

APPENDIX L

Utility Provider Service Letters

WATER SERVICES QUESTIONNAIRE

Please complete the information in the table below.

Walnut Valley Water District	
Address:	271 S. Brea Canyon Road, Walnut, CA 91789
Name/Title:	Sheryl L. Shaw/Director of Engineering
Email:	sshaw@vwwd.com
Phone Number:	(909) 595-1268 Ext. 234
Date:	August 2, 2022

Please respond to the following questions providing as much information as possible (necessary to evaluate potential impacts).

- What is the projected water demand for the project based on the attached information provided?

The projected water demand is unknown as they are determined and provided by the Developer. Information required from the Developer to determine these demands include, but is not limited to, fire flow requirements, irrigation requirements, as well as, fixture units/fire sprinkler requirements for the individual dwelling units.

- Please indicate any existing facilities on/near the project site?

Enclosed with this questionnaire is a redlined map of the District existing facilities within the vicinity of the project site.

- Will the project require new facilities or additions to existing facilities? If so, please list/summarize.

Domestic water service will be required for the individual dwelling units and fire protection for the entire Development as required by L.A. County Fire Prevention. Recycled water service will be required for any common area landscape irrigation (e.g. parks, parkways, sidewalk, medians, etc.). Types/sizes of facilities are unknown until information is provided by the Developer.

- Does your agency have sufficient water supplies available to serve the project based on existing water and projected water supplies?

The District is prepared to provide water service for the Development, however, is subject to availability. The District is reliant 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 District also does not guarantee any specific quantities, pressures, or flows, nor that water service will be available for the Development at the time of connection.

5. Do you have any required assessment fees or connection fees that would apply to project?

Sign-up security deposits, new customer application administrative charges, and capacity fees will be assessed and are based on the number and meter sizes required by the project. Below are the sections of the District's Rules and Regulations (https://www.wvwd.com/wp-content/uploads/2022/06/Rules_and_Regs_6_2022.pdf) pertinent to these charges. The current fees for each are located within the appendices of the Rules and Regulations.

- *Sign-Up Security Deposits (Article 6.02.03)*
- *New Customer Application Administrative Charges (Article 6.03)*
- *Capacity Charges (Article 6.06)*

The Developer shall also pay all other 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

6. Is there any other relevant information regarding potential significant effects of the project and if, so are their recommended mitigation measures to reduce potential impacts?

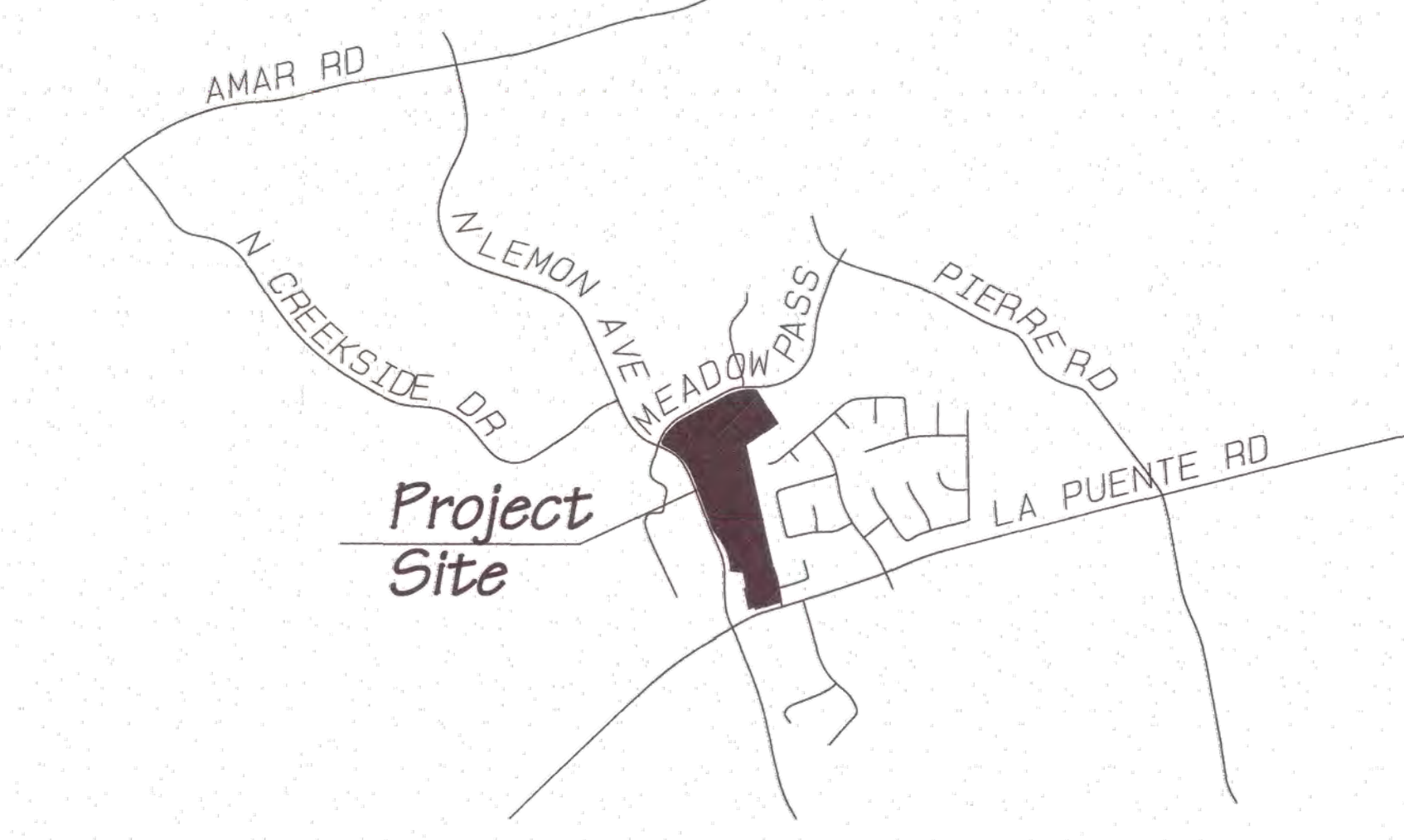
N/A

THE BROOKSIDE TENTATIVE TRACT NO. 72798

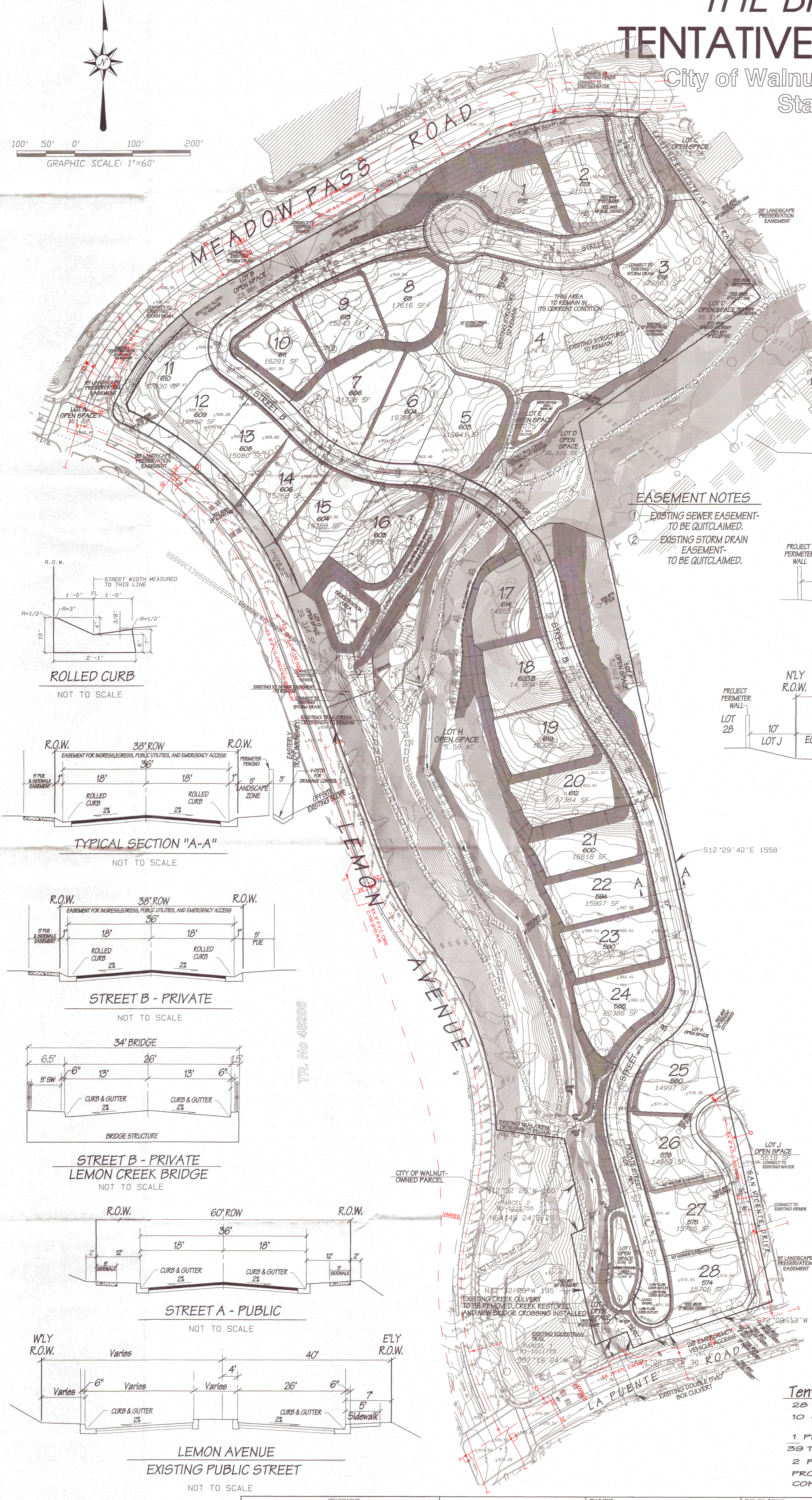
City of Walnut, County of Los Angeles
State of California



100' 50' 0' 100' 200'
GRAPHIC SCALE: 1"=60'



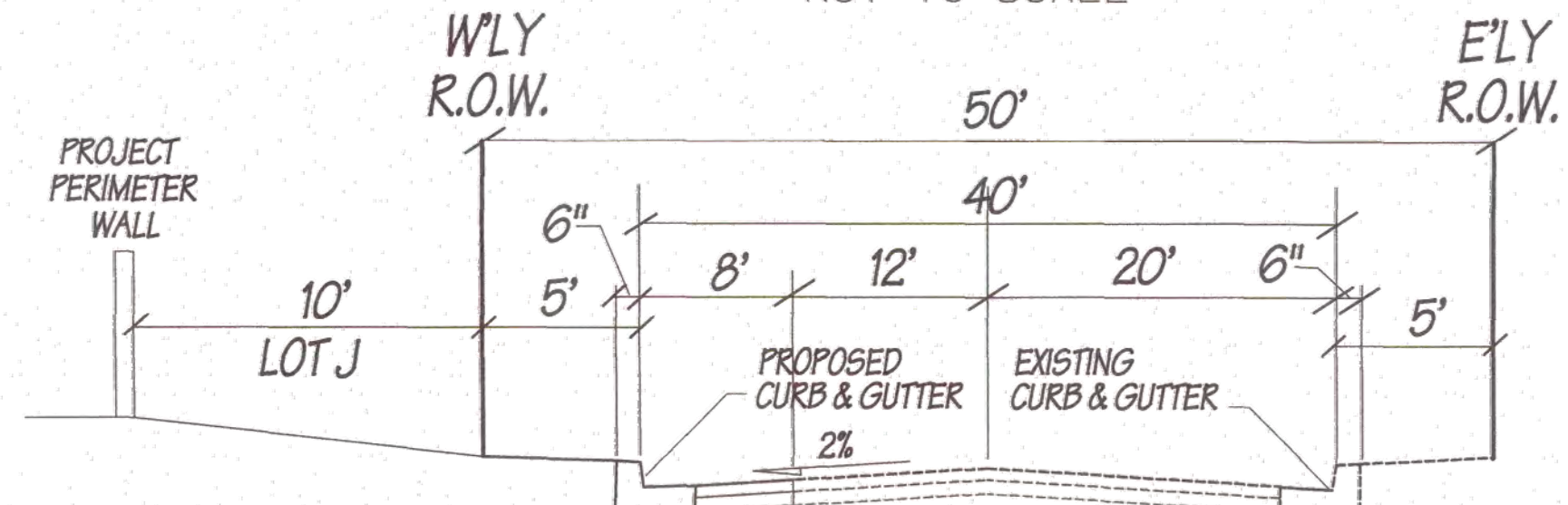
Vicinity Map
NOT TO SCALE



EASEMENT NOTES
1. EXISTING SEWER EASEMENT-
TO BE QUITCLAIMED.
2. EXISTING STORM DRAIN
EASEMENT-
TO BE QUITCLAIMED.

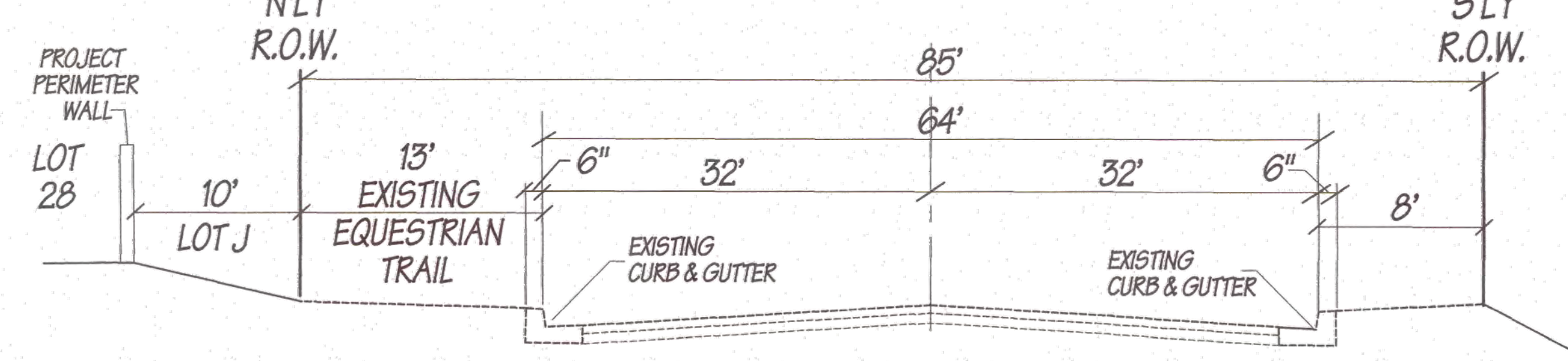
MEADOW PASS ROAD
EXISTING PUBLIC STREET

NOT TO SCALE



SAN VICENTE DRIVE
EXISTING PUBLIC STREET

NOT TO SCALE



LA PUENTE ROAD
EXISTING PUBLIC STREET

NOT TO SCALE

Legal Description

Being a subdivision of Lots 1 & 2 of Tract No. 45379 as shown on a map thereof filed in Book 1095, Pages 93 through 99 of maps, in the Office of the County Recorder of Los Angeles County, California.

Legend

- Proposed Property Line Shown Thus: ———
- Proposed Centerline Shown Thus: ———
- Proposed Contour Shown Thus: ———
- Existing Contour Shown Thus: ———
- Proposed Storm Drain Shown Thus: ———
- Proposed Sewer Line Shown Thus: ———
- Proposed Water Line Shown Thus: ———
- Lot Numbers Shown Thus: **28**
- Proposed Street Elevation Shown Thus: 1495.5
- Proposed Street Grade Shown Thus: 0.50%
- Proposed Access/Public Utility Easement Shown Thus: ———
- Cut/Fill Line Shown Thus: ———
- Manufactured Slopes Shown Thus: ———
- Proposed Retaining Wall Shown Thus: ———
- Proposed Existing Hiking/Equestrian Trails Shown Thus: ———
- Proposed Sidewalk Shown Thus: ———
- Existing Tree (within graded area) to remain: TREE #33 22' GUM

General Information

- EXISTING LAND USE: VACANT, EQUESTRIAN FACILITY (CLOSED)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, OPEN SPACE
- SURROUNDING LAND USE: N: Church, Residential
W: Residential, Fire Station
E: Residential
S: Commercial
- MINIMUM LOT SIZE: 14,000 SQUARE FEET
- CURRENT ZONING: R.P.D. 28,500 - 1.5 DU
- PROPOSED ZONING: RPD 1.5 DU (WITH CONDITIONAL USE PERMIT)
- DENSITY: ALLOWED PER ZONING - 1.5 DU/Ac X 25.84Ac = 33 DU
PROPOSED - 1.08 DU/Ac X 25.84Ac = 28 DU
- UTILITY COMPANIES:
GAS: SOUTHERN CALIFORNIA GAS CO. (800) 427-2200
ELECTRICITY: SOUTHERN CALIFORNIA EDISON (800) 655-4555
WATER: WALNUT VALLEY WATER DISTRICT (909) 595-7554
SEWER: CONSOLIDATED SEWER MAINTENANCE DISTRICT
REFUSE: VALLEY VISTA SERVICES (800) 442-6454
- THOMAS GUIDE - LOS ANGELES COUNTY 2006 EDITION: PAGE 639, GRID 6E
- ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE INDICATED.
- STREETS "A" AND SAN VICENTE DR. WILL BE PUBLIC. STREET "B" WILL BE PRIVATE.
- ASSESSOR'S PARCEL NUMBERS: 8709-093-001, 002, & 003
- APPROXIMATE EARTHWORK: CUT: 55,000 CY
*FILL: 55,000 CY *ALLOWANCE INCLUDED FOR SHRINKAGE.
- GEOLOGIST: GROUP DELTA CONSULTANTS, INC.
370 ANAPOLA AVENUE, SUITE 212
TORRANCE, CA 90501
(310) 320-5100

Tentative Tract No. 72798

28 RESIDENTIAL (LOTS 1-28) 12.69 AC
10 OPEN SPACE (LOTS A-J) 9.55 AC
(LOTS D & H TO BE DEDICATED TO THE CITY OF WALNUT)
1 PRIVATE STREET LOT (STREET B) 2.21 AC
39 TOTAL NUMBER OF LOTS
2 PUBLIC STREETS (SAN VICENTE DRIVE AND STREET A) 1.39 AC
PROJECT AREA ACREAGE: 25.84 ACRES GROSS
CONTOUR INTERVAL: 1 FOOT

June 11, 2018

REV	DATE	DESCRIPTION
1	11/14	Added Existing Tree (in graded area) to remain

Michael Baker International
14725 Alton Parkway, Irvine CA 92618
(949) 472-3505 • MBAKERINTL.COM

OWNER
SPRING MEADOWS HOMES LLC
MEADOW PASS ESTATES LLC
18217 GALE AVE., SUITE A
CITY OF INDUSTRY, CA 91748
ATTN: MR. JACK SU (626) 817-6989

DEVELOPER
ALPINE POINTE DEVELOPMENT LLC
18217 GALE AVE., SUITE A
CITY OF INDUSTRY, CA 91748
ATTN: MR. JACK SU (626) 817-6989

**THE BROOKSIDE
TENTATIVE TRACT NO. 72798**
City of Walnut, County of Los Angeles

SHEET
1
OF
2



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

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

September 12, 2022

Ref. DOC 6682083

Ms. Valerie Flores
Assistant Planner
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 93675

Dear Ms. Flores:

Will Serve Letter for Brookside Residential Project

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on September 1, 2022. The proposed project is located within the jurisdictional boundary of District No. 21. We offer the following comments regarding sewerage service:

1. 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' Lemon Avenue Trunk Sewer, located in Lemon Avenue at Valley Boulevard. The Districts' 18-inch diameter trunk sewer has a capacity of 7.8 million gallons per day (mgd) and conveyed a peak flow of 1.4 mgd when last measured in 2005.
2. 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 recycled flow of 62.7 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.
3. The expected increase in average wastewater flow from the project, described in the application as 28 single-family homes, is 7,020 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) 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 www.lacsd.org, 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@lacsdc.org.

Very truly yours,



Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:dc



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

July 25, 2018

Ref. Doc. No.: 4611440

Mr. Chris Vasquez
Senior Planner
City of Walnut
21201 La Puente Road
Walnut, CA 91789-2018

Dear Mr. Vasquez:

DEIR Response to the Brookside Project

The Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report (DEIR) for the subject project on June 11, 2018. The proposed project is located within the jurisdictional boundaries of District No. 21. Previous comments submitted by the Districts in correspondence dated May 24, 2016 (copy enclosed) still apply to the subject project with the following updated information:

- 5.15.2 Environmental Setting, page 5.15-3, third paragraph from the top – The San Jose Creek Water Reclamation Plant currently processes an average flow of 64.7 million gallons per day.

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

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Enclosure



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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GRACE ROBINSON HYDE
Chief Engineer and General Manager

May 24, 2016

Ref File No.: 3724282

Mr. Chris Vasquez, Associate Planner
Planning Division
City of Walnut
21201 La Puente Road
Walnut, CA 91789

Dear Mr. Vasquez:

Comment Letter for the Brookside Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on May 10, 2016. The proposed development is located within the jurisdictional boundaries of District No. 21. We offer the following comments regarding sewerage service:

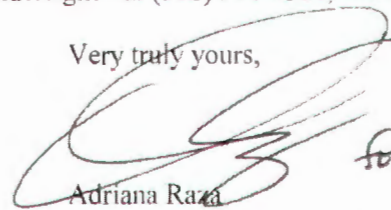
1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Lemon Avenue Trunk Sewer, located in Lemon Avenue at Valley Boulevard. The Districts' 18-inch diameter trunk sewer has a capacity of 7.8 million gallons per day (mgd) and conveyed a peak flow of 1.8 mgd when last measured in 2010.
2. 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 66.3 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.
3. The expected average wastewater flow from the proposed project, described in the document as 28 detached single-family graded home lots, is 7,280 gallons per day, based on the estimated flow from 28 single family homes. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of

the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee 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 you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you 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.

Very truly yours,


for:
Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar



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www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

July 11, 2018

Ref. Doc. No.: 4620243

Mr. Chris Vasquez
Senior Planner
City of Walnut
21201 La Puente Road
Walnut, CA 91789-2018

Dear Mr. Vasquez:

Comment Letter for Tentative Tract Map No. 72798

The Sanitation Districts of Los Angeles County (Districts) received the letter and plans for the subject project forwarded by your office on June 18, 2018. The proposed project is located within the jurisdictional boundaries of District No. 21. We offer the following comments regarding sewerage service:

1. 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' Lemon Avenue Trunk Sewer, located in Lemon Avenue at Valley Boulevard. The Districts' 18-inch diameter trunk sewer has a capacity of 7.8 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2014.
2. 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 64.7 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.
3. The expected average wastewater flow from the project, described in the map as 28 residential lots, is 7,280 gallons per day, based on the estimated flow from 28 single family homes. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
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Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

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

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar



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GRACE ROBINSON HYDE
Chief Engineer and General Manager

May 24, 2016

Ref File No.: 3724282

Mr. Chris Vasquez, Associate Planner
Planning Division
City of Walnut
21201 La Puente Road
Walnut, CA 91789

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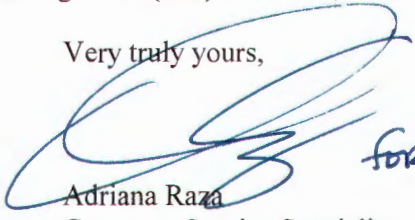
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for:
Adriana Raza
Customer Service Specialist
Facilities Planning Department

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