descriptionª	Factor (PF)	Method ^b	Efficiency (IE) ^c	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU) ⁶
Regular Landscape Ar	eas						
Low Water Use (Shrub)	0.3	Drip	0.81	0.37	115,037	42606	1,254,755
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	39,101	24136	710,818
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-
High Water Use (Turf)	0.8	Overhead	0.75	1.07	4,073	4345	127,947
(1.12 Slope facto	r included ir	n PA calcul	ations)	Average	Total	Total	
				0.42	158,211	71,087	
			Average ETA	F for Reg	gular Landsc	ape Areas :	In Compliance
Special Landscape Are	eas						1
SLA-1		<u>.</u>		1	-	0	-
Recy	cled Water	used		Totals	0	0	
					Total Lands	scape Area	158,211
					State	wide ETAF	0.45
						TWU Total	2 093 519
			Maximum A	llowed W	ater Allowand	ο (ΜΔW/Δ) ^e	2,096,691
ETAF Calculations						,	2,000,001
Regular Landscape Area	as		Average ETA	F for Regu	ilar		Percentage of MAWA
Total ETAF x Area	71087		Landscape A	reas must	be 0.55 or		100%
Total Area	158211		below for res	idential ai	reas, and 0.45		
Average ETAF	0.45		or below for	non-reside	illiai aleas.		
All Landscape Areas			0.45	Non-Res	idential		
Total ETAF x Area	71087		0.55	Resident	ial		
Total Area	158211		0.81	Drip			
Average ETAF	0.45		0.75	Overhead	d		

	WATER	EFFICIE	NCT LAN	DSCAPE	WORKSH	EET	
This worksheet is fil	led out by the	e project appl	icant and it is a	required ite	m of the Landsca	ape Document	ation Package.
	One wo	orksheet com	plete for point	of connectio	on (water meter).	*	0
Sel	ect your city:	Walnut		Project n	ame or address:	Ro	yal Vista
Reference Evapotransp	ration (ETo):	47.5				POC # 2 F	RECYCLED WATER
	Califo	rnia Wate	r Efficient l	andscar	e Worksher	 >t	
Reference Evapotranspiratio	n (FT_)	47.5	F	Project Type	Non-Res	idential	0.45
Hydrozone # / Planting	Plant	Irrigation	Irrigation	IETAF	Landscape		Estimated Total
Description ^a	Factor (PF)	Method ^b	Efficiency (IE) ^c	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU) ^d
Regular Landscape Ar	eas		•				
Low Water Use (Shrub)	0.3	Drip	0.81	0.37	103,182	38216	1,125,448
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	34,991	21599	636,102
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-
High Water Use (Turf)	0.8	Overhead	0.75	1.07	-	0	-
(1.12 Slope factor	included ir	n PA calcul	ations)	Average	Total	Total	
				0.43	138,173	59,815	
						_	
<u> </u>			Average ET	AF for Reo	gular Landsca	ape Areas :	In Compliance
Special Landscape Are	as					0	
SLA-1	olod \A/otor	used		1 Totolo	-	0	-
	cied vvaler	usea		Totals	U	U	
					Total Lands	scape Area	138,173
					State	wide ETAF	0.43
					F	TWI Total	1 761 550
			Maximum		- ator Allowanc		1,701,000
ETAE Calculations			Waximum A				1,051,150
			Average FT4	AF for Regu	lar		Democratic of MANA
	50815		Landscape A	Areas must	be 0.55 or		Percentage of MAWA
Total Area	129172		below for re	sidential a	reas, and 0.45		30/0
	1301/3		or below for	non-reside	ntial areas.		
Average LIAF	0.43						
All Landscape Areas			0.44	Non-Res	idential		
Total ETAF x Area	59815		0.55	Resident	ial		
Total Area	138173		0.8	1 Drip			

WATER EFFICIENCT LANDSCAPE WORKSHEET This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package. One worksheet complete for point of connection (water meter).* Royal Vista POC # 6 RECYCLED WATER (Irrigated turf open space) California Water Efficient Landscape Worksheet Galifornia Water Efficient Landscape Worksheet California Water Efficient Landscape Worksheet Galifornia Water Efficient Landscape Worksheet Galifornia Water Efficient Landscape Worksheet Galifornia Water Efficiency Pipe Non-Residential 0.45 Vorache # /Planting Plant Impact on the fifterincy ETAF x Retended Total 0.45 gular Landscape Areas On - ow Water Use (Shrub) 0.1 Drip 0.81 0.62 - 0 - Average TAF for Regular Landscape Areas In Compliance One Space Turf) 0.80 Ostal Total One Space Turf) 0.80 Ostal Total Total <th c<="" th=""></th>	
WATER EFFICIENCET LANDSCAPE WORKSHEET This worksheet is the deputed item of the Landscape Documentation Package. One worksheet complete for point of connection (water meter)* Royal Vista POC #6 RECYCLED WATER (Irrigated turf open space) Royal Vista POC #6 RECYCLED WATER (Irrigated turf open space) California Water Efficient Landscape Worksheet Galifornia Water Efficient Landscape Worksheet defence Evapotranspiration (ETo) 47.5 Project Type Non-Residential 0.45 Volk State Vidrozone # / Planting escription* Factor (PF) Method® Efficient Landscape Poject Type Non-Residential 0.45 Volk Water Use (Shrub) 0.1 Drip 0.81 0.62 - Volk Water Use (Shrub) 0.5 Drip 0.81 0.62 - 0 Volk Water Use One-Residential 0 Volk Water Use (Shrub) 0.5 Drip 0.81 0.62 - 0 -	
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package. One worksheet complete for point of connection (water meter).* Royal Vista Select your city: Area California Water Efficient Landscape Worksheet Gradit of the Landscape Colspan="2">Worksheet Gradit of the Landscape Landscape Landscape Landscape Landscape Landscape Landscape Areas WWater Use (Shrub) 0.1 Drip 0.81 0.12 - 0 - Average ETAF for Regular Landscape Areas: In Compliance Period Landscape Areas In Compliance Period Landscape Areas	
Underwarksheet complete for point of connection (water meter)- Royal Vista POC # 6 RECYCLED WATER (Irrigated turf open space) California Water Efficient Landscape Worksheet Project name or address: Royal Vista POC # 6 RECYCLED WATER (Irrigated turf open space) California Water Efficient Landscape Worksheet Perspect Type Non-Residential 0.45 Vidrozone #/ Planting escription [#] Plant Factor (PF) Impation Method ^b Efficiency (EF) [#] Endscape (PF/IE) Area Setimated Total Water Use (ETWU) ^d egular Landscape Areas ow Water Use (Shrub) 0.1 Drip 0.81 0.12 - 0 - eled Water Use (Shrub) 0.5 Drip 0.81 0.62 - 0 - High Water Use (Shrub) 0.5 Drip 0.81 0.00 0 - Average Total Total Out of the system of	
Select your dty; Walnut Project name or address: Royal Vista POC # 6 RECYCLED WATER (Irrigated turf open space) California Water Efficient Landscape Worksheet efference Evapotranspiration (ETo): 47.5 Project Type Non-Residential 0.45 ydrozone # / Planting escription* Project (PF) Non-Residential 0.45 ydrozone # / Planting escription* Project (PF) Non-Residential 0.45 ydrozone # / Planting escription* Project (PF) Landscape (TE)* ETAF x Area (Sq. FL) Estimated Total Water Use (Strub) ow Water Use (Shrub) 0.1 Drip 0.81 0.12 - 0 - allow 0 N/A 0.81 0.00 0 0 - Average Total Total 0.00 69,260 73877 2,175,687 Average Total Total 0.00 69,260 73.877 Average ETAF for Regular Landscape Areas : In Compliance Emperial Landscape Areas 69,260 Colspan= Space Turf 1 69,260 69260	
Select your div Walnut Project name or address: POC # 6 RECYCLE WATER (Irrigated turf open space) Reference Evapotranspiration (ETo): 47.5 Project Type Non-Residential 0.45 ydrozone # / Planting escription* Plant Irrigation Efficiency (IE)* ETAF Landscape ETAF x Estimated Total water Use (Shrub) 0.1 Drip 0.81 0.12 - 0 - ed Water Use (Shrub) 0.1 Drip 0.81 0.62 0 - High Water Use (Shrub) 0.5 Drip 0.81 0.00 0 - High Water Use (Shrub) 0.8 Overhead 0.75 1.07 69,260 73877 2,175,687 Average Total Total 0.00 69,260 73.877 2,175,687 Piper Space Turf 1 69,260 69260 2,039,707 2,175,687 Piper Space Turf 1 69,260 69260 2,039,707 2,175,687 Piper Space Turf 1 69,260 69260	
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California Water Efficient Landscape Worksheet California Water Efficient Landscape Worksheet eference Evapotranspiration (ET ₀) 47.5 Project Type Non-Residential 0.45 ydrozone # / Planting escription ^a Plant Irrigation Efficiency (IE) ^e ETAF Landscape ETAF x Area Estimated Total owt Water Use (Shrub) 0.1 Drip 0.81 0.62 - 0 - Average Total Total Total Average Total O 0 - High Water Use (Shrub) 0.1 Drip 0.81 0.00 0 -	
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TAF Calculations Average ETAF for Regular Percentage of MAWA degular Landscape Areas Average ETAF for Regular Percentage of MAWA otal ETAF x Area 73877 Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas. 74% verage ETAF 1.07 0.45 Non-Residential 0.45 Non-Residential	
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Il Landscape Areas 0.45 Non-Residential	
otal ETAE x Area 143137 0 55 Residential	
otal Area 138520 0.81 Drip	





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Efficient Landscape Wor	ksheet						
ulation based on an avera	ge lot size of :	6,188	SF				
nate bldg and hardscape:	0.47	2,908	SF	Project Name :	Royal Vista (P	otable Water fro	m Private Lots)
nte front / rear landscape :	0.53	3,280	SF				
ce Evapotranspiration (ETc)	54.6	Rowland Hts	Residen	tial Use Factor :	0.55	
	ETWU	ETWU	ETWU	ETWU	MAWA	ETWU	
	requirement	requirement	requirement	requirement	requirement	requirement	
one#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Landscape Areas		1					
Shrubs (front)(24%)	0.3	Drip	0.81	0.370	787	291.53	9,869
Shrubs (front) (14%)	0.5	Drip	0.81	0.617	459	283.43	9,595
ater use Shrubs (rear 42%)	0.3	Drip	0.81	0.370	1,377	510.18	17,270
vater use Lawn (rear 20%)	0.8	Overhead	0.77	1.039	656	681.50	23,070
			Tot	als	3,280	1,766.63	59,804
Landscape Areas (SLA):							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0	0	0
				Est	imated Total Wa	iter Use (ETWU)	59,804
				Maximum Alle	owed Water Allo	wance (MAWA)	61,063
		Irrigation	Irrigotion				Dama da anti-
ator Uso Tupo	Plant Factor	method	Efficiency				MAWA
		overhead corray	0.75				09%
1	0103	drin	0.73				30 /0
	0.1-0.3	unp	0.81				out of ETMU
I	0.4-0.0						80.0
(annual gallons allowed)=	(Fto) (0.62) [(F	Ι ΤΔΕ χ Ι Δ) + ((1-ΕΤ/	ΔF) χ SI Δ)]				ccf of MAWA
(annual ganons anowed)- ((210) (0.02) [[2						81 6
ere 0.62 is a conversion fac •. LA is the total landsape a ETAF is .55 for resi	tor that conve rea in sq. ft, SI idential areas	rts acre-inches pe LA is the total spe and 0.45 for non re	r acre/year to gal cial landscape are esidential areas.	llons per sq. ea in sq. ft., and			
Iculations					PRIVATE LOT - S	SITE SUMMARY	
Landscape Areas				Water Use	Gal.	CCF	Total Lots included
AF x Area	1,767	Average ETAF for		Estimated	14,053,945	18788.7	in estimate
ea	3,280	Regular		Maximum	14,349,908	19184.4	235
ETAF	0.54	Landscape Areas must be 0.55 or		Ave Lot Size (SF)	Number of Lots	Ave Lot Landscape (SF)	Total Lots Landscape (SF)
scape Areas		residential areas.		6,188	235	3,280	770,730
AF x Area	1,767	and 0.45 or below					
ea	3,280	for non-		Tota	l area of private	residential lots :	1,454,207
	0.54	residential areas.					

RECYCLED WATER - SERVICE CONNECTION #4 (2")

RECYCLED WATER - SERVICE CONNECTION #5 (2")

590 F xx+xx 600 FT

16186310008 6605716-88 700-38

WATER METER ELEV. 595 FT METER STATE: XX+XX HIGHEST AREA SERVED 705 F7 STATIC WATER PRESSURE XXX PSI REQUIRED WATER PRESSURE XXX PSI AREA SERVED 444,692 SQ.FT. 10.21 ac 120V ELECTRICAL PEDESTAL XX+XX

WATER METER ELEV. METER STA. #:

[1					
		FEFICIE	אנרידי ד א אד			TETET	
	WATER	EFFICIE		DSCAPE			
I his worksheet is hi	led out by the	e project appi	lcant and it is a plate for point of	required ite	m of the Landsca	ape Document *	ation Package.
	One wi	li ksneet com	piete for point t		in (water meter).		
Sel	ect your city:	Walnut		Project na	ame or address:	Ro POC#4 F	yal Vista RECYCLED WATER
Reference Evapotransp	iration (ETo):	47.5				(Irrigated	turf open space)
	Califo	rnia Wate	r Efficient L	andscap	e Workshee	et Sala artal	0.45
	n (E I₀)	47.5	Pi	roject lype	Non-Res		0.45
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Method ^b	Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Ar	eas					I	L
Low Water Use (Shrub)	0.1	Drip	0.81	0.12	-	0	-
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	_	0	_
Fallow	0	N/A	0.81	0.00	0	0	-
High Water Use (Existing Open Space Turf)	0.8	Overhead	0.75	1.07	253,084	269956	7,950,212
				Average	Total	Total	
				0.00	253,084	269,956	
			Average ETA	F for Reg	jular Landsca	ape Areas :	In Compliance
Special Landscape Are	as					1	
Open Space Turf				1	253,084	253084	7,453,324
Recy	cled Water	used		Totals	253084	253084	
			1		Total Lands	scape Area	253,084
					State	wide ETAF	1.03
					F	TWU Total	7 950 212
			Maximum A	llowed Wa	- ater Allowanc	e (MAWA) ^e	10 807 320
ETAF Calculations							10,007,020
Regular Landscape Area	9		Average ETA	F for Regu	lar		Percentage of MAWA
Total ETAF x Area	269956		Landscape A	reas must	be 0.55 or		74%
Total Area	253084		below for res	idential ar	eas, and 0.45		
Average ETAF	1.07		or below for i	non-reside	ntial areas.		
All Landscape Areas			0.45	Non-Resi	dential		
Total ETAF x Area	523040		0.55	Residenti	al		
	506168		0.81	Drip	1		
	1.03		0.75	Overhead	1		

\backslash								
		WATER	EFFICIE	NCT LAN	DSCAPE	WORKSH	EET	
	This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.							
		One wo	orksheet com	plete for point o	of connectio	n (water meter).	*	
$\langle \rangle$								
	Sel	ect your city:	Walnut		Project na	ame or address:	Ro	yal Vista
1	Reference Evapotranspi	iration (ETo):	47.5				POC #1	RECYCEDWATER
		Califo	rnia Wate	r Efficient L	andscap	e Workshee	et	
	Reference Evapotranspiratio	n (ET₀)	47.5	Pr	oject Type	Non-Res	idential	0.45
	Hydrozone # / Planting	Plant	Irrigation	Irrigation	ETAF	Landscape	ETAF x	Estimated Total
	Description ^a	Factor (PF)	Method ^b	Efficiency (IE) ^c	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU) ^d
I	Regular Landscape Are	eas						
	Low Water Use (Shrub)	0.3	Drip	0.81	0.37	301,635	111717	3,290,056
	Med Water Use (Shrub)	0.5	Drip	0.81	0.62	103,043	63607	1,873,220
	Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-
	High Water Use (Turf)	0.8	Overhead	0.75	1.07	-	0	-
	(1.12 Slope factor	included in	PA calcula	ations)	Average	Total	Total	
					0.43	404,678	175,323	
				Average ETA	F for Reg	jular Landsca	ape Areas :	In Compliance
	Special Landscape Are	as						
	SLA-1				1	-	0	-
	Recy	cled Water	used		Totals	0	0	
						Total Lands	scape Area	404,678
						State	wide ETAF	0.43
						F	TWI L Total	5 163 276
				Maximum Al	lowed W	⊐ ater Allowanc		5 362 995
	ETAF Calculations							0,002,000
	Regular Landscape Area	IS		Average ETA	F for Regu	lar		Percentage of MAWA
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ľ	Average ETAF	0.43		or below for I	non-reside	nuai areas.		
ľ	×							
	All Landscape Areas			0.45	Non-Resi	dential		
[Total ETAF x Area	175323		0.55	Residenti	al		
	Total Area	404678		0.81	Drip			
	Average ETAF	0.43		0.75	Overhead	k		

	WATER	EFFICIE	NCT LAN	DSCAPE	E WORKSH	EET	
This worksheet is fil	led out by the	e project appl	icant and it is a	required ite	m of the Landsca	ape Document	ation Package.
	One wo	orksheet com	plete for point o	of connectio	n (water meter).	*	
Sel	ect your city:	Walnut		Project n	ame or address:	Ro	yal Vista
Reference Evapotransp	iration (ETo):	47.5				POC # 5	RECYCEDWATER
	Califo	rnia Wate	r Efficient L	andscap	e Workshee	et	
Reference Evapotranspiratio	on (ET₀)	47.5	Pr	oject Type	Non-Res	idential	0.45
Hydrozone # / Planting	Plant	Irrigation	Irrigation	ETAF	Landscape	ETAF x	Estimated Total
Description ^a	Factor (PF)	Method ^b	Efficiency (IE) ^c	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU) ^d
Regular Landscape Ar	eas						
Low Water Use (Shrub)	0.3	Drip	0.81	0.37	327,084	121142	3,567,638
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	107.485	66349	1.953.971
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-
High Water Use (Turf)	0.8	Overhead	0.75	1.07	10,123	10798	317,997
(1.12 Slope factor	r included ir	PA calcula	ations)	Average	Total	Total	
· ·			,	0.42	444,692	198,289	
			Average ETA	F for Reg	gular Landsca	ape Areas :	In Compliance
Special Landscape Are	as					_	
SLA-1 High Water Turf				1	10,123	10123	298,122
Recy	cled Water	used		Totals	10123	10123	
					Total Lands	scano Aroa	444 692
					Fotal Earla	uido ETAE	0.46
					Sidle		0.40
					E	TWU Total	5,839,607
			Maximum A	lowed Wa	ater Allowand	e (MAWA) ^e	6,191,403
ETAF Calculations							
Regular Landscape Area	IS		Average ETA	F for Regu	lar		Percentage of MAWA
Total ETAF x Area	198289		Landscape A	reas must	be 0.55 or		94%
Total Area	444692		below for res	idential ai	reas, and 0.45		
Average ETAF	0.45		or below for i	non-reside	ntial areas.		
All Landsoano Aroas			0.45	Non Ros	idontial		
πι Lanuscape Aleas	208/12		0.45	Resident	ial		
Total Area	454815		0.55	Drin	a		
Average FTAF	0.46		0.01	Overhead	4		
	0.40		0.70	o vonicat	л 		

	RETAINMENT				M	IAJOR LAN	D DI	/ISION
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			E N G I N E E R I N G 600 Wilshire, Suite 1470 Los Angeles, Co	lifornia 90017	DATE MARCH 06, 2023		JOB NU 0662-004 E N V I R	MBER 4 Ronmental design
REVISIONS	DATE	BY	tel 213.988.8802 fax 213.988.8803	www.fuscoe.com	SCALE: PER PLAN	DRAFTED BY CHECKED BY	EC : AW	L.7.0 OF L.7.0

SKYE PATRICK Library Director



October 27, 2022

Marie Pavlovic LA County Planning Subdivisions Section 320 West Temple Street Los Angeles, CA 90012

COMMENTS FOR ROYAL VISTA RESIDENTIAL AND PARKS PROJECT - PROJECT NO. PRJ2021-002011-(1)

Dear Marie Pavlovic:

This is to provide comments regarding the Royal Vista Residential and Parks Project which proposes to redevelop six parcels of the existing golf course into four residential planning areas and two recreational/open space planning areas, for a total of 360 dwelling units and a trails and park system. Attached is a report of LA County Library's analysis of the development and the projected impact to services.

If you have any questions or need additional information, please contact Elsa Muñoz at (562) 940-8450 or EMunoz@library.lacounty.gov.

Very best,

Skye Patrick County Librarian

SP:YDR:GR:EM

c: Grace Reyes, Administrative Deputy, LA County Library
Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library
Ting Fanti, Departmental Finance Manager, Budget and Fiscal Services, LA County Library

https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Royal Vista Residential Project/DRP/Royal Vista Residential Project NOP response.doc



BARGER

7400 E Imperial Highway, Downey, CA 90242 | 562.940.8400 | LACountyLibrary.org

COUNTY OF LOS ANGELES SUPERVISORS									
HILDA L. SOLIS	HOLLY J. MITCHELL	SHEILA KUEHL	JANICE HAHN	KATHRYN					
1st District	2nd District	3rd District	4th District	5th D					

LA COUNTY LIBRARY COMMENTS FOR ROYAL VISTA RESIDENTIAL AND PARKS PROJECT

LA County Library evaluated the Royal Vista Residential and Parks Project located in Los Angeles County within the unincorporated community of Rowland Heights.

The project area is being serviced by the Rowland Heights Library, located at 1850 Nogales St., Rowland Heights, CA 91748, a facility with 14,863 sq. ft. of space, a collection of 67,754 books, magazines, and media, and 21 public access computers (as of June 30, 2022). LA County Library service level guidelines require a minimum of 0.50 gross square foot of library facility space per capita, 3.0 items (books and other library materials) per capita for regional libraries and 2.75 items per capita for community libraries, and 1.0 public access computer per 1,000 people served.

Rowland Heights Library is a community library and based on these guidelines does not currently meet the minimum requirements for the population of this service area. The current deficiency is 8,968 sq. ft. of facility space, 75,229 collection items, and 27 public access computers.

The proposed project involves the construction of a total of 360 dwelling units, with an estimated population increase of 1,127. This project will have a significant impact on library services since it will create a demand for additional materials and facility space and will affect the library's capacity to serve the residents of the area.

We estimate the total increased service cost related to the proposed project to be approximately \$697K which is illustrated by the following chart:

Royal Vista Residential and Parks Project	Impact Per Capita (population of 1,127)	Estimated Costs	Total Costs
a. Building	564	\$1,000 sq. ft.	\$564,000
b. Land (4:1 land to building ratio)	2,256	\$20 (Library Planning Area 4)	\$45,120
c. Collections	3,099	\$28	\$86,772
d. Public Access Computers	1	\$1,800	\$1,800
Total			\$697,692

In efforts to minimize the impact of residential projects on library services LA County Library collects a one-time Library Facilities Mitigation Fee (Developer Fee) at the time building permits are requested for all new residential dwellings located within the unincorporated areas of the County served by the LA County Library. The current Developer Fees are as follows, by Library Planning Area, these fees are subject to a CPI increase effective July 1:

Planning Area	Fee per Dwelling Unit
Area 1 - Santa Clarita Valley	\$1,096
Area 2 - Antelope Valley	\$1,061
Area 3 - West San Gabriel Valley	\$1,108
Area 4 - East San Gabriel Valley	\$1,094
Area 5 – Southeast	\$1,097
Area 6 – Southwest	\$1,105
Area 7 - Santa Monica Mountains	\$1,099

FY 2022-23 Library Facilities Mitigation Fee Schedule

The Royal Vista Residential and Parks Project is within the LA County Library's Planning Area 4 – East San Gabriel Valley, current Developer Fee is \$1,094 per dwelling unit for a total of \$393,840 (\$1,094 x 360 dwelling units).

LA County Library also collects an annual special tax which is levied on parcels within 10 cities (Cudahy, Culver City, Duarte, El Monte, La Cañada Flintridge, Lakewood, Lomita, Lynwood, Maywood, and West Hollywood) and unincorporated areas serviced by LA County Library. The Special Tax Rate for FY 2022-23 is \$33.20 per parcel.

The LA County Library is open to discuss options regarding mitigation efforts and supporting the continued enhancement and delivery of library services to the residents of Rowland Heights.

https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Royal Vista Residential Project/DRP/Royal Vista Residential Project NOP response.doc



Royal Vista Residential Project

INFRASTRUCTURE ASSESSMENT FOR WATER AND SEWER

> Prepared For: Project Dimensions

Prepared By: FUSCOE ENGINEERING, INC. 600 Wilshire Boulevard Los Angeles, CA 90017 213.988,8802 www.fuscoe.com

> PROJECT MANAGER ANDREW WILLRODT, PE

DATE PREPARED: November 2022

PROJECT NUMBER: 662-004

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1. INTRODUCTION

1.1 PROJECT DESCRIPTION

The 75.64-acre Royal Vista Residential Project ("Project Site", "Royal Vista Project") is located in the Unincorporated County of Los Angeles ("County"), in the northeastern most part of the Rowland Heights Community, California. The Project Site encompasses six non-contiguous parcels located both north and south of Colima Road, including Assessor Parcel Numbers (APNs) 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, and 8764-002-006 (Los Angeles County Office of the Assessor, 2021), and located in the 20100 block of Colima Road, Rowland Heights, California 91789. The Project Site parcels generally constitute 13 holes and the driving range of the existing 27-hole Royal Vista Golf Club on Colima Road. The Project Site is bisected by Colima Road, comprised of four parcels north of Colima Road, and two parcels south of Colima Road.

The proposed Project would develop 360 residential units, a neighborhood park, and pocket park on the six existing parcels, redeveloping four of the existing golf course parcels into residential planning areas (Lots 1, 2, 3, and 5) and two into recreational/open space planning areas (Lot 4 and 6). Three of the four proposed residential planning areas (Lots 1, 2, and 5) will be subdivided into 200 detached single-family units, 58 duplexes, 30 triplexes, and the fourth residential planning area (Lot 3) will include 72 townhouse units within 14 structures.

1.2 SCOPE OF WORK

As part of the environmental impact report (EIR) for the Project, the purpose of this report is to analyze the potential impacts of the Project on the existing water and wastewater infrastructure systems. Therefore this technical report discusses the current location of existing water and wastewater infrastructure, analysis of potential Project impacts related to this infrastructure, and any applicable mitigation measures. For further implications regarding the water supply, refer to the Project's Water Demand Memorandum.

2. REGULATORY FRAMEWORK

2.1 WATER

The Project Site receives water supply from a local groundwater pumping well for irrigation purposes for 4 out of the 6 planning areas (Lots 1-3 and 6). The remaining portions of the Project Site (Lots 4 and 6) are assumed to receive water from the Walnut Valley Water District (WVWD) within Division IV since these lots currently have a domestic water meter. The proposed project will increase the usage of WVWD's water supply. As the primary water supplier to the community, WVWD must comply with all applicable regulations at the State and Federal level.

Applicable regulations affecting WVWD as a supplier of water include efficiency requirements, such as California Code of Regulations (CCR) Title 20, Chapter 4, Article 4, Section 1605, which requires all new plumbing fixtures to adhere to efficiency requirements, and CCR Title 24, Part 11, which requires a water use reduction of 20% above baseline for all homes, commercial, and state buildings. Refer to the Project's Water Demand Memorandum for more regulations and reporting on WVWD's supply capabilities.

The community of Rowland Heights is located in unincorporated Los Angeles County and has adopted the Los Angeles County Fire Code, including its associated fire flow requirements. Pursuant to County of Los Angeles Code Chapter 20.16.060, minimum fire flow requirements shall be determined by the Fire Chief or Fire Marshall based on land use, assuming a minimum operating pressure of 20 pounds per square inch (psi). Site-specific fire flow requirements of 1,000 gpm are required for this project since it is not in a fire hazard zone and consists of proposed single-family homes, condominium duplex, triplex, and townhouse units..

2.2 WASTEWATER

The Project is located within the Community of Rowland Heights in unincorporated Los Angeles County and is subject to Los Angeles County Code Chapter 20.32. The County does provide will-serve letters for new sewer connections and requires a sewer study/flow capacity analysis. New connections are subject to sewer connection fees.

As the Project site is located in the unincorporated County of Los Angeles, a portion of it falls under the jurisdiction of the Los Angeles County Sanitation Districts (LACSD), while another portion is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 21. LACSD consists of 24 independent special districts and serves 5.6 million people in Los Angeles County. The service areas cover approximately 850 square miles and encompass 78 cities and unincorporated areas in the county. The sewer system is comprised of 1,400 miles of sewer lines, 49 pumping plants, and 11 wastewater treatment plants. The Project Site lies within the San Jose Water Reclamation Plant area. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to the Joint Water Pollution Control Plant Sanitary Sewer System (JWPCP).

Fuscoe Engineering, Inc.

3. ENVIRONMENTAL SETTING

3.1 WATER

3.1.1 <u>REGIONAL</u>

WVWD maintains water infrastructure serving a portion of the Project area. WVWD is a subagency of Three Valleys Municipal Water District (TVMWD), and WVWD maintains 510 miles of distribution mains, 31 reservoirs and 17 pump stations throughout southern California regulated by the California Public Utilities Commission (CPUC). Located in Los Angeles County, the WVWD serves the City of Diamond Bar, portions of the cities of Walnut, Industry, West Covina, and Pomona, as well as the easterly unincorporated parts of Rowland Heights in Los Angeles County.

Water is purchased from the Metropolitan Water District of Southern California (MWD) through TVMWD. Water delivered to TVMWD's sub-agencies can be treated at MWD's Weymouth Treatment Plant located in the City of La Verne. Water can also be treated by TVMWD at its Miramar Water Treatment Plant located in the City of Claremont. WVWD obtains water from these districts for all of its system. The recycled water that is used by WVWD is obtained from the LACSD Pomona Water Reclamation Plant.

3.1.2 <u>LOCAL</u>

The northern portion of the Project Site along Walnut Dr is currently adjacent to a WVWD 12" domestic water line that runs underneath Walnut Dr. The middle portions and southern portions of the site along Colima Rd are currently adjacent to a WVWD 12" domestic water line and a 12" recycled water line. See Attachment A for an excerpt from the Water Atlas Map showing the Project location.

3.1.3 <u>ON-SITE</u>

As described above, the Project Site is currently occupied by an existing golf course. The existing golf course clubhouses and associated structures are all on offsite parcels that are completely separate from the Project Site and will remain in use under the proposed condition. The estimated existing water demand for the Project Site, which was calculated using the Estimated Total Water Use Equation (ETWU), is approximately 198 AFY. See Attachment F for the Irrigation Master Plan.

There are seven (7) fire hydrants located within the public Right-of-Way along portions of the Project Site on Colima Rd, Walnut Drive, Iluso Ave. Each fire hydrant is approximately 40-50 feet away from the project boundary. These fire hydrants connect to WVWD water lines.

3.2 WASTEWATER

3.2.1 <u>REGIONAL</u>

Regional wastewater service is provided by LACSD. Flows from the Project Site drain to the San Jose Creek Water Reclamation Plant (WRP) in the City of Industry. The WRP currently treats an

average of 58.5 million gallons of wastewater per day and has a total permitted capacity of 100 million gallons per day (MGD).

3.2.2 <u>LOCAL</u>

Wastewater at the Project Site is conveyed via existing 8", 10" and 12" public sewer lines owned and maintained by LA County. The 8" sewer lines currently exist underneath Tierra Luna and the current Project Site, between Colima Rd and Walnut Dr. As the existing sewer lines reach Walnut Dr, they outfall into 10" sewer line within the project boundary and a 12" line underneath Walnut Dr. Wastewater flow then travels north through Fairway drive, enters into a 15" and 18" sewer line and ultimately outfalls into a LACSD 30" trunk line near the intersection of San Jose Ave and Fairway Dr. A portion of the sewer lines within Fairway Dr are maintained by the City of Industry. These trunk line flows then drain to the San Jose Creek Water Reclamation Plant.

3.2.3 <u>ON-SITE</u>

There are currently no existing sewer lateral connections to the County's public sewer system from the Project Site per the existing site conditions. As previously mentioned in section 3.2.2., there are 8", 10" and 12" sewer lines running through the site between Colima Rd and Walnut Dr. These sewer lines connect to a 12" sewer line underneath Walnut Dr.

As noted above, there are currently no structures within the Project Site, thus creating zero sewer generation. The existing golf course clubhouses and associated structures are all on offsite parcels that are separate from the Project Site and will remain in use under the proposed conditions.

4. SIGNIFICANCE THRESHOLDS

California Environmental Quality Act (CEQA) significance criteria are used to evaluate the degree of impact caused by a development project on environmental resources such as hydrology and water quality. According to Appendix G, Section XIX of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would impact the thresholds listed for each utility below:

4.1 WATER

Would the project:

A. Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?

4.2 WASTEWATER

Would the project:

- A. Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects?
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

5. METHODOLOGY

5.1 WATER

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project water demand with the available capacity of the existing facilities. As sewer flows and water demands are correlated and similar for indoor water usage, the existing and proposed water demands are based on LACSD sewer generation factors for estimating indoor water usage. Additional water demands for the proposed landscaping features were calculated using the Estimated Total Water Use Equation (ETWU). The ETWU utilizes planting and irrigation efficiency estimates to calculate total annual water use for landscaping. WWD will also provide confirmation of water supplies available for the proposed Project and adequate capacity to deliver water to the Project. Fire flows were tested on 4/2/2021 at Hydrant #283211, #283216, #283220, #283412, and #270117 for 1-hour durations through WVWD's Hydraulic Model in order to determine adequate flow at the minimum requirement of 20 psi.

5.2 WASTEWATER

This report analyzes the potential impacts of the Project on the existing private and public sewer infrastructure by comparing the estimated Project sewer flows with the available capacity of the existing facilities. LACSD sewer generation factors will be utilized to estimate existing and proposed sewer flows. A detailed sewer capacity study is included in Attachment B.

6. PROJECT IMPACTS

6.1 CONSTRUCTION

6.1.1 <u>WATER</u>

During construction, water will be required intermittently for dust control, equipment cleaning, soil grading and preparation during the early phases of the Project. The latter phases of construction normally require less water usage. Construction water demands are typically less than the long-term operational water demand of a project and are temporary. It is anticipated that existing water infrastructure would be sufficient to meet the limited, temporary water demand associated with construction of the Project. Therefore, impacts to water infrastructure due to construction activity are considered less than significant.

The Project will require construction of new, on-site water distribution lines to serve new buildings, as well as the potential relocation and extension of existing lines. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the lines below surface. When considering impacts resulting from the installation of any required water infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Installation of new water infrastructure will be limited to on-site water distribution, and minor off-site work associated with connections and possible extensions to the public main. Prior to ground disturbance, Project contractors would coordinate with WVWD to identify the locations and depth of all lines. Further, WVWD and the County of Los Angeles would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. A site-specific Storm Water Pollution Prevention Plan (SWPPP) would also be prepared for the proposed construction activities and appropriate measures would be implemented to reduce or eliminate pollutants from entering the local drainage system. Therefore, Project impacts on water associated with construction activities would be temporary and less than significant.

6.1.2 WASTEWATER

Construction activities for the Project could result in temporary wastewater generation on-site. However, such use would be temporary and nominal when compared with the wastewater generated by the Project. In addition, construction workers would typically utilize portable restrooms and hand wash areas, which would not contribute to direct wastewater flows to the County's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause any measurable increase in wastewater flows.

Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to relocating and adding on-site wastewater distribution and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated. Any work that affects services to the existing sewer lines will be coordinated with the County of Los Angeles. Furthermore, construction management and access plans would ensure safe pedestrian access as well as emergency vehicle access and safe vehicle travel. Moreover, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration and would cease to

occur once the installation is complete. In addition, A site-specific Storm Water Pollution Prevention Plan (SWPPP) would also be prepared for the proposed construction activities and appropriate measures would be implemented to reduce or eliminate pollutants from entering the local drainage system. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

6.2 OPERATION

6.2.1 <u>WATER</u>

6.2.1.1 WATER DEMAND AND INFRASTRUCTURE ASSESSMENT

As noted above, as indoor water and sewer flows are similar, it is assumed that the sewer flow calculations within Attachment B are also representative of water flow increases. Therefore, it is estimated that indoor potable water flows will be approximately 0.174 cfs (112,263 GPD) as noted in Attachment B and the Sewer Area Study. Outdoor potable water flows are anticipated to be approximately 38,500 GPD and a recycled water demand of 56,500 GPD for recycled water flows. Potable water will be utilized for on-site private lots whereas recycled water infrastructure will be utilized for common area landscaping. See Appendix F for the Irrigation Master Plan that quantifies water flow increases for landscaped areas.

Water infrastructure is assessed for normal flow conditions as well as fire flow capacity. Los Angeles County Fire Code requirements (Chapter 20.16.060) allow the fire chief or fire marshal to determine the minimum fire flow for proposed projects. The site-specific conditions of approval require a demonstration of 1,000 GPM at 20 psi residual pressure for a duration of 1 hour.

A fire flow test for the Project site was conducted on 4/2/2021, using the 5 hydrants located near the Project Site (Hydrants #283221, #283216, #283220, #283412. #270117, See Attachments A and D) to determine if adequate capacity exists within the 12" and 8" water mains. With the size and addition of private streets for the proposed Project Site, new hydrants will need to be included in the water infrastructure design to meet fire department requirements. At the required residual pressure of 20 psi, a fire flow of 3,283 gpm was provided for the duration of the test (1 hour). Out of the 5 test that were requested, 3,283 gpm was the lowest from an 8" main. The available flow of 3,283 gpm satisfies and exceeds the site-specific requirements of 1,000 gpm (as well as the anticipated flows referenced above). Under proposed conditions, and additional fire hydrants will be installed within proposed private streets for the residential parcels. The fire flow results indicate adequate fire flow availability and infrastructure capacity within the 8" and 12" water main for the proposed Project. See Attachment D for fire flow test results.

Based on WVWD's will serve letter and the satisfactory results of the fire flow test, impacts on water infrastructure would be less than significant.

Fuscoe Engineering, Inc.

6.2.2 <u>WASTEWATER</u>

6.2.2.1 <u>SEWER GENERATION</u>

As shown in Attachment C, the Project's estimated wastewater generation is 0.174 cfs, representing a net increase in wastewater generation at the Project Site. See sections below for a sewer infrastructure assessment.

6.2.2.2 INFRASTRUCTURE CAPACITY

The Project will be served primarily by an existing 8" sewer line located in Tierra Luna and relocated 8" and 10" sewer lines going through the northwestern portion of the Project Site that outfalls into a 12" sewer line in Walnut Dr. Each residential planning area will include private streets that will contain proposed sewer lines or relocated sewer lines. The County of Los Angeles will require a sewer connection permit with LACSD and associated connection fees. These fees will be utilized to cover any infrastructure improvements required as a result of Project implementation. The proposed Project allows for up to 360 units, as presented in this report. Lot 3 that includes 72 residential units, will outfall into a sewer line segment in Walnut Dr which results in an allowable d/D ratio of 1.4. Lots 1, 2, and 4-6, which include 288 Residential units, outfall into a separate sewer line segment, downstream of Lot 3, in Walnut Dr, which results in an allowable **d/D ratio of 0.65** with all proposed and existing accumulated wastewater flow per Attachment B. With a measured d/D at one existing sewer line point of connection being between 1.00-1.50 reference range for analysis, one segment of sewer main in Walnut Dr will need to have a sewer flow test if maintenance records warrant per LA County Policy. Per Attachment B, one sewer line segment downstream of the proposed project is also between the allowable ratio of 1.00-1.50, thus needing a maintenance record check. The sewer mains in and around the Project Site are anticipated to have adequate capacity, and additional sewer main improvements will not be required to be upsized outside of the project Site. A site-specific Sewer Study was submitted to the County (Sewer Area Study dated 7/6/2021, see Attachment B).

Community and County flows drain to LACSD wastewater infrastructure and are ultimately conveyed to the San Jose Creek Water Reclamation Plant (WRP). The WRP has a capacity of 100 **MGD** and currently treats approximately 58.5 **MGD**. The Project's estimated wastewater generation increase of 0.174 cfs (0.1 MGD) comprises less than 0.3 percent of the remaining available capacity of the WRP. In addition, a Will-Serve Letter dated 4/1/2021 was provided by LACSD for the proposed project (Attachment E). Therefore, based on LACSD's will serve letter and the available wastewater treatment capacity, impacts on wastewater infrastructure would be less than significant.

7. IMPACT ASSESSMENT

7.1 WATER

Impact A. Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?

The proposed Project will increase the potable water flows for the site by 0.174 cfs. A will serve letter was provided for the Project by WVWD on 3/18/2021, and it is not anticipated that the 12" lines located in Walnut Dr and Colima Rd will need to be upsized as a result of Project buildout. As noted in Section 6.2.1.3, a fire flow tests were performed for the site and returned a minimum fire flow of 3,283 gpm at 20 psi for the 1-hour test duration, exceeding the site-specific requirement of 1,000 gpm. This also indicates adequate infrastructure capacity in the 12" water main serving the site. In the case of any modifications to water transmission lines or laterals, all applicable local, regional, and state-level construction management ordinances shall be followed, minimizing environmental impact. Impacts to water infrastructure will be less than significant.

7.2 WASTEWATER

Impact A. Require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects?

Under proposed conditions, the Project site will be served by the same County of LA infrastructure as under existing conditions. Flows are anticipated to increase under Project buildout by 0.174 cfs. A site-specific Sewer Study dated 7/6/2021 was submitted to the County and LACSD has provided a will-serve letter for the Project site. The County allowable d/D of the sewer mains throughout the site are all below 1.00, with one occurrence between 1.00-1.50. Since the measured d/D ratios are below 1.50 for on-site analysis, it is not anticipated that any County sewer lines will need to be upsized as a result of the Project. In the case where infrastructure needs to be upsized, the County of LA utilizes sewer impact fees to fund construction of new lines. For any new connections, laterals, or trenching that is required as a part of Project construction, all pertinent local, regional, and state-level regulations will be followed, minimizing environmental impact. Impacts to wastewater facilities will be less than significant.

Impact C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the San Jose Creek Water Reclamation Plant. As noted in Section 3.2.1, existing design capacity of the plant is approximately 100 million gallons per day (MGD) and the existing average daily flow for the system is approximately 58.5 MGD. The Project's total estimated wastewater generation increase of 0.1 MGD summarized above comprises less than 0.3 percent of the available 41.5 MGD capacity in the system. Through appropriate planning

such as Sewer Master Plans and long-term flow projections, LACSD will be able to effectively serve the Project and update sewer infrastructure as needed. Impacts to services provided by the wastewater treatment provider will be less than significant.

8. CUMULATIVE IMPACTS ASSESSMENT

8.1 WATER

The Project has a will serve letter from WVWD for the 12-inch water lines along Walnut Dr and Colima Rd that are adjacent to the Project Site. Analysis of more detailed development plans will require that the Project construct additional facilities for the residential planning areas prior to the provision of water service. The additional facilities will consist of a local water system within the residential planning areas that connect to the existing 12-inch water lines in Walnut Dr and Colima Rd. At this time, WVWD has not indicated that any upgrades to the existing 12-inch water lines are needed at this time.

Additionally, WWD keeps records of proposed capital improvements within their System area¹ to account for various infrastructure upgrades to support existing service and new developments. This highlights the WVWD's ability to successfully track and manage infrastructure needs of its service area. Four projects relating to water distribution, and ongoing improvements, are currently in development and three projects are in planning. Of those listed, none are within proximity to the Project Site. WVWD regularly updates this list of projects and can request additional upgrades to infrastructure if necessary. WVWD is able to account for changes in development around the Project Site and can mitigate for deficiencies as needed. Therefore, cumulative impacts on water supply would be less than significant.

8.2 WASTEWATER

The Project will result in the additional generation of sewer flow. However, as discussed above, a sewer area study completed by Fuscoe Engineering (Attachment B) is currently under review by the County with approval anticipated, and a will-serve letter has been provided by LACSD for the Project site. The sewer area study concluded that adequate capacity within the sewer infrastructure exists to serve the Project.

Additionally, the County keeps records of all proposed developments in the County and the immediately adjacent area. Of the 21 projects currently in development or planning within the County or immediately adjacent areas, none are within a mile of the Project Site.

The County regularly updates this spreadsheet to keep track of various developments that may impact infrastructure. The County has the ability to charge impact fees and can request additional upgrades to infrastructure if necessary. The County is also able to account for changes in development around the Project Site and can mitigate for deficiencies as they arise.

The County also corresponds periodically with regional wastewater LACSD to confirm regional infrastructure capacity exists. Wastewater generated by the Project would be conveyed via the existing LACSD and City of Industry wastewater conveyance systems for ultimate treatment at the San Jose Creek Water Reclamation Plant (WRP) owned and maintained by LACSD. The Project's total estimated wastewater generation increase of 0.1 mGD comprises less than 0.3 percent of the available capacity in the WRP system (41.5 MGD). Based on these forecasts, the

¹ 2021 WVWD Project List. 2019. https://www.wvwd.com/projects

Fuscoe Engineering, Inc.

Project's increase in wastewater generation would be adequately accommodated by the San Jose Creek Water Reclamation Plant. Related projects must go through the same analysis to determine if any facilities will need to be upgraded to accommodate for the increase in capacity. It is not anticipated that increases in sewer flows from Project buildout, or redevelopment of the area surrounding the Project Site, including the 21 projects currently under construction for LACSD, will adversely impact the capacity of local or regional wastewater infrastructure or the wastewater treatment plant. Therefore, cumulative impacts would be less than significant.

ATTACHMENT A WATER ATLAS EXCERPT

LEGEND

Points:

Lines:

•	Abandoned Valve	ullet	Removed Valve	 1000H
0	Access Manhole	Ī	Repair	 1000R —
A	AirVac		Reservoir	 1043
•	Backflow Device		Sampling Point	 1050 —
δ	BlowOff	\bigcirc	Surge Tank	 1070 —
0	Closed Valve	W	Well	 1175R
	Corporation Stop			 1200D —
	Coupling			 1200W
]	Dead End			 1275H
T	Electrolysis TestStation			 1350
\bigcirc	Emergency Intertie			 1350H
\bigcirc	FireService Connection			 770
	Hops			 875
•	Hydrant			 930
۲	Hydro Electric Generator			 970R
\bigcirc	Hydro Pneumatic Tank			 Drain
\bigotimes	Inspection Manhole			 Other
\otimes	Manhole			 OCF
\boxtimes	Meter			 Offline
NP	New Point			 New Arc
•	Open Valve			 Joint Water Line
	Pump			 Badillo Grand
M	Reducer			 Recycled Water System

- AirVac Lateral
- BlowOff Lateral -
- Fire Service Lateral
 - Hydrant Lateral
 - Intertie Lateral
 - Master Meter Lateral
 - Service Lateral

Polygons:

Access Concrete Encasement Facility Parcel New Poly Other Pressure Reducing Station Public Utility Pump Station Reservoir Steel Casing Vault Water

Landbase Lines:



_ _ _ _ _ _ .

Parcels

City Boundary

CenterLines











ATTACHMENT B SEWER AREA STUDY

ATTACHMENT C

WALNUT VALLEY WATER DISTRICT WILL SERVE LETTER

WALNUT VALLEY WATER DISTRICT

BOARD OF DIRECTORS

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Alanna Diaz Director of HR and Risk Management

Thomas M. Monk Director of Operations

Gabriela Sanchez Executive Secretary

LEGAL COUNSEL

James D. Ciampa

271 South Brea Canyon Road Walnut, California 91789-3002 (909) 595-7554 • (626) 964-6551 www.wvwd.com • Fax: (909) 444-5521



WILL SERVE LETTER

Royal Vista Development Mr. Alex Flores Fuscoe Engineering, Inc. 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

RE: Water Service Availability – Royal Vista Development City of Rowland Heights

Dear Mr. Flores:

March 18, 2021

The referenced development ("Development"), located in the City of Rowland Heights, Los Angeles County, California, lies within the service area of the Walnut Valley Water District ("District"). The District is prepared to provide water service for the Developer ("Developer") to the Development subject to the following conditions and reservations:

- 1. Developer shall submit to District all plans, designs, and fire department requirements for the Development in order for the District to design the necessary water distribution system and other facilities required for the Development in accordance with District Rules and Regulations.
- 2. Developer shall grant District any and all easements required for water service, together with a policy of title insurance guaranteeing District's title to such easements.
- In accordance with the Rules and Regulations, Developer shall pay all required fees and charges, including any required deposit amounts, in order to process plans, design, and complete construction of the required on-site and off-site improvements.
- 4. The Developer shall comply with the Rules and Regulations in force and effect at the time water service is requested and as those Rules and Regulations may be amended from time to time including, but not limited to, the payment of any and all District charges, fees, and expenses necessary to provide service to the Development.
- 5. The Developer acknowledges that water service to the Development shall be subject to availability of water. In relying upon this representation to provide water service, Developer is aware of the restrictions contained herein and the reliance by the District upon the Metropolitan Water District of Southern California as its sole supplier of water for domestic purposes. While there is currently no prohibition against additional connections, the District has the authority to reduce and restrict service connections. The Developer further acknowledges that this letter does not constitute any guaranty that water service will be available for the Development at the time of connection.
- 6. Developer agrees that this water service letter is exclusive to the Development described above (and number of units, if indicated) and may not be transferred or

assigned to any other person or for any other purpose without the District's written consent.

- 7. Provision of water service to the Development is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over such Development.
- 8. This letter and any representations made herein shall be null and void twelve (12) months from the date hereof if the water distribution system has not been installed. The Developer shall not be entitled to any water connections not made at the time of the expiration of this letter.
- 9. At any time prior to connection and upon a finding by the Board of Directors that the District is unable to serve the property for reasons beyond its control, this letter may be revoked by the District.
- 10. The Developer for itself and on behalf of its successors agrees to defend, at Developer's expense, any action brought against the District, its agents, officers or employees because of the issuance of any approvals or authorizations obtained herein, or in the alternative, to relinquish such approvals. The Developer agrees to reimburse the District for any costs, fees, or expenses the District may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by Developer.
- 11. All Service pursuant to this letter shall be in accordance with the Rules and Regulations as they may be amended from time to time. By issuing this letter, the District does not guarantee any specific quantities, pressures, or flows with respect to service provided by the District.

If you concur with the above, please sign and return a copy of this letter to the undersigned. If you have any questions, please contact Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

Sheryl L Shaw

Sheryl L. Shaw, P.E. Director of Engineering

Accepted this _____ day of _____, ____.

DEVELOPER

Ву _____

Signature

Print Name

ATTACHMENT D FIRE FLOW TEST RESULTS

WALNUT VALLEY WATER DISTRICT

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Gabriela Sanchez Executive Secretary

LEGAL COUNSEL

James D. Ciampa

271 South Brea Canyon Road Walnut, California 91789-3002 (909) 595-7554 • (626) 964-6551 www.wvwd.com • Fax: (909) 444-5521



March 31, 2021

Mr. Jon Conk Project Dimensions 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

RE: Fire Flow Test – Hydraulic Model for 19816 Walnut Drive (S), Walnut APN 8762-023-001, FH No. 283-2-11

Dear Mr. Conk:

Due to current imported water supply conditions and as part of the District's ongoing water conservation measures, the requested fire flow was simulated using the District's hydraulic model. There have not been any significant changes to the system conditions. The model is accurate within 8-10 psi. Actual system conditions can vary depending on the time of day and actual tank levels.

If you have any questions, please contact Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

Ginger S. Han, P.E. Senior Civil Engineer

GH:vd

Enclosures



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:

Complete parts I, II (A), and II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

	PROJECT INFORM (To be Completed by	IATION Applicant)	Fire Hydrant	283211
PARTI		,		
Building Address: 19816 W	alnut Dr			
City or Area: Walnut CA	91789	APN_	8762-023-001	
Nearest Cross Street: Tarta C	t and Iluso Ave			
Distance of Nearest Cross Stre	et: <u>40'</u>			
Property Owner: Jon Conk from Proje	ect Dimensions (Owner Rep.)	elephone: (949) <u>4476-2246</u>	
Address: 600 Wilshire Blvd	Suite 1470 (Applicar	t address) Telephone: 213	-542-5632
City: Los Angeles		Zip C	ode 90017	
Occupancy (Use of Building):	Single Family Resider	i <mark>tial _{Sprin}</mark>	klered: Yes 🗌	No 🗌
Type of Construction <u>N/A</u>				
Square Footage: <u>N/A</u>	Nu	Imber of St	ories: N/A	
Alex Flores				
4-212-		03/25/20	21	
Applicant's Signature		Date		

PART II (A)

INFORMATION ON FIRE FLOW AVAILABILITY (Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is approximately 281 feet							
feet via vehicular access. The fire flow services will be rendered from a 8-inch							
inch diameter water main. The hydrant is located on west side of Iluso Avenue							
45' +/-	north	_{of} Tarta Cour	(Directio	on/side)	(Street)		
(Feet)	(Direction)		(Nearest Cross	s - Street)			
Static PSI99	Residual PSI	84	Orifice size	n/a	Pitot <u>n/a</u>		
Fire Flow at 20 PSI 3,283 gpm for one hour duration Flow Test Date / Time							
Domestic Meter Size	n/a		. ,				
PART II (B)			T	Va			
WALNUT VALLEY WATER DISTRICT U. De La Rosa							
Water Purveyor Signature							
(909) 595-1268	APRIL 2, 202	21 CIVIL		NG ASSIST	ANT		
Phone Number	Date	e Title	ER	DIST			

PART III Conditions for Approval by the Building Department (To be Completed by Building Department)

The <u>building permit</u> may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and the property is <u>not located</u> in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour <u>if</u> <u>non-sprinklered.</u>
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour <u>if</u> <u>sprinklered.</u>
- The total area of the <u>entire</u> structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY

DATE

OFFICE

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.


Walnut Valley Water District

271 S Brea Canyon Rd, Walnut, CA (909) 595-1268 https://www.wvwd.com

flow report 19816 Walnut Drive (S), Walnut (Ex. F.H. No. 283-2-11)



hydrant flow @ 20 psi static pressure (psi) required fire flow (gpm) 1,250 99 3,283 gpm location residual pressure (psi) 84 required minimum pressure (psi) 20 F Walnut Dr monalEwy QUAROZ Junctions Niedon Ride under 25 psi junction wh_283-21023 25 to 50 psi Los Angeles Royal Vista um Dr Golf Course 50 to 75 psi ö 75 to 100 psi o above 100 psi Pipes -under 1 fps -1 to 4 fps -4 to 7 fps -7 to 12 fps above 12 fps



WALNUT VALLEY WATER DISTRICT

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LEGAL COUNSEL

James D. Ciampa

271 South Brea Canyon Road Walnut, California 91789-3002 (909) 595-7554 • (626) 964-6551 www.wvwd.com • Fax: (909) 444-5521



March 31, 2021

Mr. Jon Conk Project Dimensions 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

RE: Fire Flow Test – Hydraulic Model for 19816 Walnut Drive (S), Walnut APN 8762-023-001, FH No. 283-2-16

Dear Mr. Conk:

Due to current imported water supply conditions and as part of the District's ongoing water conservation measures, the requested fire flow was simulated using the District's hydraulic model. There have not been any significant changes to the system conditions. The model is accurate within 8-10 psi. Actual system conditions can vary depending on the time of day and actual tank levels.

If you have any questions, please contact Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

Ginger S. Han, P.E. Senior Civil Engineer

GH:vd

Enclosures



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:

Complete parts I, II (A), and II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

	PROJE((To be Con	CT INFORMATION	• Fire Hydrant	283216
PART I) monyaran	200210
Building Address:	19816 Walnut Dr			
City or Area:	Walnut CA 91789	APN	8762-023-001	
Nearest Cross Stre	eet:_Bellavista Dr and \	Valnut Dr		
Distance of Neares	st Cross Street: 35	50'		
Property Owner: Jo	n Conk from Project Dimensions (Owner Rep.) Telephone:	(949) <u>4476-2246</u>	
Address: 600 W	ilshire Blvd, Suite 1470) (Applicant address	s) Telephone: 21	3-542-5632
City: Los Angele	S	Zip (Code 90017	
Occupancy (Use o	f Building): Single Fam	ly Residential _{Spri}	nklered:Yes 🗌	No 🗌
Type of Constructi	on N/A			
Square Footage: _	N/A	Number of S	tories: N/A	
Alex Flores				
A-21		03/25/2	021	
Applicant's Signati	ure	Date		

PART II (A)

INFORMATION ON FIRE FLOW AVAILABILITY (Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property	line is approximately 50 feet
feet via vehicular access. The fire flow services	will be rendered from a 12-inch
inch diameter water main. The hydrant is located	d on north side of Walnut Drive (S) (Direction/side) (Street)
(Feet) (Direction) of Fa	(Nearest Cross - Street)
Static PSI 122 Residual PSI 10	04 Orifice size <u>n/a</u> Pitot <u>n/a</u>
Fire Flow at 20 PSI <u>13,509 gpm</u> for one hour Domestic Meter Size <u>n/a</u>	duration 🔲 Flow Test Date / Time 🕅 Hydraulic model
PART II (B) WALNUT VALLEY WATER DISTRICT	U. De La Rosquir
Water Purveyor	Signature
(909) 595-1268 APRIL 2, 2021	CIVIL ENGINEERING ASSISTANT
Phone Number Date	Title

PART III Conditions for Approval by the Building Department (To be Completed by Building Department)

The <u>building permit</u> may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and the property is <u>not located</u> in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour <u>if</u> <u>non-sprinklered.</u>
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour <u>if</u> <u>sprinklered.</u>
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY

DATE

OFFICE

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.

Walnut Valley Water District flow report 271 S Brea Canyon Rd, Walnut, CA 19816 Walnut Dr (S), Walnut (Ex. F.H. No. 283-2-16) (909) 595-1268 https://www.wvwd.com

hydrant curve

residual pressure (psi)

static pressure (psi) 122 104 required fire flow (gpm) required minimum pressure (psi)

5,000 20 hydrant flow @ 20 psi 13,509 gpm

SEDARU

W_WH_283-21010



hvdrant data

flow (gpm)	1,500	3,000	4,500	6,000	7,500	9,000	10,500	12,000	13,500	13,509	
pressure (psi) 121.69	119.15	114.54	107.07	97.40	86.54	73.33	58.04	40.33	20.14	20.00	

Walnut Valley Water District

271 S Brea Canyon Rd, Walnut, CA (909) 595-1268 https://www.wvwd.com

19816 Walnut Dr (S), Walnut (Ex. F.H. No. 283-2-16)







WALNUT VALLEY WATER DISTRICT

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LEGAL COUNSEL

James D. Ciampa

271 South Brea Canyon Road Walnut, California 91789-3002 (909) 595-7554 • (626) 964-6551 www.wvwd.com • Fax: (909) 444-5521



March 31, 2021

Mr. Jon Conk Project Dimensions 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

RE: Fire Flow Test – Hydraulic Model for 19816 Walnut Drive (S), Walnut APN 8762-023-001, FH No. 283-2-20

Dear Mr. Conk:

Due to current imported water supply conditions and as part of the District's ongoing water conservation measures, the requested fire flow was simulated using the District's hydraulic model. There have not been any significant changes to the system conditions. The model is accurate within 8-10 psi. Actual system conditions can vary depending on the time of day and actual tank levels.

If you have any questions, please contact Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

Ginger S. Han, P.E. Senior Civil Engineer

GH:vd

Enclosures



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:

Complete parts I, II (A), and II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

	PROJECT INFOR	RMATION	Fire Hydrant	283220
PARTI		y Applicanty	, ,	
Building Address:19816	Walnut Dr			
City or Area: Walnut C	A 91789	APN_	8762-023-001	
Nearest Cross Street: Bella	vista Dr and Walnut D)r		
Distance of Nearest Cross S	treet: 630'			
Property Owner: Jon Conk from F	Project Dimensions (Owner Rep.)	Telephone: (949) <u>4476-2246</u>	
Address: 600 Wilshire Bl	vd, Suite 1470 (Applic	ant address)	Telephone: 213	3-542-5632
City: Los Angeles		Zip Co	ode 90017	
Occupancy (Use of Building)	: Single Family Resid	ential _{Sprin} l	klered:Yes 🗌	No 🗌
Type of ConstructionN/A	۱.			
Square Footage: <u>N/A</u>		Number of Sto	ories: N/A	
Alex Flores				
471-		03/25/202	21	
Applicant's Signature		Date		

PART II (A)

INFORMATION ON FIRE FLOW AVAILABILITY (Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is	sapproximately 62 feet
feet via vehicular access. The fire flow services will be	e rendered from a <u>12-inch</u>
inch diameter water main. The hydrant is located on _	north side of Walnut Drive (S)
1270' +/- northeast of Fairway	(Direction/side) (Street)
(Feet) (Direction)	(Nearest Cross - Street)
Static PSI114Residual PSI106	Orifice size Pitot <u>n/a</u>
Fire Flow at 20 PSI <u>10,315 gpm</u> for one hour durati Domestic Meter Size <u>n/a</u>	ion
PART II (B)WALNUT VALLEY WATER DISTRICT	1. De La Rosa
Water Purveyor Si	gnature
(909) 595-1268 APRIL 2, 2021 C	IVIL ENGINEERING ASSISTANT
Phone Number Date Tit	tle DIST

PART III Conditions for Approval by the Building Department (To be Completed by Building Department)

The <u>building permit</u> may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and the property is <u>not located</u> in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour <u>if</u> <u>non-sprinklered.</u>
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour <u>if</u> <u>sprinklered.</u>
- The total area of the <u>entire</u> structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY

DATE

OFFICE

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.



hydrant data

flow (gpm)	1,500	3,000	4,500	6,000	7,500	9,000	10,315	10,500
pressure (psi)	110.69	103.61	92.52	77.94	60.98	40.61	20.00	17.10

Walnut Valley Water District

271 S Brea Canyon Rd, Walnut, CA (909) 595-1268 https://www.wvwd.com

flow report 19816 Walnut Drive (S), Walnut (Ex. F.H. No. 283-2-20)







WALNUT VALLEY WATER DISTRICT

BOARD OF DIRECTORS

Scarlett P. Kwong President Election Division V

Jerry Tang First Vice President Election Division I

Edwin M. Hilden Second Vice President Election Division II

Kevin Hayakawa Assistant Treasurer Election Division IV

Theresa Lee Director Election Division III

STAFF

Erik Hitchman, P.E. General Manager Chief Engineer Secretary

Brian Teuber Assistant General Manager Second Assistant Treasurer

Sheryl L. Shaw, P.E. Director of Engineering

Lily Lopez Director of External Affairs

Alanna Diaz Director of HR and Risk Management

Thomas M. Monk Director of Operations

Gabriela Sanchez Executive Secretary

LEGAL COUNSEL

James D. Ciampa

271 South Brea Canyon Road Walnut, California 91789-3002 (909) 595-7554 • (626) 964-6551 www.wvwd.com • Fax: (909) 444-5521



March 31, 2021

Mr. Jon Conk Project Dimensions 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

RE: Fire Flow Test – Hydraulic Model for 19816 Walnut Drive (S), Walnut APN 8762-023-001, FH No. 283-4-12

Dear Mr. Conk:

Due to current imported water supply conditions and as part of the District's ongoing water conservation measures, the requested fire flow was simulated using the District's hydraulic model. There have not been any significant changes to the system conditions. The model is accurate within 8-10 psi. Actual system conditions can vary depending on the time of day and actual tank levels.

If you have any questions, please contact Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

Ginger S. Han, P.E. Senior Civil Engineer

GH:vd

Enclosures



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:

Complete parts I, II (A), and II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

	PI (To b	ROJECT INFORMAT	ION	Fire Hydrant	283412
PARTI	(10.5	e completed by App	Jicantj	r no riyaranc	200112
Building Address:	19816 Walnut	Dr			
City or Area:	Walnut CA 9178	9	_ APN	8762-023-001	
Nearest Cross Stre	_{eet:} Colima Rd a	nd Lake Canyon Dr			
Distance of Neares	st Cross Street:	380'			
Property Owner: Jo	n Conk from Project Dime	ensions (Owner Rep.) Telep	hone: (949) <u>4476-2246</u>	
Address: 600 W	/ilshire Blvd, Suite	e 1470 (Applicant a	ddress) Telephone: 213	3-542-5632
City: Los Angele	S		Zip C	ode 90017	
Occupancy (Use o	f Building): Single	Family Residential	Sprin	klered:Yes 🗌	No 🗌
Type of Constructi	on N/A				
Square Footage: _	N/A	Numb	er of St	ories: N/A	
Alex Flores - F	uscoe Engineeri	ng			
A712-		03	3/25/20	21	
Applicant's Signati	ure		Date		

PART II (A)

INFORMATION ON FIRE FLOW AVAILABILITY (Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is approximately 90 f	eet
feet via vehicular access. The fire flow services will be rendered from a <u>12-inc</u>	ch
inch diameter water main. The hydrant is located on <u>south/southeast side</u> 421' +/- <u>southwest</u> of Walnut Leaf Drive	of Colima Road de) (Street)
(Feet) (Direction) (Nearest Cross - Stre	eet)
Static PSI 83 Residual PSI 78 Orifice size n/a	Pitot <u>n/a</u>
Fire Flow at 20 PSI 6,371 gpm for one hour duration	/ Time
PART II (B) WALNUT VALLEY WATER DISTRICT	
Water Purveyor Signature	
(909) 595-1268 APRIL 2, 2021 CIVIL ENGINEERING AS	SISTANT
Phone Number Date Litle	

PART III Conditions for Approval by the Building Department (To be Completed by Building Department)

The <u>building permit</u> may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and the property is <u>not located</u> in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour <u>if</u> <u>non-sprinklered.</u>
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour <u>if</u> <u>sprinklered.</u>
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY

DATE

OFFICE

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.



Walnut Valley Water District

271 S Brea Canyon Rd, Walnut, CA (909) 595-1268 https://www.wvwd.com

19816 Walnut Drive (S), Walnut (Ex. F.H. No. 283-4-12)







WALNUT VALLEY WATER DISTRICT

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271 South Brea Canyon Road Walnut, California 91789-3002 (909) 595-7554 • (626) 964-6551 www.wvwd.com • Fax: (909) 444-5521



March 31, 2021

Mr. Jon Conk Project Dimensions 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

RE: Fire Flow Test – Hydraulic Model for 20055 Colima Road, Walnut APN 8764-002-006, FH No. 270-1-17

Dear Mr. Conk:

Due to current imported water supply conditions and as part of the District's ongoing water conservation measures, the requested fire flow was simulated using the District's hydraulic model. There have not been any significant changes to the system conditions. The model is accurate within 8-10 psi. Actual system conditions can vary depending on the time of day and actual tank levels.

If you have any questions, please contact Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

Ginger S. Han, P.E. Senior Civil Engineer

GH:vd

Enclosures



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:

Complete parts I, II (A), and II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

	F (To	PROJECT INFOR	RMATION	Fire Hydran	nt 270117
PARTI	(10				
Building Address:	20055 Colim	a Rd			
City or Area:	Walnut CA 917	89	APN	8764-002-006	3
Nearest Cross Stre	eet: Colima Rd	and Tierra Luna	1		
Distance of Neares	st Cross Street:	40'			
Property Owner: Joi	n Conk from Project Din	nensions (Owner Rep.)	Telephone:	(949) <u>4476-2246</u>	
Address: 600 W	ilshire Blvd, Sui	ite 1470 (Applic	ant address	s) Telephone: 2	13-542-5632
City: Los Angele	S		Zip (ode 90017	
Occupancy (Use o	f Building): Singl	le Family Resid	ential _{Sprir}	nklered:Yes 🗌	No 🗌
Type of Construction	on N/A				
Square Footage: _	N/A		Number of S	tories: N/A	
Alex Flores - F	uscoe Enginee	ring			
A71-			03/25/20)21	
Applicant's Signatu	ure		Date		

PART II (A)

INFORMATION ON FIRE FLOW AVAILABILITY (Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is_	approximately 150 feet
feet via vehicular access. The fire flow services will be r	endered from a <u>12-inch</u>
inch diameter water main. The hydrant is located on	northeast side Tierra Luna
82' +/- northwest _{of} Colima l	(Direction/side) (Street) Road
(Feet) (Direction)	(Nearest Cross - Street)
Static PSI 87 Residual PSI 83	_ Orifice sizeNaPitot_n/a
Fire Flow at 20 PSI <u>7,364 gpm</u> for one hour duration Domestic Meter Size <u>n/a</u>	n 🔲 Flow Test Date / Time X Hydraulic model
PART II (B) WALNUT VALLEY WATER DISTRICT	De La Rosa
Water Purveyor Sigr	
(909) 595-1268 APRIL 2, 2021 CIV	IL ENGINEERING ASSISTANT
Phone Number Date Title	DIST.

PART III Conditions for Approval by the Building Department (To be Completed by Building Department)

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- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour <u>if</u> <u>sprinklered.</u>
- The total area of the <u>entire</u> structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of the proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY

DATE

OFFICE

This Information is Considered Valid for Twenty Four Months

When the project does not meet all of the above requirements for approval by the **Building Department**, the project must be sent to the **Fire Prevention Division** for approval before a Building Permit can be issued by the **Building Department**.



Walnut Valley Water District

271 S Brea Canyon Rd, Walnut, CA (909) 595-1268 https://www.wvwd.com

20055 Colima Road, Walnut (Ex. F.H. No. 270-1-17)







ATTACHMENT E LACSD WILL SERVE LETTER



1955 Workman Mill Road, Whittier, CA 90601-1400 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998 (562) 699-7411 • www.lacsd.org

April 1, 2021 Ref. DOC 6130498

Mr. Alex Flores, Engineer Fuscoe Engineering 600 Wilshire Boulevard Suite 1470 Los Angeles, CA 90017

Dear Mr. Flores:

Will Serve Letter for Royal Vista

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on March 16, 2021. We offer the following comments regarding sewerage service:

- 1. A portion of the project area is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 21 before sewerage service can be provided to the proposed development. For a copy of the Districts' Annexation Information and Processing Fee sheets, go to <u>www.lacsd.org</u>, under Services, then Wastewater Program and Permits and select Annexation Program. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Curry at (562) 908-4288, extension 2708.
- 2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' District No. 21 Outfall Trunk Sewer, located in Fairway Drive south of San Jose Avenue. The Districts' 30-inch diameter trunk sewer has a capacity of 22.2 million gallons per day (mgd) and conveyed a peak flow of 6.5 mgd when last measured in 2014.
- 3. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 58.5 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
- 4. The expected increase in average wastewater flow from the project site, described in the plan as 240 single family homes and 72 affordable homes, is 80,155 gallons per day, after the structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to <u>www.lacsd.org</u>, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the <u>Table 1, Loadings for Each Class of Land Use</u> link.
- 5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to <u>www.lacsd.org</u>, under Services, then Wastewater (Sewage) and

select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org.

Very truly yours,

Adriana Baza

Adriana Raza Customer Service Specialist Facilities Planning Department

AR:ar

cc:

D. Curry A. Schmidt A. Howard

ATTACHMENT F

PRELIMINARY IRRIGATION MASTER PLAN

RECYCLED WATER - SERVICE CONNECTION #2 (2") WATER METER ELEV. 520 FT METER STA. #: xx+xx 590 FT HIGHEST AREA SERVED STATIC WATER PRESSURE xxx PSI REQUIRED WATER PRESSURE xxx PSI AREA SERVED 138,173 SQ.FT. 3. 120V ELECTRICAL PEDESTAL xx+xx xxx PSI 138,173 SQ.FT. 3.18 ac

	147 A T'ED	FFFICIE					
	WALEK						
I his worksheet is fi	Draw	e project appi	lcant and it is a	of compactic	em of the Landsc	ape Document *	ation Package.
	One wi	JI KSHEEL COM	piete for point	or connectio	fin (water meter)		
Se	lect your city:	Walnut		Project n	ame or address:	RC #3	yal Vista
Reference Evapotransp	iration (ETo):	47.5				100#3	
	0 - 116 -					-	
Reference Expectropopirativ			er Efficient i	_andscap		et	0.44
		47.3		појест туре Потак	NON-Res		U.43
Description ^a	Factor (PF)	Method ^b	Efficiency (IE) ^c	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU)
Regular Landscape Ar	eas						
Low Water Use (Shrub)	0.3	Drip	0.81	0.37	115,037	42606	1,254,755
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	39,101	24136	710,818
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-
High Water Use (Turf)	0.8	Overhead	0.75	1.07	4,073	4345	127,947
(1.12 Slope facto	r included ir	n PA calcula	ations)	Average	Total	Total	
				0.42	158,211	71,087	
					<u> </u>		
On a sight and a same for			Average EI	AF for Reg	gular Landsc	ape Areas :	In Compliance
Special Landscape Are	eas			1		0	
Ber Rec	vole Water	used		Totals	-	0	-
	ycie vvalei	useu		TOLCIS			
					Total Land	scape Area	158,211
					State	wide ETAF	0.4
					E	TWU Total	2,093,519
			Maximum A	Nowed W	ater Allowand	e (MAWA) ^e	2.096.691
ETAF Calculations						, <i>,</i>	
Regular Landscape Area	as		Average ET/	AF for Regu	ular		Percentage of MAWA
Total ETAF x Area	71087		Landscape /	Areas must	be 0.55 or		100%
Total Area	158211		below for re	sidential a	reas, and 0.45		
Average ETAF	0.45			non-reside	fillai aleas.		
All Landscape Areas	1 .		0.4	5 Non-Res	idential		
Total ETAF x Area	71087		0.5	Resident	ial		
	158211		0.8				
Average EIAF	I 0.45	1	I U.7	overnea	a		1

	WATER	EFFICIE	NCT LAN	DSCAPI	E WORKSH	EET	1
This worksheet is fil	led out by the	e project appl	icant and it is a	required ite	m of the Landsca	ape Document	ation Package.
	One wo	orksheet com	plete for point o	of connectio	on (water meter).	*	
Sel	ect your city:	Walnut		Project n	ame or address:	Ro	yal Vista
Reference Evapotransp	iration (ETo):	47.5				PUC # 2 F	
	Califo	rnia Wate	r Efficient L	andscar	ne Workshee	⊇t	
Reference Evapotranspiratio	on (ET_)	47 5	P	roiect Type	Non-Res	idential	0.45
Hydrozone # / Planting	Plant	Irrigation	Irrigation	IETAF	Landscape	ETAF x	Estimated Total
Description ^a	Factor (PF)	Method ^b	Efficiency (IE)°	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU) ^d
Regular Landscape Ar	eas	1	1		•		
Low Water Use (Shrub)	0.3	Drip	0.81	0.37	103,182	38216	1,125,448
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	34,991	21599	636,102
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-
High Water Use (Turf)	0.8	Overhead	0.75	1.07	_	0	_
(1.12 Slope factor	r included ir	n PA calcula	ations)	Average	Total	Total	
				0.43	138,173	59,815	
			Average ETA	VF for Reg	gular Landsca	ape Areas :	In Compliance
Special Landscape Are	as			-			T
SLA-1			-	1	-	0	-
Recy	cle Water	used		Totals	0	0	
					Total Lands	scape Area	138,173
					State	wide ETAF	0.43
							1 761 550
			Moving A	المعيدة الع			1,701,000
ETAE Coloulations			waximum A		ater Allowaho	e (IVIAVVA)	1,831,138
				E for Page	lar		_
Regular Landscape Area	IS ECOAE			reas must	be 0.55 or		Percentage of MAWA
	59815		below for res	idential a	reas, and 0.45		טע אמע
	1381/3		or below for	non-reside	ential areas.		
	0.43						
All Landscape Areas			0.45	Non Pcc	idential		
Total ETAE v Areas	50815		0.45	Resident	ial		
Total Area	138173		0.55	Drip			
Average ETAF	0 43		0.75	Overhead	d		
	0.10		0.70	10 1011100	₹ 1		

	WATER	EFFICIE	NCT LAN	DSCAPI	E WORKSH	EET	
This worksheet is fi	lled out by the	e project appl	icant and it is a	required ite	m of the Landsca	ape Document	ation Package.
	One wo	orksheet com	plete for point	of connectio	on (water meter)	*	
		Walnut				P P P	wal Vista
Se	lect your city:	wannut		Project n	ame or address:		NYAI VISLA
Reference Evapotransp	iration (ETo):	47.5				POC # 6 RECYCED WATER	
	0 - 116 -				- \A/		
Deference Expectropopirati		rnia wate	er Efficient L	andscap		et	0.45
		47.3	P	тојест туре Тетле	NON-Res		U.45 Estimated Tatal
	Factor (PE)	Method ^b	Efficiency		Area (Sq. Ft.)	Area	
Jeschption		Method	(IE) ^c	(, , , , , , , , , , , , , , , , , , ,		,	
Regular Landscape Ar	eas		1 . 7	1	1	1	1
Low Water Use (Shrub)	0.3	Drip	0.81	0.37	37,896	14036	413,347
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	16.241	10025	295.245
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-
High Water Use (Turf)	0.8	Overhead	0.75	1.07	9,139	9748	287,086
(1.12 Slope facto	r included ir	PA calcula	ations)	Average	Total	Total	
				0.38	63,276	33,809	
			Average ET	AF for Reg	gular Landsca	ape Areas :	In Compliance
Special Landscape Are	eas						I
SLA-1 High Water Turf				1	9,139	9139	269,144
Rec	ycle Water i	used		Totals	9139	9139	
				1	Total Lands	scape Area	63,276
					State	wide ETAF	0.59
							005 070
					E		995,679
			Maximum A	llowed W	ater Allowand	e (MAWA)°	1,107,709
ETAF Calculations							
Regular Landscape Area	as		Average EIA	reas must	liar be 0.55 or		Percentage of MAWA
I otal E I AF x Area	33809		below for res	sidential a	reas. and 0.45		90%
l otal Area	63276		or below for	non-reside	ential areas.		
Average ETAF	0.53						
			0.45	Non Dee	idential		
	42049		0.45	Posident			
Total Area	72415		0.55	Drin	lai		
	1 (241)		0.01				
Average FTAF			075	Overhead	4		







fficient Landscape Wor	ksheet						
ulation based on an avera	ge lot size of :	6,188	SF				
nate bldg and hardscape :	0.47	2,908	SF	Project Name :	Royal Vista (P	m Private Lots)	
ite front / rear landscape :	0.53	3,280	SF				
ce Evapotranspiration (ETc)	54.6	Rowland Hts	Residen	tial Use Factor:	0.55	
	ETWU	ETWU	ETWU	ETWU	MAWA	ETWU	
	requirement	requirement	requirement	requirement	requirement	requirement	
one#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Landscape Areas							
Shrubs (front)(24%)	0.3	Drip	0.81	0.370	787	291.53	9,869
Shrubs (front) (14%)	0.5	Drip	0.81	0.617	459	283.43	9,595
ater use Shrubs (rear 42%)	0.3	Drip	0.81	0.370	1,377	510.18	17,270
vater use Lawn (rear 20%)	0.8	Overhead	0.77	1.039	656	681.50	23,070
			Tot	als	3,280	1,766.63	59,804
andscape Areas (SLA):							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0	0	0
				Est	imated Total Wa	ater Use (ETWU)	59,804
				Maximum Allo	owed Water Allo	wance (MAWA)	61,063
		Irrigation	Irrigation				Percentage of
ater Use Type	Plant Factor	method	Efficiency				MAWA
1	0-0.1	overhead spray	0.75				98%
	0.1-0.3	drip	0.81				
	0.4-0.6						ccf of ETWU
	0.7-1.0						80.0
annual gallons allowed)=	(Eto) (0.62) [(E	TAF x LA) + ((1-ET/	AF) x SLA)]				ccf of MAWA
ere 0.62 is a conversion fac	tor that conve	rts acre-inches ne	racre/vear to gal	lons per sa			81.6
• IA is the total landsape a	rea in souft SI	A is the total spe	cial landscape are	ain so ft and			
ETAF is .55 for resi	idential areas	and 0.45 for non r	esidential areas.				
culations					PRIVATE LOT - S	SITE SUMMARY	
Landscape Areas				Water Use	Gal.	CCF	Total Lots included
AF x Area	1,767			Estimated	14,053,945	18788.7	in estimate
ea	3,280	Regular		Maximum	14,349,908	19184.4	235
ETAF	0.54	Landscape Areas must be 0.55 or		Ave Lot Size (SF)	Number of Lots	Ave Lot Landscape (SE)	Total Lots Landscape (SF)
scone Areos		below for		6 199	225	3 280	770 720
	1 767	residential areas,		0,100	200	5,200	110,130
22	3 280	for non-		Tota	area of private	residential lots ·	1 454 207
FTAF	0.54	residential areas.		1014	raica or private	residentiariots.	1,454,207
	0.54						

	RECYCLED WATER -	SERVICE CONNECTION #4 (2")	
/	WATER METER ELEV.	590 FT xx+xx	
/	HIGHEST AREA SERVED	600 FT	
	REQUIRED WATER PRESSURE	xxx PSI	
	AREA SERVED -120V ELECTRICAL PE	DESTAL xx+xx	

REC¥CLED WATER - SERVICE CONNECTION #5 (2") WATER METER ELEV. METER STA. #: HIGHEST AREA SERVED XX+XX 705 F**7** STATIC WATER PRESSURE XXX PSI REQUIRED WATER PRESSURE XXX PSI AREA SERVED 444,692 SQ.FT. 10.21 ac —120V ELECTRICAL PEDESTAL XX+XX

	WATER	EFFICIE	ENCT LAN	DSCAPI	E WORKSH	EET			
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation									
	One worksheet complete for point of connection (water meter).*								
			_						
Se	lect your city:	Walnut		Project n	ame or address:	Ro	yal Vista		
Reference Evapotransp	iration (ETo):	47.5				POC # 4	RECICEDWATER		
	Califo	rnia Wate	er Efficient L	andscar	e Workshee	et			
Reference Evapotranspiration	on (ET _o)	47.5	P	roject Type	Non-Res	idential	0.4		
Hydrozone # / Planting	Plant	Irrigation	Irrigation	ETAF	Landscape	ETAF x	Estimated Total		
Description ^a	Factor (PF)	Method ^b	Efficiency (IE) ^c	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU)		
Regular Landscape Ar	eas								
Low Water Use (Shrub)	0.3	Drip	0.81	0.37	165,213	61190	1,802,046		
Med Water Use (Shrub)	0.5	Drip	0.81	0.62	52,347	32313	951,617		
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	-		
High Water Use (Turf)	0.8	Overhead	0.75	1.07	63,660	67904	1,999,773		
(1.12 Slope factor included in		PA calculations) A		Average	Average Total				
				0.33	281,220	161,407			
			Average ETA	₩F for Reg	gular Landsc	ape Areas :	In Compliance		
Special Landscape Are	as						1		
SLA-1 High Water Turf				1	63,660	63660	1,874,787		
Recy	<u>ycle Water i</u>	used		Totals	63660	63660			
			1		Total Lands	scape Area	281,220		
					State	wide ETAF	0.6		
							4 750 405		
					E		4,753,435		
	1	1	Maximum A	llowed W	ater Allowand	;e (Mawa)°	5,601,655		
ETAF Calculations									
Regular Landscape Area	as		Average EIA	F for Regu	llar bo 0 55 or		Percentage of MAWA		
Total ETAF x Area	161407	l	below for res	idential a	eas. and 0.45		85%		
Total Area	281220		or below for	non-reside	ntial areas.				
Average ETAF	0.57								
All Landsoans Aroos			0.45	Non Rea	idontial				
	225067		0.45	Resident	iuentiai ial				
Total Area	344880		0.55	Drin	a				
	1 044000	1	0.01				1		

							1			
			FFFICIE				TTT			
$\left \right $	WATER EFFICIENCT LANDSCAPE WORKSHEET									
//-	This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.									
	One worksneet complete for point of connection (water meter).**									
	Sel	ect your city:	Walnut		Project n	ame or address:	Ro	yal Vista		
11	Reference Evapotranspi	iration (ETo):	47.5			POC # 1		RECYCED WATER		
		Califo	rnia Wate	er Efficient L	andscap	e Workshee	et			
ļ	Reference Evapotranspiratio	n (ET₀)	47.5	Pr	roject Type	Non-Res	idential	0.45		
Π	Hydrozone # / Planting	Plant	Irrigation	Irrigation	ETAF	Landscape	ETAF x	Estimated Total		
	Description ^a	Factor (PF)	Method ^b	Efficiency	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (ETWU) ^d		
Ŀ	Regular Landscape Arg			(12)						
Í	ow Water Use (Shrub)	0.3	Drip	0.81	0.37	301.635	111717	3,290,056		
Ī	Med Water Use (Shrub)	0.5	Drin	0.81	0.62	103 043	63607	1 873 220		
i	Med Water Use (Tree)	0.5	Drip	0.01	0.62	0,040	00007	-		
ī	High Water Use (Turf)	0.8	Overhead	0.75	1.07	-	0	_		
	(1.12 Slope factor	(1 12 Slope factor included in PA calculations) Average Total Total								
_	(=			,	0.43	404,678	175,323			
						, , , , , , , , , , , , , , , , , , , ,	,			
				Average ETA	F for Reg	gular Landsc	ape Areas :	In Compliance		
	Special Landscape Are	as				_				
	SLA-1				1	-	0	-		
	Recy	cle Water	used	1	Totals	0	0			
_				1		Total Land	scape Area	404.678		
						State	wide ETAF	0.43		
_										
						E	TWU Total	5,163,276		
				Maximum A	lowed Wa	ater Allowand	e (MAWA) [€]	5,362,995		
1	ETAF Calculations					_				
l	Regular Landscape Area	IS		Average ETA	F for Regu	llar bo 0 55 or		Percentage of MAWA		
	Total ETAF x Area	175323		below for res	idential ar	be 0.55 or reas and 0.45		96%		
_	Total Area	404678		or below for i	non-reside	ntial areas.				
4	Average ETAF	0.43								
_				0.45						
4		175000		0.45 Non-Residential						
-	Total ETAF X Area	1/5323		0.55	Drip	iai				
ŀ	I Ulai Alta Averade ETAE	4040/8 ೧/2		0.81	Overbear	4				
- 14	WEIAYE LIAF	0.43		0.75	Overnead	J		l		

		TELCI				TERT	
	WATER	EFFICIE	INCI LAN	DSCAPI	WORKSH		
This worksheet is	filled out by the	e project appl	icant and it is a	required ite	m of the Landsc	ape Document	ation Package.
	One wo	orksheet com	plete for point of	of connectio	on (water meter)	.*	
		Walnut		Dualast a		Ro	yal Vista
		47.5		Project n	ame or address:	POC # 5	RECYCED WATER
Reference Evapotran	spiration (ETO):	47.5					
	Calife	rnia Mate	r Efficient L	andeear	Norkehov	\ \f	
Reference Evenotranspire	tion (ET.)	17 5		anuscap	Non Res	ridential	0
Hydrozone # / Planting		Urrigation	Irrigation	ојест туре Гетае			Estimated Total
Description ^a	Factor (PF)	Method ^b	Efficiency	(PF/IE)	Area (Sq. Ft.)	Area	Water Use (FTM
		metriou	(IE) ^c	(/			
Regular Landscape /	reas	1			•		I
Low Water Use (Shruk	0.3	Drip	0.81	0.37	327,084	121142	3,567,6
Med Water Use (Shrut) 0.5	Drip	0.81	0.62	107.485	66349	1.953.9
Med Water Use (Tree)	0.5	Drip	0.81	0.62	0	0	
High Water Use (Turf)	0.8	Overhead	0.75	1.07	10,123	10798	317,9
(1.12 Slope fac	or included in	n PA calcula	ations)	Average	Total	Total	
1				0.42	444,692	198,289	
				0.42	444,692	198,289	
			Average ET <i>A</i>	0.42 F for Reg	444,692 gular Landsca	198,289 ape Areas :	In Complianc
Special Landscape A	reas		Average ET <i>A</i>	0.42 F for Reg	444,692 gular Landsc	198,289 ape Areas :	In Complianc
Special Landscape A SLA-1 High Water Tur	reas		Average ET <i>A</i>	0.42	444,692 gular Landsc 10,123	198,289 ape Areas : 10123	In Compliand 298,1
Special Landscape A SLA-1 High Water Tur Re	reas cycle Water	used	Average ET <i>A</i>	0.42 ⊮ for Reg 1 Totals	444,692 gular Landsc 10,123 10123	198,289 ape Areas : 10123 10123	In Complianc 298,1
Special Landscape A SLA-1 High Water Tur Re	reas cycle Water	used	Average ET <i>A</i>	0.42 F for Reg 1 Totals	444,692 gular Landsc 10,123 10123 Total Lands	198,289 ape Areas : 10123 10123 scape Area	In Complianc 298,1 444,6
<i>Special Landscape A</i> SLA-1 High Water Tur Re	reas cycle Water	used	Average ET <i>A</i>	0.42 F for Reg 1 Totals	444,692 gular Landsca 10,123 10123 Total Landa State	198,289 ape Areas : 10123 10123 scape Area wide ETAF	In Complianc 298,1 444,6
Special Landscape A SLA-1 High Water Tur Re	reas cycle Water	used	Average ET <i>A</i>	0.42 F for Reg 1 Totals	444,692 gular Landsca 10,123 10123 Total Lands State	198,289 ape Areas : 10123 10123 scape Area wide ETAF	In Complianc 298,1 444,6 0
Special Landscape A SLA-1 High Water Tur Re	reas cycle Water	used	Average ET A	0.42 F for Reg 1 Totals	444,692 gular Landsc 10,123 10123 Total Lands State	198,289 ape Areas : 10123 10123 scape Area wide ETAF	In Compliance 298,1 444,6 0 5,839,6
Special Landscape A SLA-1 High Water Tur Re	reas cycle Water	used	Average ET A	0.42 F for Reg 1 Totals	444,692 gular Landsca 10,123 10123 Total Landa State Eater Allowand	198,289 ape Areas : 10123 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Compliance 298,1 444,6 0 5,839,6 6,191,4
Special Landscape A SLA-1 High Water Tur Re ET AF Calculations	reas cycle Water	used	Average ETA Maximum A	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Lands State Eater Allowand	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Complianc 298,1 444,6 0 5,839,6 6,191,4
Special Landscape A SLA-1 High Water Tur Re ETAF Calculations Regular Landscape Ar	reas cycle Water eas	used	Average ETA Maximum A Average ETA Landscape A	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Lands State Eater Allowand llar be 0.55 or	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Compliance 298,1 444,6 0 5,839,6 6,191,4 Percentage of MA
Special Landscape A SLA-1 High Water Tur Re ETAF Calculations Regular Landscape Ar Total ETAF x Area	reas cycle Water eas 198289	used	Average ETA Maximum A Average ETA Landscape A below for res	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Lands State Eter Allowand Ilar be 0.55 or reas, and 0.45	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Compliance 298,1 444,6 0 5,839,6 6,191,4 Percentage of MA 94%
Special Landscape A SLA-1 High Water Tur Re ETAF Calculations Regular Landscape Ar Total ETAF x Area Total Area	reas cycle Water eas 198289 444692	used	Average ETA Maximum A Average ETA Landscape A below for res or below for	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Landa State Eater Allowand ilar be 0.55 or reas, and 0.45 ential areas.	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Complianc 298,1 444,6 0 5,839,6 6,191,4 Percentage of MA 94%
Special Landscape A SLA-1 High Water Tur Re ETAF Calculations Regular Landscape Ar Total ETAF x Area Total Area Average ETAF	reas cycle Water eas 198289 444692 0.45	used	Average ETA Maximum A Average ETA Landscape A below for res or below for r	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Lands State Eater Allowand be 0.55 or reas, and 0.45 ential areas.	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Complianc 298,1 444,6 0 5,839,6 6,191,4 Percentage of MA 94%
Special Landscape A SLA-1 High Water Tur Regular Landscape Ar Total ETAF x Area Total Area Average ETAF	reas cycle Water eas 198289 444692 0.45	used	Average ETA Maximum A Average ETA Landscape A below for res or below for r	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Lands State Eter Allowand ular be 0.55 or reas, and 0.45 ential areas.	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Compliance 298,1 444,6 0 5,839,6 6,191,4 Percentage of MA 94%
Special Landscape A SLA-1 High Water Tur Regular Landscape Ar Total ETAF x Area Total Area Average ETAF All Landscape Areas Total ETAF x Area	reas cycle Water eas 198289 444692 0.45		Average ETA Maximum A Average ETA Landscape A below for res or below for r 0.45 0.55	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Lands State Eater Allowand lar be 0.55 or reas, and 0.45 ential areas. idential	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Compliance 298,1 444,6 0 5,839,6 6,191,4 Percentage of MA 94%
Special Landscape A SLA-1 High Water Tur Re ETAF Calculations Regular Landscape Ar Total ETAF x Area Total Area Average ETAF All Landscape Areas Total ETAF x Area Total ETAF x Area	reas cycle Water eas 198289 444692 0.45 208412 454815		Average ETA Maximum A Average ETA Landscape A below for res or below for 1 0.45 0.55 0.81	0.42 F for Reg Totals	444,692 gular Landsca 10,123 10123 Total Lands State Eater Allowand be 0.55 or reas, and 0.45 ential areas. idential ial	198,289 ape Areas : 10123 scape Area wide ETAF TWU Total ce (MAWA) ^e	In Complianc 298,1 444,6 0 5,839,6 6,191,4 Percentage of MA 94%



ROYAL VISTA RESIDENTIAL & PARKS PROJECT FUSCOE DATE ENGINEERING 600 Wilshire, Suite 1470,Los Angeles, California 90017 tel 213.988.880•2 fax 213.968.8803 www.fuscoe.com SCALE: Date DATE BY Name REVISIONS

WALNUT VALLEY WATER DISTRICT

271 South Brea Canyon Road • Walnut, California 91789-3002 (909) 595-7554 • (626) 964-6551 walnutvalleywater.gov • Fax: (909) 444-5521



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Lucie Cazares, MPA Executive Secretary

LEGAL COUNSEL

James D. Ciampa

May 25, 2023

WILL SERVE LETTER

Mr. Andrew Willrodt Fuscoe Engineering, Inc. 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

RE: Water Service Availability – Royal Vista Residential Project City of Rowland Heights (VTTM 83534)

Dear Mr. Willrodt:

The entirety of the referenced development ("Development"), located in the City of Rowland Heights, Los Angeles County, California, lies within the service area of the Walnut Valley Water District ("District"). The District is prepared to provide water service including both potable and recycled water for the Developer ("Developer") to the Development subject to the following conditions and reservations:

- Developer shall submit to District all plans, designs, and fire department requirements for the Development in order for the District to design the necessary water distribution systems (potable and reclaimed water) and other facilities required for the Development in accordance with District Rules and Regulations.
- Developer shall grant District any and all easements required for water service, together with a policy of title insurance guaranteeing District's title to such easements.
- In accordance with the Rules and Regulations, Developer shall pay all required fees and charges, including any required deposit amounts, in order to process plans, design, and complete construction of the required on-site and off-site improvements.
- 4. The Developer shall comply with the Rules and Regulations in force and effect at the time water service is requested and as those Rules and Regulations may be amended from time to time including, but not limited to, the payment of any and all District charges, fees, and expenses necessary to provide service to the Development.
- 5. The Developer acknowledges that water service to the Development shall be subject to availability of water. In relying upon this representation to provide water service, Developer is aware of the restrictions contained herein and the reliance by the District upon the Metropolitan Water District of Southern California as its sole supplier of water for domestic purposes. While there is currently no prohibition against additional connections, the District has the authority to reduce and restrict service connections. The Developer further acknowledges that this letter does not constitute any guaranty that water service will be available for the Development at the time of connection.
- Developer agrees that this water service letter is exclusive to the Development described above (and number of units, if indicated) and may not be transferred or assigned to any other person or for any other purpose without the District's written consent.
- Provision of water service to the Development is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over such Development.

- 8. This letter and any representations made herein shall be null and void twelve (12) months from the date hereof if the water distribution system has not been installed. The Developer shall not be entitled to any water connections not made at the time of the expiration of this letter.
- At any time prior to connection and upon a finding by the Board of Directors that the District is unable to serve the property for reasons beyond its control, this letter may be revoked by the District.
- 10. The Developer for itself and on behalf of its successors agrees to defend, at Developer's expense, any action brought against the District, its agents, officers or employees because of the issuance of any approvals or authorizations obtained herein, or in the alternative, to relinquish such approvals. The Developer agrees to reimburse the District for any costs, fees, or expenses the District may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by Developer.
- 11. All Service pursuant to this letter shall be in accordance with the Rules and Regulations as they may be amended from time to time. By issuing this letter, the District does not guarantee any specific quantities, pressures, or flows with respect to service provided by the District.

If you concur with the above, please sign and return a copy of this letter to the undersigned. If you have any questions, please contact the Vince De La Rosa at Ext. 297.

Very truly yours,

WALNUT VALLEY WATER DISTRICT

here

for Sheryl L. Shaw, P.E. Director of Engineering

Accepted this _	da	NAY MAY	ı	2023
DEVELOPER	\mathcal{A}	A		
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	Signati	re		
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	Print Na	me		
MA	ANAGER	, RVD	EV,	LLC
	Title	1	/	



1955 Workman Mill Road, Whittier, CA 90601-1400 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998 (562) 699-7411 • www.lacsd.org

November 21, 2022

Ref. DOC 6756125

Mr. Evan Cochran, Senior Engineer Fuscoe Engineering, Inc. 600 Wilshire Boulevard, Suite 1470 Los Angeles, CA 90017

Dear Mr. Cochran:

Will Serve Letter for Vesting Tentative Tract Map No. 83534 – Royal Vista

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on November 11, 2022. We offer the following comments regarding sewerage service:

- 1. A portion of the project area is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 21 before sewerage service can be provided to the proposed development. For a copy of the Districts' Annexation Information and Processing Fee sheets, go to <u>www.lacsd.org</u>, under Services, then Wastewater Program and Permits and select Annexation Program. For more specific information regarding the annexation procedure and fees, please contact the undersigned.
- 2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' District 21 Outfall Trunk Sewer, located in Fairway Drive south of San Jose Avenue. The Districts' 30-inch diameter trunk sewer has a capacity of 22.2 million gallons per day (mgd) and conveyed a peak flow of 6.5 mgd when last measured in 2014.
- 3. The expected increase in average wastewater flow from the project, described in the application as 200 single-family homes, 29 duplexes, 10 triplexes and 72 condominiums, is 78,801 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to <u>www.lacsd.org</u>, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the <u>Table 1</u>, <u>Loadings for Each Class of Land Use</u> link.
- 4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to <u>www.lacsd.org</u>, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.
- 5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the

Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2708 or at dcurry@lacsd.org.

Very truly yours,

Donna J. Curry

Donna J. Curry Customer Service Specialist Facilities Planning Department

DC:dc

cc: A. Schmidt A. Howard



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES HALL OF JUSTICE



ALEX VILLANUEVA, SHERIFF

June 29, 2021

Daryl Koutnik, Project Manager ESA 626 Wilshire Boulevard, Suite 1100 Los Angeles, California 90017

Dear Mr. Koutnik:

REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION IN PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT ROYAL VISTA RESIDENTIAL PROJECT

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to provide information and responses to specific questions to be addressed under the California Environmental Quality Act (CEQA) in preparing an Environmental Impact Report (EIR), for the Royal Vista Residential Project (Project). The proposed Project is located on the existing Royal Vista golf course in the City of Rowland Heights. The proposed Project involves the development of the six parcels of the existing golf course into four residential lots and two recreational/open space lots, including one neighborhood park and one pocket park. Three of the residential lots would include 249 detached single-family units. The fourth residential lot would include 72 townhouse units within 14 townhouse buildings. The Project would also include 21.65 acres of onsite retained open space.

The proposed Project is located within the service area of the Department's Walnut-Diamond Bar Sheriff's Station (Station). Accordingly, the Station reviewed your request and provided the attached responses (see correspondence dated June 29, 2021 from Captain Steven H. Tousey).

For future reference, our Department provides the following updated address and contact information for all requests for review comments regarding law documents, the California Environmental Quality Act and/or other related

211 West Temple Street, Los Angeles, California 90012

A Tradition of Service
Mr. Koutnik

correspondence that may potentially impact our Department services and facilities:

Tracey Jue, Director Facilities Planning Bureau Los Angeles County Sheriff's Department 211 West Temple Street Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Rochelle Campomanes, at (323) 526-5614.

Sincerely,

ALEX VILLANUEVA, SHERIFF

m

Tracey Jue, Director Facilities Planning Bureau

SH-AD-32A (8/17)-

SHERIFF'S DEPARTMENT

"A Tradition of Service Since 1850"

DATE: June 29, 2021 FILE NO:

OFFICE CORRESPONDENCE

FROM:

STEVEN H. TOUSEY, CAPTAIN WALNUT/DIAMOND BAR STATION

TO: TRACEY JUE, DIRECTOR FACILITIES PLANNING BUREAU

SUBJECT: SUBJECT: RESPONSE TO REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR THE PROPOSED ROYAL VISTA RESIDENTIAL PROJECT

The Walnut-Diamond Bar Sheriff Station (Station) is providing the following information as a response to a request received from ESA, a company who is currently preparing an Environmental Impact Report (EIR) for the proposed Royal Vista Residential Project (Project). The approximate 60.97-acre Project would redevelop portions of the existing Royal Vista golf course site located in the community of Rowland Heights. The Project site is within the Station's service area. Upon release of the EIR for public review, the Department reserves the right to make modifications to the following information should more specific Project details become available and/or circumstances change.

The proposed Project involves the development of the six parcels of the existing golf course into four residential lots and two recreational/open space lots, including one neighborhood park and one pocket park. Three of the residential lots would include 249 detached single-family units. The fourth residential lot would include 72 townhouse units within 14 townhouse buildings. The Project would also include 21.65 acres of onsite retained open space.

The questionnaire below is formatted to correspond with the format of the request:

1. Which LASD station(s) would provide primary service to the Rowland Heights Project Site? Would any other LASD stations serve the site (i.e., back-up responders)?

The Project site is within the Station's service area. The proposed Project is approximately 3.9 miles from the Station, located at 21695 East Valley Boulevard in Walnut. If the need for back-up is required, Industry Sheriff Station located at 150 North Hudson Avenue in City of Industry or San Dimas Sheriff Station located at 270 South Walnut Avenue in San Dimas can also respond, respectively.

2. Please provide information regarding the LASD station(s) serving the Project Site, including:

a. Staffing and equipment for each LASD facility serving the Project Site (i.e., patrol cars, total full-time and part-time staff, number of officers on 24-hour duty):

The Station is currently staffed by 109 sworn personnel and 36 civilian employees. The Station's personnel has 145 full-time staff, 0 part-time staff, and 0 sworn personnel on a 24-hour duty. The Station currently has 38 black and white (patrol) cars and 20 pool cars.

b. Population served and boundaries of LASD facilities:

The Station's service area encompasses approximately 40 square miles with an estimated resident population of 155,000 persons. The Station currently serves the Cities of Walnut, Diamond Bar, and Rowland Heights, and the unincorporated areas of Covina Hill and West Covina.

c. A general overview of the emergency response system (i.e., dispatch system, standard procedures and protocols, etc.):

Calls for service are received from the public by desk personnel. Desk personnel determine if the call received is Emergent, Priority or Routine. Desk personnel determine the response team required to address the call. The Watch Commander monitors the response. The call for service and how it was responded to by the Department is documented. A report number can also be obtained if the responding deputy is required to write an incident report. If additional resources are needed, desk personnel may request additional assistance via neighboring Sheriff Stations such as San Dimas and Industry Station. If more resources are required to address the event, the Station's Watch Commander can request additional resources via our Sheriff's Emergency Operations Center.

d. Most recent data on associated response times for the station(s) serving the Project area and the overall LASD, if known; and

The Station's average and/or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project are 4.5, 6.9, and 31 minutes, respectively. (Please note these are approximate response times, which could be affected by traffic conditions and will vary depending upon the location of the responding unit at the time of the call.)

e. Crime statistics for LASD facilities serving the Project Site.

Preliminary Data for the Station for the current calendar year 2021 is the following:

- Criminal Homicide (5)
- Forcible Rape (6)
- Robbery (32)
- Aggravated Assault (91)
- Burglary (217)
- Larceny Theft (694)
- Grand Theft Auto (137)
- Arson (3)

3. What is the response time goal(s), if any?

The Department generally adheres to the following, widelyaccepted industry standard among law enforcement agency for responses categorized as emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

4. What would be the anticipated response time for crime incidents to the Project Site for this Project?

The Station's average and/ or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project are 4.5, 6.9, and 31 minutes, respectively. (Please note these are approximate response times, which could be affected by traffic conditions and will vary depending upon the location of the responding unit at the time of the call.) 5. Does the County have any planned or recent improvements to the LASD facilities in the service area of the Project Site (e.g., expansion, new facilities)? If so, please describe.

No expansion or new facilities are proposed at this time.

6. Would Project implementation require the physical expansion of an existing LASD station(s), a new LASD station, or additional staffing to the LASD protection facilities servicing the Project Site?

The Station is currently understaffed. However, assigning additional personnel to the Station to meet an acceptable service ratio will exacerbate the current shortage of space and supporting equipment. Any expansion of the Station, or construction of new facilities, should not only account for the current shortage, but should also accommodate additional personnel and equipment that will become necessary as our service area continues to experience growth and intensification of land uses.

The proposed Project will increase employees and daytime population of the Station's service area, which will generate an increased demand for law enforcement services. The Station expects the EIR to quantify the population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

Additional resources to address the needs of the development will need to be reviewed by the City of Rowland Heights and our Contract Law Enforcement Bureau in coordination with our Station.

- a. If any new staff required, how many and what position? Once further detailed information and analysis is provided regarding the development, additional resources to address the needs of the development will can be reviewed by the City of Rowland Heights and our Contract Law Enforcement Bureau in coordination with our Station.
- b. If any new staff required, could the new staff be accommodated within existing LASD station(s) without the need for physical expansion of the existing station(s)

Once further detailed information and analysis is provided regarding the development, the need for additional space at the Station can be determined.

7. Would there be any special design requirements due to the specific attributes of the proposed Project

The Department recommends that the general principles of Crime Prevention Thru Environmental Design (CPTED) be implemented during the Project design phase. The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. With advanced notice, Station personnel can be available to discuss CPTED with the Project developer.

The Station recommends that an analysis and impacts of the proposed Project to the local transportation and circulation system also be included in the EIR. Traffic levels at intersections must be identified, studied and analyzed. Preparation of a Construction Mitigation Plan would also help in reducing impacts to traffic levels. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advise motorists of reduced construction zone speed limits.

The Project Applicant will be required to pay all applicable required law enforcement mitigation fees associated with the Project.

Thank you for including the Station in the environmental documents review process for the Project. Should you have any questions regarding this matter, please contact Rochelle Campomanes, with Facilities Planning Bureau at (323) 526-5614.

SHT:MA:ma



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE LOS ANGELES, CALIFORNIA 90063-3294 (323) 881-2401 www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

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DARYL L. OSBY FIRE CHIEF FORESTER & FIRE WARDEN

July 7, 2021

Daryl Koutnik, Project Manager ESA **Planning Department** 626 Wilshire Boulevard Los Angeles, CA 90017

Dear Mr. Koutnik:

REQUEST FOR FIRE PROTECTION SERVICES INFORMATION, "ROYAL VISTA RESIDENTIAL PROJECT," WOULD REDEVELOP THE SIX PARCELS OF THE EXISTING ROYAL VISTA GOLF COURSE INTO FOUR RESIDENTIAL LOTS AND TWO RECREATIONAL/OPEN SPACE LOTS, INCLUDING ONE NEIGHBORHOOD PARK AND ONE POCKET PARK, THREE OF THE RESIDENTIAL LOTS WOULD INCLUDE 249 DETACHED SINGLE-FAMILY UNITS. THE FOURTH RESIDENTIAL LOT WOULD INCLUDE 72 TOWNHOUSE UNITS WITHIN 14 TOWNHOUSE BUILDINGS. ROWLAND HEIGHTS, FFER 2021006641

The Request for Fire Protection Services Information has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

COVINA

CUDAHY

DUARTE

For the analysis, please confirm or provide the following information regarding the LACFD and issues relating to provision of fire protection and emergency medical services for the Project area, as appropriate:

1. Which fire station(s) would provide primary service to the Project Site? Which stations would provide back-up services?

AGOURA HILLS ARTESIA AZUSA BALDWIN PARK BELL BELL GARDENS BELLFLOWER BRADBURY CALABASAS

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF: CARSON EL MONTE CERRITOS GARDENA CLAREMONT. GI ENDORA COMMERCE HAWAIIAN GARDENS HAWTHORNE HERMOSA BEACH DIAMOND BAR HIDDEN HILLS

INDUSTRY

INGLEWOOD IRWINDALE LA HABRA LA MIRADA LA PUENTE LAKEWOOD HUNTINGTON PARK LANCASTER

LAWNDALE LA CANADA-FLINTRIDGE

LOMITA LYNWOOD MAYWOOD NORWALK PALMDALE PALOS VERDES ESTATES PARAMOUNT PICO RIVERA POMONA RANCHO PALOS VERDES **ROLLING HILLS** ROLLING HILLS ESTATES ROSEMEAD SAN DIMAS SANTA CLARITA

SIGNAL HILL SOUTH EL MONTE SOUTH GATE TEMPLE CITY VERNON WALNUT WEST HOLLYWOOD WESTLAKE VILLAGE WHITTIER

Fire Station 119 is the jurisdictional station (1st-due) for this Project Site. It is located at 20480 Pathfinder Road, Walnut, CA 91789, approximately 1.9 miles southeast of the project site with an estimated response time of 5 minutes. It is staffed during a 24-hour shift with a 3-person engine company (1-Captain, 1-Fire Fighter Specialist, and 1-Fire Fighter) and a 2-person paramedic squad (2-Fire Fighter/Paramedics).

Fire Station 145 is the 2nd-due station providing back-up services. It is located at 1525 S. Nogales Avenue, Rowland Heights, CA 91748, approximately 2 miles west of the project site with an estimated response time of 6 minutes. It is staffed during a 24-hour shift with a 3-person engine company (1-Captain, 1-Fire Fighter Specialist, and 1-Fire Fighter).

- 2. Information for each serving fire station including the following:
 - a. Equipment and staffing (e.g., engines, trucks, squads, total full-time and part-time staff, number of firefighters on 24-hour duty, paramedic staff and services, etc.).
 - b. Distances from each fire station to the Project Site.
 - c. Number of personnel available at each fire station.
 - d. Which resources (e.g., engine company, truck company) available at each station.

See response above.

3. A general overview of the emergency response system (e.g., emergency response plans, standard operation protocols and procedures, new technology or programs underway to improve response times, etc.).

LACFD operates under a regional concept in its approach to providing fire protection and emergency medical services, wherein emergency response units are dispatched as needed to an incident anywhere in the LACFD's service territory based on distance and availability, without regard to jurisdictional or municipal boundaries. So, while the stations mentioned above are the two closest stations to the project site, resources may be responded from other adjacent fire stations if needed.

4. What is the response time goal(s) for fire incidents?

The LACFD uses national guidelines of a 5-minute response time for the 1starriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas, and 8-minute response time for the 1starriving unit and 12 minutes for advanced life support (paramedic) unit in suburban areas. Daryl Koutnik, Project Manager July 7, 2021 Page 3

5. What would be the anticipated response time for fire incidents to the Project Site for this Project? What would be the response time goal to the site with the project?

The Project Site is located in a mix of urban/suburban area. The anticipated response time for fire incidents with or without the Project is near our response time goal of a 5-minute response time for the 1st- arriving unit, and 8 minutes for a paramedic unit in urban areas.

6. Does the County have any planned or recently completed improvements to the fire protection facilities in the service area of the Project Site (e.g., expansion, new facilities, additional staffing, etc.)? If so, please describe.

LACFD currently does not have any planned or recently completed improvements to the fire protection facilities near the Project Site (e.g., expansion, new facilities, additional staffing, etc.).

- 7. Would Project implementation require the physical expansion of an existing fire station(s), a new fire station, or additional staffing to the fire protection facilities servicing the project site? If so, please describe.
 - a. If any new staff required, how many and what position?
 - b. If any new staff required, could the new staff be accommodated within existing fire station(s) without the need for physical expansion of the existing station(s)?

No. Currently, staffing levels and facilities are adequate near the Project Site.

8. Would there be any other design features special fire protection equipment required due to the height, location, uses or other attributes of the Project?

None.

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or <u>Kien.Chin@fire.lacounty.gov</u>.

LAND DEVELOPMENT UNIT:

- 1. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
- 2. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
- 3. The required 20-foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.

Daryl Koutnik, Project Manager July 7, 2021 Page 4

- 4. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1 and 503.2.2.
- 5. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE." Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for Fire Apparatus Access Roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3.
- 6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1.
- 7. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius. (Fire Code 503.2.4) Indicate the centerline, inside and outside turning radii for each change in direction on the site plan.
- 8. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5.
- 9. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4.
- 10. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1.
- 11. All required PUBLIC fire hydrants shall be installed, tested, and accepted prior to beginning construction. Fire Code 501.4.
- 12. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy. Fire Code 901.5.1.
- 13. Provide a Form 195/196 signed and completed by the local water purveyor.
- 14. Show all existing public fire hydrants to within 300' of all property lines.

Daryl Koutnik, Project Manager July 7, 2021 Page 5

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.

FORESTRY DIVISION - OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments regarding the letter entitled, "Request for Information Regarding Fire Protection Services and Facilities for the Royal Vista Residential Project," dated June 11, 2021, prepared by Environmental Science Associates, pertaining to the project site.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or <u>Perla.garcia@fire.lacounty.gov</u> if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330

Very truly yours,

Press. K.C.

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION PREVENTION SERVICES BUREAU

RMD:ac



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 83534 Park Planning Area # 10	DRP Map Date: 12/13/2022SCM Date: 01/19/2023Report Date: 03/01/2023CSD: ROWLAND HEIGHTS CSDMap Type: Tentative Map - Tract			
Total Units 360	= Proposed Units 360 + Exempt Units 0			
	Park land obligation in acres or in-lieu fees:			
	ACRES: 3.52			
	IN-LIEU FEES: \$986,332			
Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by: 1) the dedication of land for public or private park purpose or, 2) the payment of in-lieu fees or, 3) the provision of amenities or any combination of the above. The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation. The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.				
The park obligation for this development of \$986,3	<u>opment will be met by:</u> 32 in lieu fees.			
<u>Trails:</u> No Trails Comments:				

For further information or to schedule an appointment to make an in-lieu fee payment: Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305 Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By:

Clement Lau, Departmental Facilites Planner II



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # Park Planning Are	83534 DR ea # 10 CS	P Map Date: 12/13/2022 D: ROWLAND HEIGHTS C	SCM Date: 01/19 3D	9/2023 Re Map Type:	eport Date: 03/01/2023 Tentative Map - Tract
The formula for ca	alculating the acreage	obligation and or in-lieu fee	is as follows:		
	(P)eo (X)	ple x (0.0030) Ratio x (U) acres obligation x RLV/A	nits = (X) acres o .cre = In-Lieu Bas	bligation se Fee	
Where: P =	P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census				elling unit as
Ratio	Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.				
U =	U = Total approved number of Dwelling Units.				
X =	Local park space obligation expressed in terms of acres.				
RLV/Acre = Representative Land Value per Acre by Park Planning Area.					
Total U	nits 360	= Proposed Units	360 +	Exempt Units	0

Park Planning Area = **10**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.49	0.0030	200	2.09
M.F. < 5 Units	2.95	0.0030	0	0.00
M.F. >= 5 Units	2.98	0.0030	160	1.43
Mobile Units	3.18	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			360	3.52

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	3.52	\$279,858	\$986,332

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
		Tota	al Provided Acre Credit:	0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
3.52	0.00	3.52	\$279,858	\$986,332

SKYE PATRICK Library Director



October 27, 2022

Marie Pavlovic LA County Planning Subdivisions Section 320 West Temple Street Los Angeles, CA 90012

COMMENTS FOR ROYAL VISTA RESIDENTIAL AND PARKS PROJECT - PROJECT NO. PRJ2021-002011-(1)

Dear Marie Pavlovic:

This is to provide comments regarding the Royal Vista Residential and Parks Project which proposes to redevelop six parcels of the existing golf course into four residential planning areas and two recreational/open space planning areas, for a total of 360 dwelling units and a trails and park system. Attached is a report of LA County Library's analysis of the development and the projected impact to services.

If you have any questions or need additional information, please contact Elsa Muñoz at (562) 940-8450 or EMunoz@library.lacounty.gov.

Very best,

Skye Patrick County Librarian

SP:YDR:GR:EM

c: Grace Reyes, Administrative Deputy, LA County Library
 Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library
 Ting Fanti, Departmental Finance Manager, Budget and Fiscal Services, LA County Library

https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Royal Vista Residential Project/DRP/Royal Vista Residential Project NOP response.doc



BARGER

7400 E Imperial Highway, Downey, CA 90242 | 562.940.8400 | LACountyLibrary.org

	COUNTY	OF LOS ANGELES SUPE	ERVISORS	
HILDA L. SOLIS	HOLLY J. MITCHELL	SHEILA KUEHL	JANICE HAHN	KATHRYN
1st District	2nd District	3rd District	4th District	5th D

LA COUNTY LIBRARY COMMENTS FOR ROYAL VISTA RESIDENTIAL AND PARKS PROJECT

LA County Library evaluated the Royal Vista Residential and Parks Project located in Los Angeles County within the unincorporated community of Rowland Heights.

The project area is being serviced by the Rowland Heights Library, located at 1850 Nogales St., Rowland Heights, CA 91748, a facility with 14,863 sq. ft. of space, a collection of 67,754 books, magazines, and media, and 21 public access computers (as of June 30, 2022). LA County Library service level guidelines require a minimum of 0.50 gross square foot of library facility space per capita, 3.0 items (books and other library materials) per capita for regional libraries and 2.75 items per capita for community libraries, and 1.0 public access computer per 1,000 people served.

Rowland Heights Library is a community library and based on these guidelines does not currently meet the minimum requirements for the population of this service area. The current deficiency is 8,968 sq. ft. of facility space, 75,229 collection items, and 27 public access computers.

The proposed project involves the construction of a total of 360 dwelling units, with an estimated population increase of 1,127. This project will have a significant impact on library services since it will create a demand for additional materials and facility space and will affect the library's capacity to serve the residents of the area.

We estimate the total increased service cost related to the proposed project to be approximately \$697K which is illustrated by the following chart:

Royal Vista Residential and Parks Project	Impact Per Capita (population of 1,127)	Estimated Costs	Total Costs
a. Building	564	\$1,000 sq. ft.	\$564,000
b. Land (4:1 land to building ratio)	2,256	\$20 (Library Planning Area 4)	\$45,120
c. Collections	3,099	\$28	\$86,772
d. Public Access Computers	1	\$1,800	\$1,800
Total			\$697,692

In efforts to minimize the impact of residential projects on library services LA County Library collects a one-time Library Facilities Mitigation Fee (Developer Fee) at the time building permits are requested for all new residential dwellings located within the unincorporated areas of the County served by the LA County Library. The current Developer Fees are as follows, by Library Planning Area, these fees are subject to a CPI increase effective July 1:

Planning Area	Fee per Dwelling Unit
Area 1 - Santa Clarita Valley	\$1,096
Area 2 - Antelope Valley	\$1,061
Area 3 - West San Gabriel Valley	\$1,108
Area 4 - East San Gabriel Valley	\$1,094
Area 5 – Southeast	\$1,097
Area 6 – Southwest	\$1,105
Area 7 - Santa Monica Mountains	\$1,099

FY 2022-23 Library Facilities Mitigation Fee Schedule

The Royal Vista Residential and Parks Project is within the LA County Library's Planning Area 4 – East San Gabriel Valley, current Developer Fee is \$1,094 per dwelling unit for a total of \$393,840 (\$1,094 x 360 dwelling units).

LA County Library also collects an annual special tax which is levied on parcels within 10 cities (Cudahy, Culver City, Duarte, El Monte, La Cañada Flintridge, Lakewood, Lomita, Lynwood, Maywood, and West Hollywood) and unincorporated areas serviced by LA County Library. The Special Tax Rate for FY 2022-23 is \$33.20 per parcel.

The LA County Library is open to discuss options regarding mitigation efforts and supporting the continued enhancement and delivery of library services to the residents of Rowland Heights.

https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Royal Vista Residential Project/DRP/Royal Vista Residential Project NOP response.doc