



ATTACHMENTS

- Attachment A – Southern California Edison; Electric
- Attachment B – Southern California Gas Company; Gas
- Attachment C – Los Angeles County Sanitation District and City of Industry; Sewer
- Attachment D – Los Angeles County Road Department; Storm Drain
- Attachment E – San Gabriel Valley Water Company; Water
- Attachment F – Frontier Communications; Telephone & Cable
- Attachment G – Charter Spectrum; Telephone & Cable



Attachment A – Southern California Edison; Electric

DATE: 04/04/23

SUBJECT: 14404 Valley Blvd, Industry Ca

To Whom It May Concern,

This is to advise that the subject property is located within the service territory of the Southern California Edison Company (SCE) and that the electrical loads of the project are within parameters of projected load growth which SCE is planning to meet in this area.

Our total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, our plans for new distribution resources indicate that our ability to serve all customers' loads in accordance with our rules and tariffs will be adequate during the decade of the 2000's.

Current conservation efforts on the part of SCE customers have resulted in energy savings. Optimization of conservation measures in this project will contribute to the overall energy savings goal.

If you have any additional questions, please feel free to call me at (909) 592-3761.

Sincerely,

Andrew Lopez

Planner II

Southern California Edison



Attachment B – Southern California Gas Company; Gas



A  Sempra Energy utility

1919 S. State College Blvd.
Anaheim, CA 92806-6114

April 13, 2023

David Evans and Assoc.
4141 Inland Empire Blvd, Suite 250
Ontario, CA 91764

Attn: Josh Fry

**Subject: Map and Will Serve Request for the area around the intersection of S
6th Ave and Valley Blvd; Industry**

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

A handwritten signature in black ink, appearing to read "Katrina Regan".

Katrina Regan
Planning Supervisor
SouthEast Region - Anaheim Planning & Engineering



1919 S. State College Blvd.
Anaheim, CA 92806-6114

April 13, 2023

David Evans and Assoc.
4141 Inland Empire Blvd, Suite 250
Ontario, CA 91764

Attn: Josh Fry

Subject: Map Request for the area around the intersection of S 6th Ave and Valley Blvd; Industry

Enclosed is the information you requested relating to the location of gas facilities within the area of your project. The information we have provided was obtained from a search of all our available records and are approximate in nature. Due to numerous factors, the depths of our facilities vary and should not be taken for granted. If exact depth location and information is required at points of possible interference, it will be necessary to physically check the facility in question.

It is extremely important that you furnish us with **“signed”** final plans and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze your plans and to design required alterations due to any conflicting facilities. Depending on the magnitude of the work involved, additional time may then be required to clear the conflict. Please keep us informed of construction schedules, preconstruction meetings, etc., so that our work can be scheduled accordingly.

Upon request, at least two (2) working days prior to the start of construction, we will locate and mark our active underground facilities for the contractor at no cost. Please call Underground Service Alert (USA) at (800) 422-4133.

You will also have to contact our Transmission Department regarding the above-mentioned request. CPUC Regulations require notification of both So Cal Gas Distribution and Transmission of all work being conducted. Please contact Southern Region Transmission, at 9400 Oakdale Avenue, Chatsworth, CA 91313, SoCalGasTransmissionUtilityRequest@semprautilities.com. They will need a notification letter and plans.

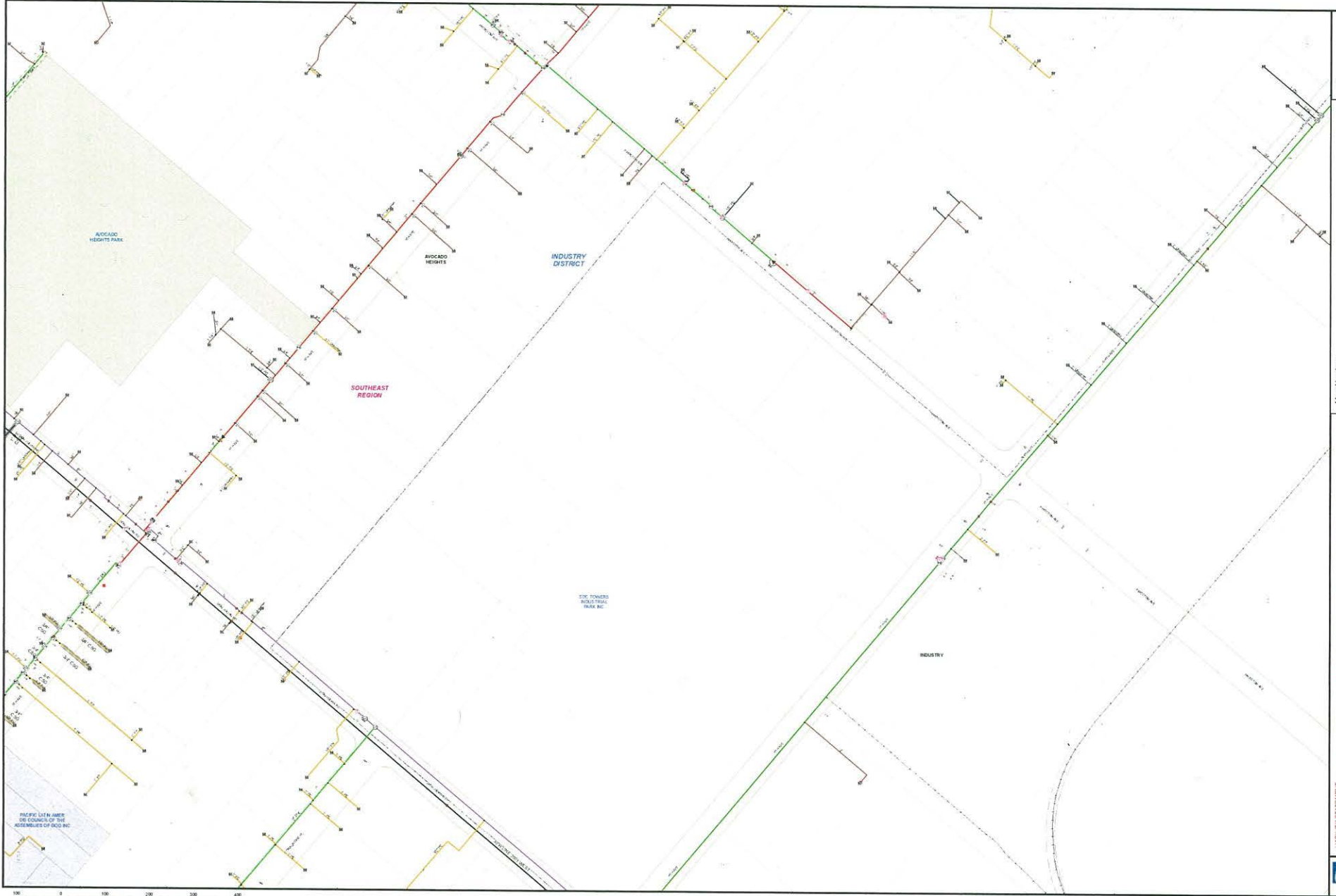
If you have any questions or require additional information please contact me at

Sincerely,

Planning Associate
SouthEast Region - Anaheim Planning & Engineering

enclosure
atlas.doc

42-2023-04-00045



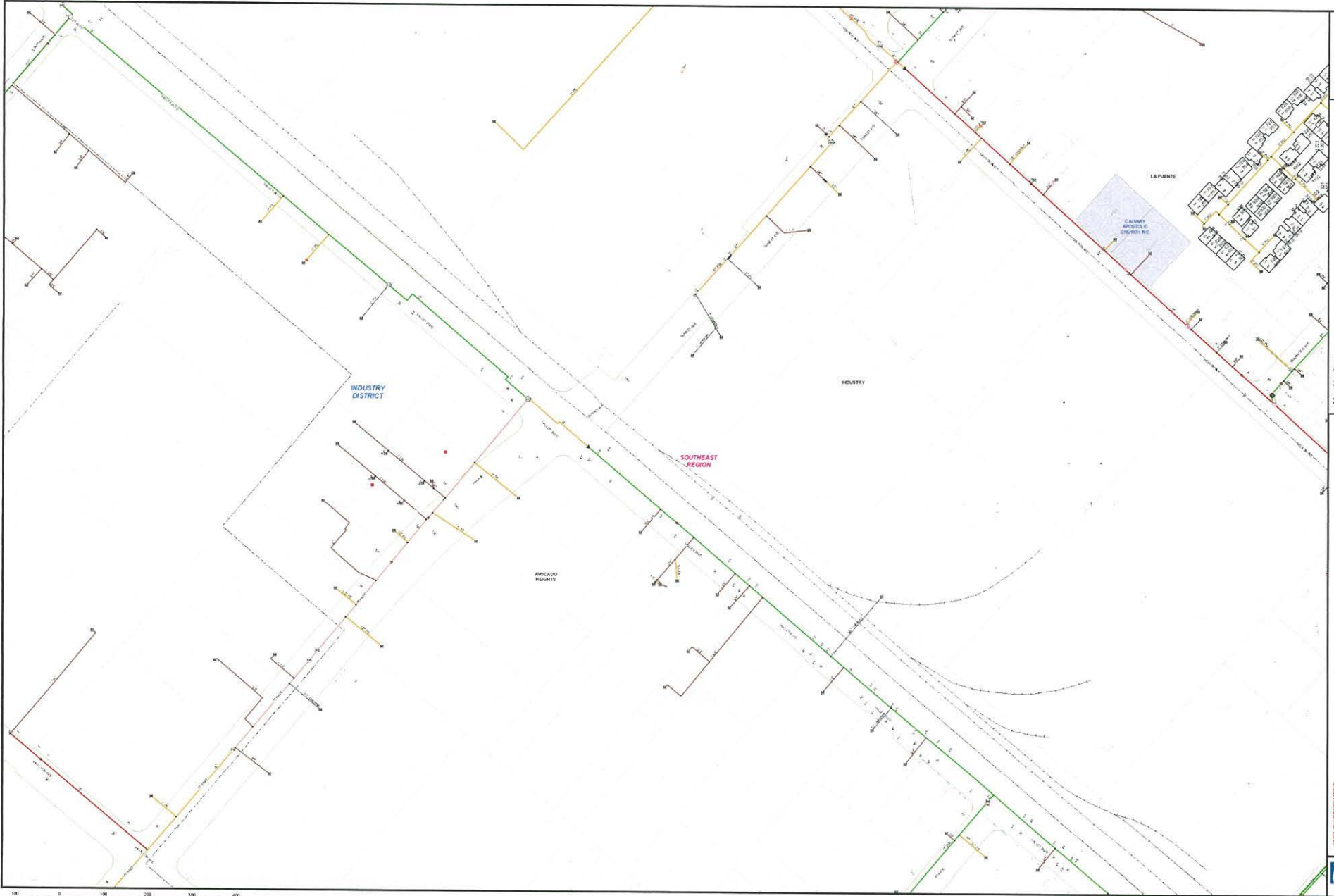
1 inch = 91 feet

Map Number:
 Map Type: Gas Asset Map
 Printed By: ontblake
 Printed Date: 4/13/2023

LIABILITY STATEMENT
 The information on this map was believed to be reasonably accurate, but the map is not to be used as a basis of liability or as a warranty of accuracy. The Gas Company has no liability for damages, direct or consequential, incurred or sustained arising from the use of the map. The Gas Company has no liability for damages, direct or consequential, incurred or sustained arising from the use of the map. The Gas Company has no liability for damages, direct or consequential, incurred or sustained arising from the use of the map. The Gas Company has no liability for damages, direct or consequential, incurred or sustained arising from the use of the map.



PACIFIC UTILITIES
 DEPARTMENT OF THE
 ASSEMBLY OF CALIFORNIA



1 inch = 91 feet


 N

Map Number:		Gas Asset Map	
Map Type:		cmblak	
Printed By:		cmblak	
Printed Date:		4/13/2023	

LIABILITY STATEMENT
 The facilities and their depiction on these maps are believed to be reasonably accurate, but the maps are not to be used in lieu of field verification or calling SoCalGas as the authority. No warranty is expressed or implied (including of merchantability or of fitness for a particular purpose) is made as to any matter, including the data, absence of viruses (if transmitted electronically), by links or downloads, data transmission or transmission errors or omissions, copyright infringement, or any other matter. SoCalGas is not responsible for any damage or loss of data or information contained in the maps, computer-generated, mechanical or otherwise, arising from the use, transmission, reproduction, modification or use by others of the maps or information contained in the maps.

 SoCalGas



Attachment C – Los Angeles County Sanitation District and City of Industry; Sewer



**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

March 23, 2023

Ref. DOC 6865932

Mr. Josh Fry, EIT
David Evans & Associates, Inc.
4141 E. Inland Empire Blvd., Suite 250
Ontario, CA 91764

Dear Mr. Fry:

Will Letter for Parcels 8206-027-080 and 8206-027-058

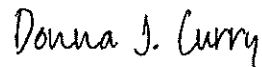
The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on March 15, 2023. The proposed project is located within the jurisdictional boundary of District No. 15. We offer the following comments regarding sewerage service:

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' Puente Trunk Sewer, located in Proctor Avenue at 6th Avenue. The Districts' 18-inch diameter trunk sewer has a capacity of 1.9 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2013.
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 a 140,000 square-foot warehouse, is 874 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, under Services, then Wastewater Program and Permits and select 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@lacsdsd.org.

Very truly yours,



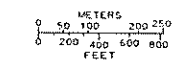
Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:sw

U-43
U-48
U-111
U-120

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

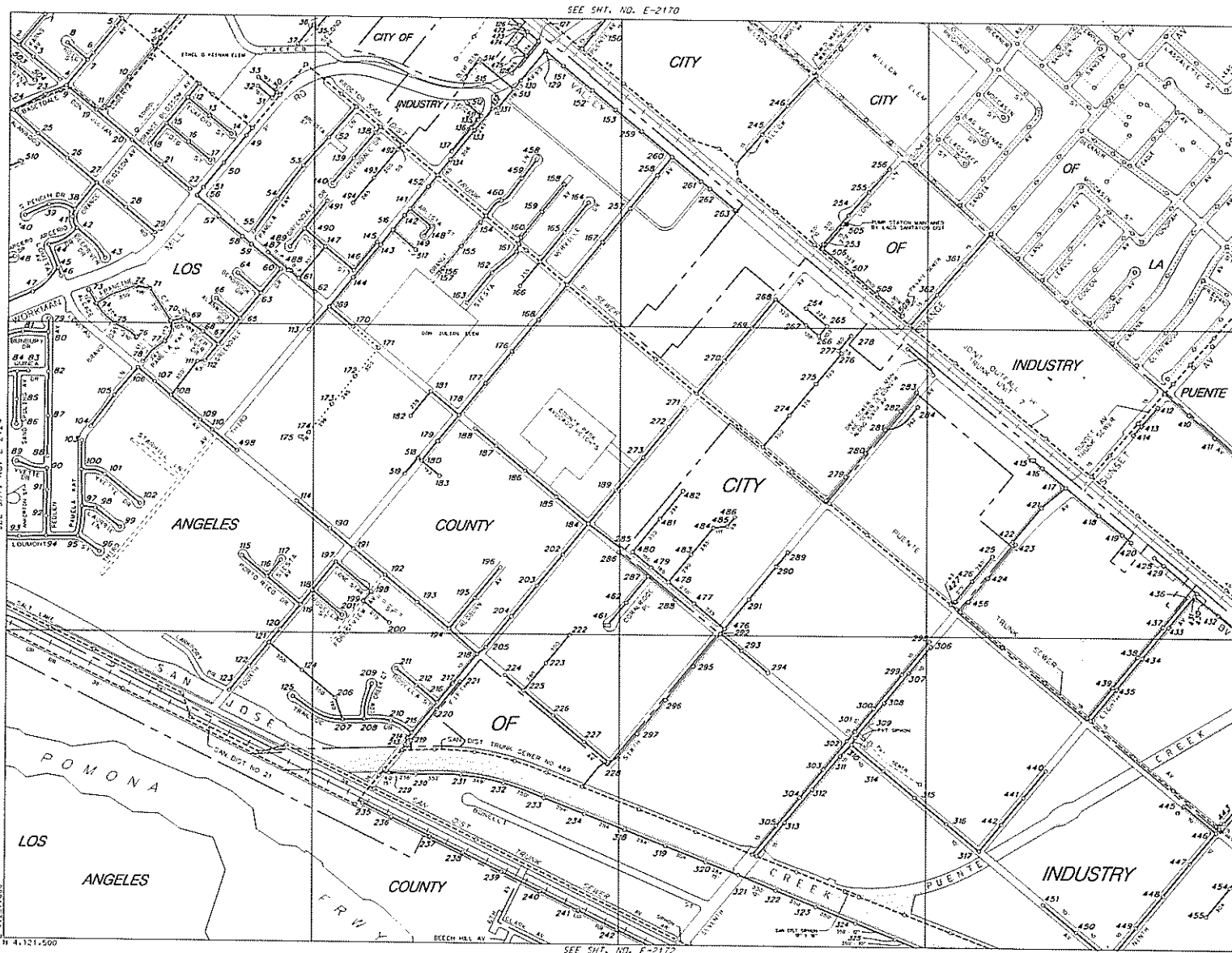
SEE SHIT. NO. E-2217



LEGEND

- CLAY SEWERS MAINTAINED BY S.M.D. UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, EROD
- CEMENT SEWERS, LEAD
- FORCE MAINS
- SEWERS NOT MAINTAINED BY S.M.D.
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- △ SHALLOW MANHOLE
- TRAP MANHOLE
- ⊕ WEFIP MANHOLE
- C.O.D. → CLEAFOUT
- L.H.V. → LAMP HOLE
- PUMP STATION

TOTAL SHEETS THIS MAP: 411



SEE SHIT. NO. E-2170

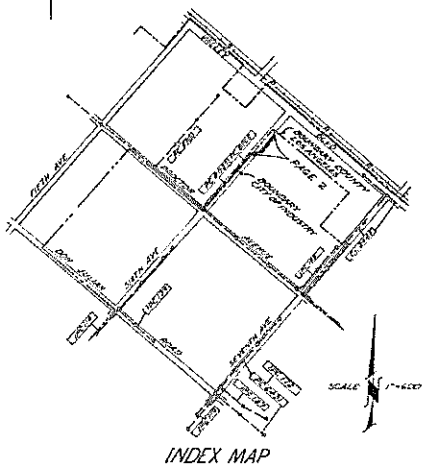
SEE SHIT. NO. E-2172

SEE SHIT. NO. E-2124

SEE SHIT. NO. E-2120

MAP REV
05-14-12
DATA BASE REV
03-29-89

B.M. PR-15 ELEV. 295.095
 20' CONV. IN 3" I.D. ON IN. 2" S.O. OF
 RP 1196727 ON E. SIDE OF SIXTH
 AVE., 2' 650' N. OF PROCTOR AVE.
 QUAD. 1965.



REVISION	DATE	BY
1. DELETE CONC. ENCASUREMENT & ADD INSULATED STEEL PIPE CONDUIT UNDER COATED		

DEPARTMENT OF COUNTY ENGINEER
 APPROVED: [Signature]
 DATE: [Date]

- GENERAL NOTES:**
1. ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. NO EXISTING UTILITIES ARE SHOWN UNLESS OTHERWISE NOTED ON THE CITY ENGINEER'S RECORD DRAWINGS.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. SHOWN TO WHICH THE ADJUSTMENT IS TO BE CONSIDERED AND APPROVED BY THE CITY ENGINEER.
 5. THE PRIVATE CONTRACTOR SHALL MAINTAIN THE CITY ENGINEER'S RECORD DRAWINGS AND RECORDS FOR ALL WORK DONE UNDER THIS CONTRACT.
 6. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CITY ENGINEER'S RECORD DRAWINGS.
 7. THE PRIVATE CONTRACTOR SHALL MAINTAIN THE RECORD DRAWINGS AT THE PROJECT SITE THROUGHOUT THE CONSTRUCTION PERIOD.
 8. THE PRIVATE CONTRACTOR SHALL MAINTAIN THE RECORD DRAWINGS AT THE PROJECT SITE THROUGHOUT THE CONSTRUCTION PERIOD.
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 12. THE PRIVATE CONTRACTOR SHALL MAINTAIN THE RECORD DRAWINGS AT THE PROJECT SITE THROUGHOUT THE CONSTRUCTION PERIOD.

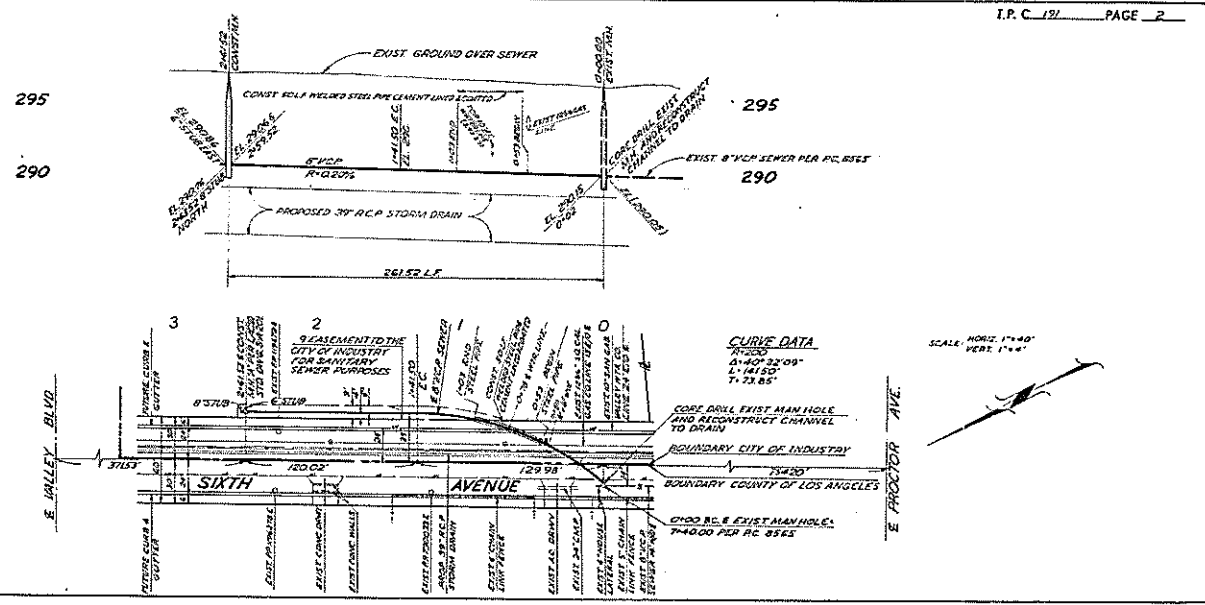
- CONSTRUCTION NOTES:**
1. WORK SHALL BE CONDUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CITY ENGINEER'S RECORD DRAWINGS.
 2. THE PRIVATE CONTRACTOR SHALL MAINTAIN THE RECORD DRAWINGS AT THE PROJECT SITE THROUGHOUT THE CONSTRUCTION PERIOD.
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 12. THE PRIVATE CONTRACTOR SHALL MAINTAIN THE RECORD DRAWINGS AT THE PROJECT SITE THROUGHOUT THE CONSTRUCTION PERIOD.

METAL ALIGNMENT AND GRADE OF
SANITARY SEWERS PAGE 1
 TO BE CONSTRUCTED BY
**SIXTH AVENUE &
 IN AN EASEMENT EAST OF SIXTH AVENUE
 INDUSTRY
 PRIVATE CONTRACT NO. 191**
 I.T.C. 191 OF 8
 SHEETS, 2 PAGES
 DATE: SEPTEMBER, 1977
 PREPARED IN THE OFFICES OF
 J. H. RAGECHI, CIVIL ENGINEER
 1515 G STREET, LOS ANGELES, CALIF.
 REG. C.E. NO. 22242

THE FOLLOWING LISTED NOTES SHOWN HAVE ON FILE IN THE OFFICE OF THE COUNTY ENGINEER SHALL APPLY TO THE CONSTRUCTION OF THIS PROJECT.

NO.	DESCRIPTION	DATE
1	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	1977
2	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	1977
3	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	1977
4	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	1977
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99	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	1977
100	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	1977

CITY OF INDUSTRY, CALIFORNIA
 JOHN J. RAGECHI, CIVIL ENGINEER
 APPROVED: [Signature] DATE: [Date]



CURVE DATA
 R=2000'
 Δ=40° 32' 09"
 L=141.50'
 T=71.25'

R.A. 03 1955 ELEV. 202.874
 17' 0" W. E. END COR. ROADWALL'S
 15' 0" W. VALLEY ROAD AND SIXTH
 AVE. C/L. 181'
 PUENTE QUAD. 19.5524E

THE FOLLOWING COUNTY SANITATION DISTRICTS
 STANDARDS APPLY TO THIS PROJECT
 DISTRICT APPROVALS: DISTRICT NO. 101
 DISTRICT NO. 102 AND DISTRICT NO. 103

LA PUENTE BLDG. DIST. NO. 2

PROFILE, ALIGNMENT AND GRADE OF
 SANITARY SEWERS PAGE 1
 CONTRACTED BY

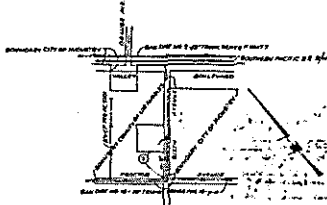
SIXTH AVENUE

PRIVATE CONTRACT NO. 8027

W.S. 57
 1 SHEET OF 2 PAGES
 SCALE: HORIZONTAL - 1" = 40' VERTICAL - 1" = 4'

FEBRUARY, 1948
 PREPARED BY THE OFFICE OF
 NATIONAL ENGINEERING CO.
 4071 JACKSON ST., JACKSON, CALIF.
 ENGINEER: J. J. PETERSON
 CIVIL ENGINEER
 REG. C. E. NO. 5218
 FOR UGONS SEE PLAN NO. 11

39899



INDEX MAP
 SCALE: 1" = 600'
 P.C. 8027

County Sanitation Districts shall be notified prior to the following to that required inspection and be made known:
 (1) Commencement of construction of manholes on existing trunks.
 (2) Beginning of trenching work on new trunks.
 (3) Beginning of trenching work on new manholes.
 (4) Beginning of the project.

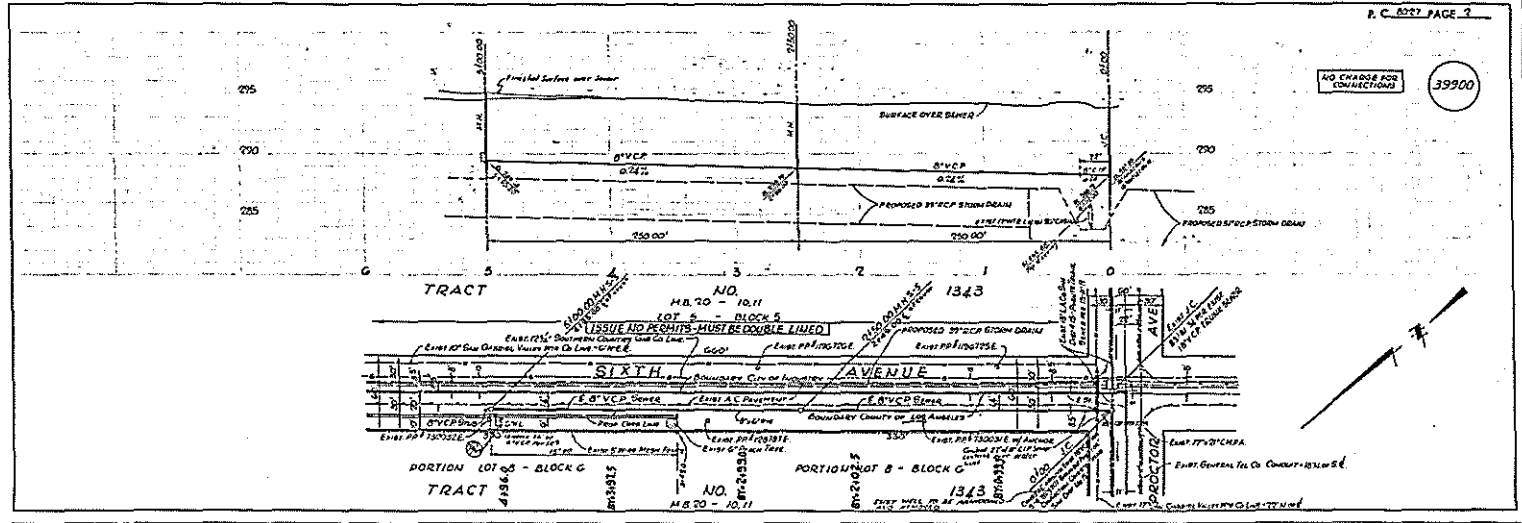
1. Existing manholes for the sanitary sewer to be replaced shall be removed and the same shall be replaced by new manholes.
2. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.
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14. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.
15. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.
16. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.
17. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.
18. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.
19. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.
20. All manholes shall be constructed in accordance with the standards of the County Sanitation Districts and shall be constructed of concrete or vitrified clay pipe.

COLLECT CHARGES
 AS INDICATED

THE FOLLOWING COUNTY CHARGES APPLY TO THIS PROJECT

1. MANHOLES	1.00
2. TRENCHING	1.00
3. CONCRETE	1.00
4. VITRIFIED CLAY PIPE	1.00
5. OTHER	1.00
6. TOTAL	5.00

COUNTY OF LOS ANGELES, CALIFORNIA
 JOHN A. LAMM, COUNTY ENGINEER
 APPROVED BY: J. J. PETERSON
 CIVIL ENGINEER
 I.N. 0509 01

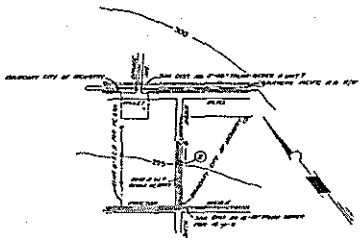


P.C. 8027 PAGE 2

NO CHARGE FOR CONNECTIONS
 39900

TRACT NO. 1343
 H.B. 20 - 10.11
 LOT 2 - BLOCK 5
 (ISSUE AND RIGHTS MUST BE DOUBLE LINED)
 TRACT NO. 4136
 H.B. 20 - 10.11
 PORTION LOT 6 - BLOCK G

B.M. B.G. 1059 ELEV. 297.824
 1.80" IN EAST END CONC. HEAD-
 WALL AT S.W. COR. VALLEY BLDG.
 AND SIXTH AVE. CAL INT.
 ELEVATE QUAD. 1955.A.D.



AC 8545
 INDEX MAP
 SCALE 1"=400'

GENERAL NOTES

1. All work shall be done in accordance with the S.D.P.C. and the S.D.P.C. Rules and Regulations.
2. All drawings shall be made in accordance with the S.D.P.C. Rules and Regulations.
3. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
4. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
5. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
6. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
7. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
8. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
9. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
10. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.

PROF. ALIGNMENT AND GRADE OF
SANITARY SEWERS PAGE 1

CONSTRUCTED BY
SIXTH AVENUE NO. 2
PRIVATE CONTRACT NO. 8565

W.S. 37-E2
 1 SHEET OF 2 PAGES
 SCALE: HORIZ. 1"=40' VERT. 1"=4'
 NOVEMBER 1970
 PREPARED BY THE OFFICE OF
 ALGERMAN, SWIFT & LEWIS
 701 FAIR GATES AVENUE
 SOUTH PASADENA, CALIF.
 CIVIL ENGINEERS

12559

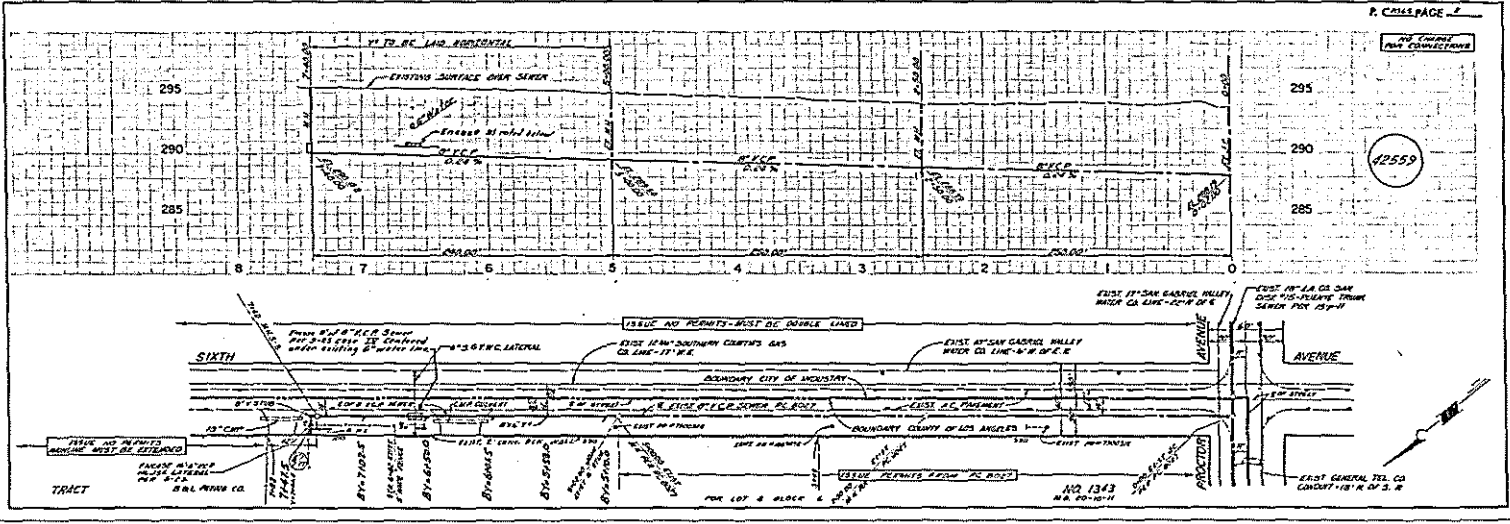
CONSTRUCTION NOTES

1. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
2. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
3. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
4. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
5. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
6. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
7. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
8. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
9. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.
10. All work shall be done in accordance with the S.D.P.C. Rules and Regulations.

THE FOLLOWING LISTED ITEMS SHOW THE COST OF THE WORK AS SHOWN ON THIS SHEET, AND AS SHOWN ON THE OTHER SHEETS OF THIS PROJECT.

Excavation	1.00
Backfill	1.00
Concrete	1.00
Iron	1.00
Steel	1.00
Paint	1.00
Other	1.00
Subtotal	1.00
Permit	1.00
Design	1.00
Construction	1.00
Other	1.00
Total	1.00

COUNTY OF LOS ANGELES, CALIFORNIA
 JOHN A. LAMBE, COUNTY ENGINEER
 JOHN D. PARADISI, CIVIL ENGINEER
 APPROVED: *[Signature]* APPROVED: *[Signature]*
 CIVIL ENGINEER CIVIL ENGINEER
 CALIFORNIA REGISTERED PROFESSIONAL ENGINEER
 CALIFORNIA REGISTERED PROFESSIONAL ENGINEER
 NO. 1343
 M.S. 80-10-11
 CA. DIVISION OF HIGHWAYS, DIV. 20
 11/17/70



P. CROSS PAGE 2

12559

SANITARY SEWERS

TO BE CONSTRUCTED IN

SIXTH AVE. & VALLEY BLVD.

PRIVATE CONTRACT NO. 10466

W.S. U-47, C-5

1 SHEET 1, 2 PAGES

51052

SCALE: HORIZ. 1" = 40'

VERT. 1" = 4'

DEC. 1, 1945

PREPARED IN THE OFFICES OF

Charles E. Duff
REG. C.E. No. 8152

THE FOLLOWING LIST OF MATERIALS IS SUBMITTED TO THE OFFICE OF THE SUPERVISOR OF PUBLIC WORKS FOR THE CITY OF LOS ANGELES FOR THE CONSTRUCTION OF THIS PROJECT:

DESCRIPTION	QUANTITY	UNIT	ESTIMATED COST
PIPE	100	FEET	\$100.00
MANHOLES	2	PIECES	\$200.00
CONCRETE	100	CY	\$100.00
IRON	100	LB	\$10.00
LABOR	100	HOURS	\$100.00
TOTAL			\$500.00

COUNTY OF LOS ANGELES, CALIFORNIA
 CHARLES E. DUFF
 CIVIL ENGINEER
 APPROVED: *John J. [Signature]* APPROVED: *John J. [Signature]*
 REGISTERED CIVIL ENGINEER REGISTERED CIVIL ENGINEER
 REG. C.E. No. 8152 REG. C.E. No. 8152
 INDUSTRY BLDG. DIST. FOS

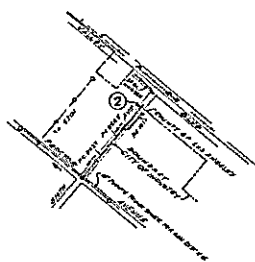
GENERAL NOTES:

1. All work shall be done in accordance with the specifications and standards of the City of Los Angeles.
2. The contractor shall be responsible for obtaining all necessary permits and licenses.
3. The contractor shall maintain access to all adjacent properties at all times.
4. The contractor shall be responsible for the safety of all workers and the public.
5. The contractor shall be responsible for the protection of all existing utilities.
6. The contractor shall be responsible for the removal of all debris and waste.
7. The contractor shall be responsible for the maintenance of all records.
8. The contractor shall be responsible for the completion of all work within the specified time.
9. The contractor shall be responsible for the payment of all bills and taxes.
10. The contractor shall be responsible for the insurance of all workers and property.
11. The contractor shall be responsible for the compliance with all applicable laws and regulations.

CONSTRUCTION NOTES:

1. The contractor shall be responsible for the construction of all sanitary sewers in accordance with the specifications and standards of the City of Los Angeles.
2. The contractor shall be responsible for the construction of all manholes in accordance with the specifications and standards of the City of Los Angeles.
3. The contractor shall be responsible for the construction of all concrete structures in accordance with the specifications and standards of the City of Los Angeles.
4. The contractor shall be responsible for the construction of all iron structures in accordance with the specifications and standards of the City of Los Angeles.
5. The contractor shall be responsible for the construction of all labor in accordance with the specifications and standards of the City of Los Angeles.
6. The contractor shall be responsible for the construction of all materials in accordance with the specifications and standards of the City of Los Angeles.
7. The contractor shall be responsible for the construction of all equipment in accordance with the specifications and standards of the City of Los Angeles.
8. The contractor shall be responsible for the construction of all tools in accordance with the specifications and standards of the City of Los Angeles.
9. The contractor shall be responsible for the construction of all machinery in accordance with the specifications and standards of the City of Los Angeles.
10. The contractor shall be responsible for the construction of all vehicles in accordance with the specifications and standards of the City of Los Angeles.
11. The contractor shall be responsible for the construction of all other equipment in accordance with the specifications and standards of the City of Los Angeles.

B.M. 177 ELEV. 849.128
 BRASS CAP 1 1/2" DIA. OF VALLEY BLVD.
 BLVD. ON E. END OF 1ST. HEREABOUTS
 P.C. & P.O. SIXTH AVE. 110' E. OF CURB
 6431N QUAD. 19 22 23A



INDEX MAP
 P.C. 10466
 SEWERS IN SIXTH AVE.

NOTE: 1. SYMBOL IN CIRCLE INDICATES PAGE NUMBER.

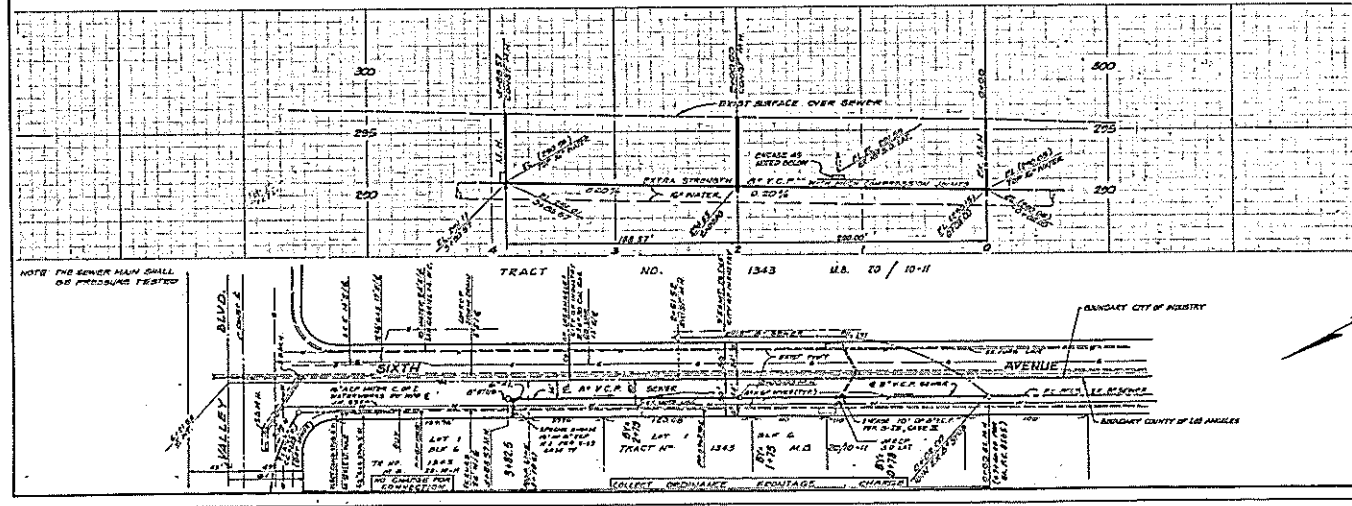
NO CONNECTION FOR THE REMOVAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWER MAINS OR TRUNK MAINS UNTIL A PERMIT FOR INDUSTRIAL WASTEWATER REUSE HAS BEEN ISSUED BY THE SANITATION DISTRICTS FOR SAID CONNECTION.

BEFORE HAZARDOUS SPILL OR CONSTRUCTION OF A COUPLET SANITATION SEWER LINE AND FROM THE FINAL ACCEPTANCE OF THE PROJECT, SANITATION DISTRICT INSPECTOR SHALL BE NOTIFIED BY PHONE 214-702-8905 SO THAT RECEIVED INSPECTION CAN BE MADE.

P.C. 10466 PAGE 2
 REVISED *John J. [Signature]* 4-1-46

COLLECT CHARGES AS INDICATED
 SEE SAN. DIST. FOR SPECIAL CONN. CHARGES

51053



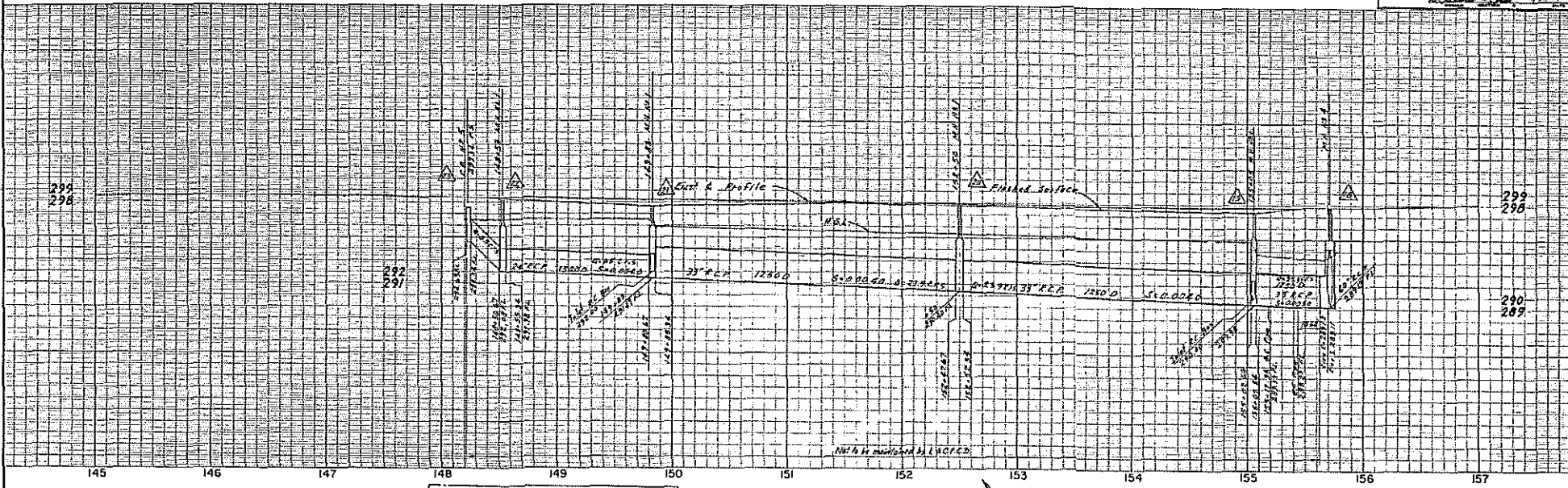
NOTE: THE SEWER MAIN SHALL BE PRESSURE TESTED

COLLECT ORDINANCE REBURIAL CHARGES



Attachment D – Los Angeles County Road Department; Storm Drain

REVIEWED *[Signature]* 1/21/14

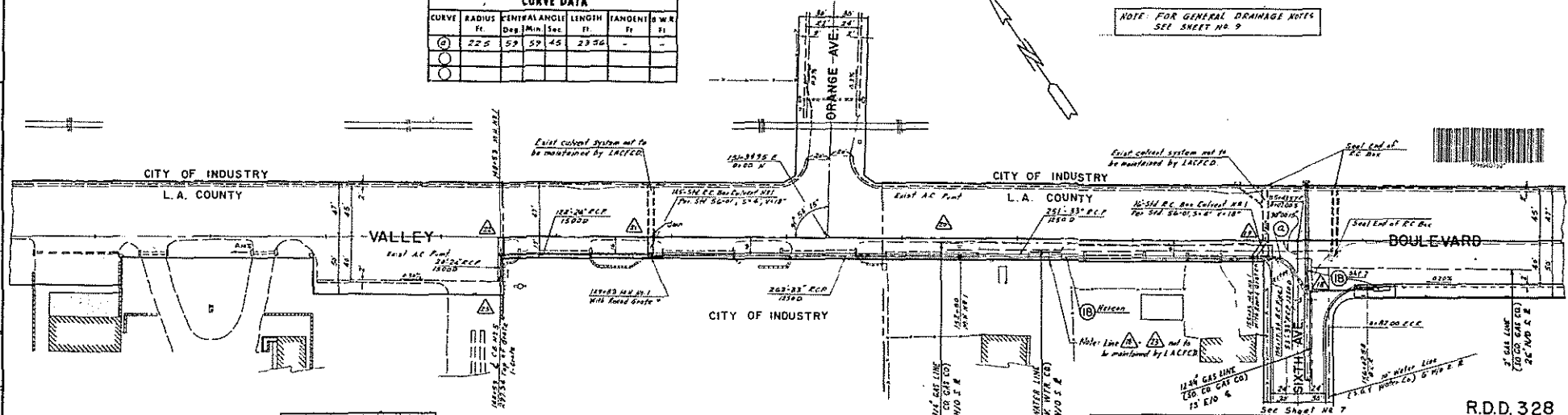


CURVE DATA

CURVE	RADIUS Ft	CENTRAL ANGLE			LENGTH Ft	TANGENT & W R	
		Deg	Min	Sec		Ft	Ft
(1)	225	57	57	45	23.96	-	-
(2)							
(3)							

NOTE FOR GENERAL DRAINAGE NOTES
SEE SHEET NO. 9

REFERENCES: SEE SHEET NO. 1
 L.A. COUNTY
 CITY OF INDUSTRY
 VALLEY BLVD.



FOR RECORD (To be filled in by contractor)

DATE	BY	REVISIONS

For Attention: Foundry Co
Traffic Grade A-3222 or equal

AS BUILT PLANS

DATE	BY	REVISIONS

R.D.D. 328

LOS ANGELES COUNTY ROAD DEPARTMENT

HIGHWAY SIXTH AVENUE

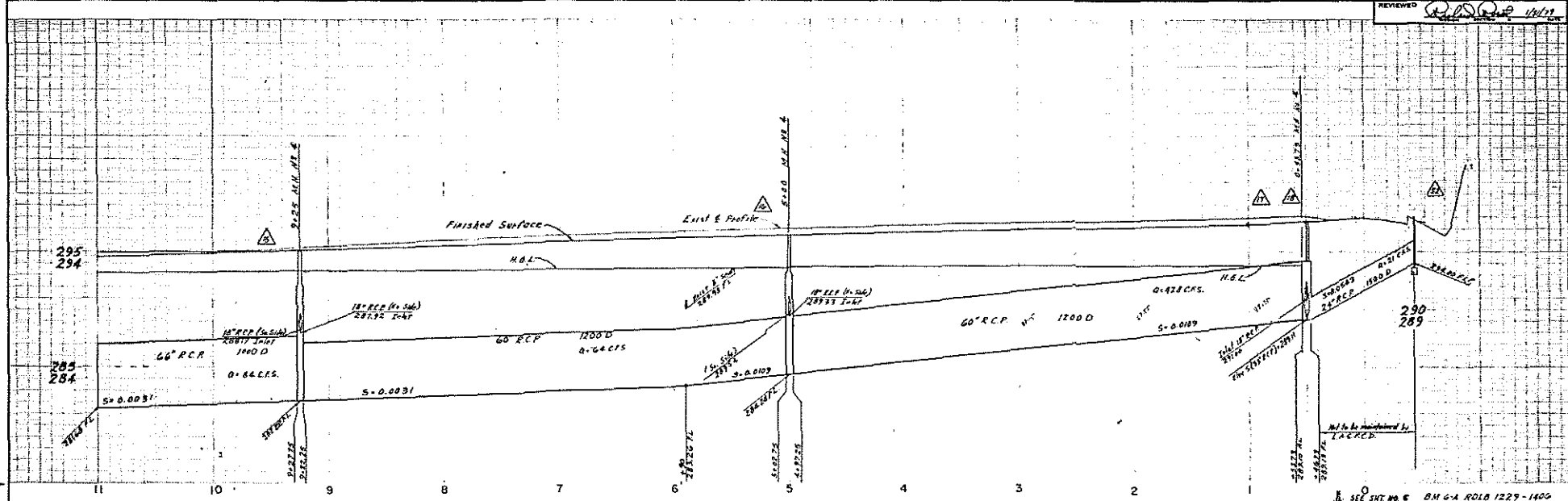
DIVISION: LIMITS VALLEY BLVD. TO DON JULIAN RD.

JOB NO. **57346**

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

SHEET 6 OF 9 SHEETS
DRAWING NO. #40792

REVIEWED *[Signature]* 11/1/19

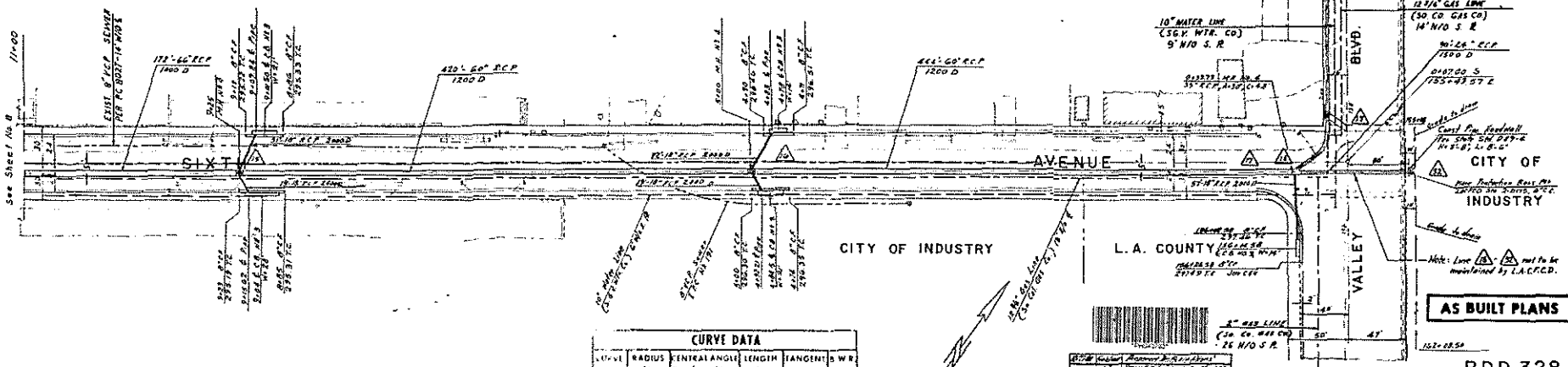


L. A. COUNTY

NOTE FOR GENERAL DRAINAGE NOTES
SEE SHEET # 9

SEE SHT. NO. 8
BM G+A R.O.L.B. 1229-1400
ELEV. 297.015' ±
2.47' TO BASE OF 24\"/>

PROJECT NUMBER: 57346
 SHEET NO.: 284
 DATE: 11/1/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REVISIONS: [Table]



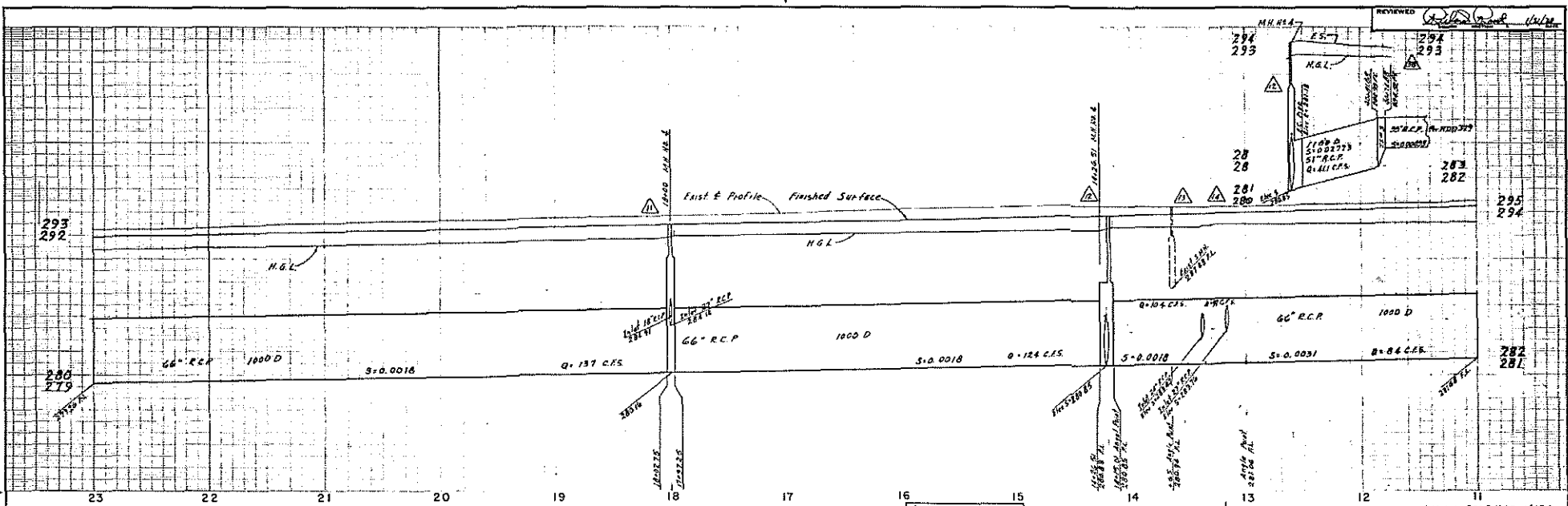
12 3/4\"/>

AS BUILT PLANS

CURVE DATA					
STATION	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT	S.W.R.
1+00	118'	60°	100.0'	50.0'	1.00
2+00	118'	60°	100.0'	50.0'	1.00

DATE	BY	REVISION

R.D.D. 328
 LOS ANGELES COUNTY ROAD DEPARTMENT
 DESIGN PROJECT NAME: SIXTH AVENUE
 DIVISION: LIMITS VALLEY BLVD TO DON JULIAN RD.
 PROJECT NUMBER: 57346
 SHEET 7 OF 9 SHEETS
 SCALE: HORIZ. 1" = 40', VERT. 1" = 4'



CITY OF INDUSTRY

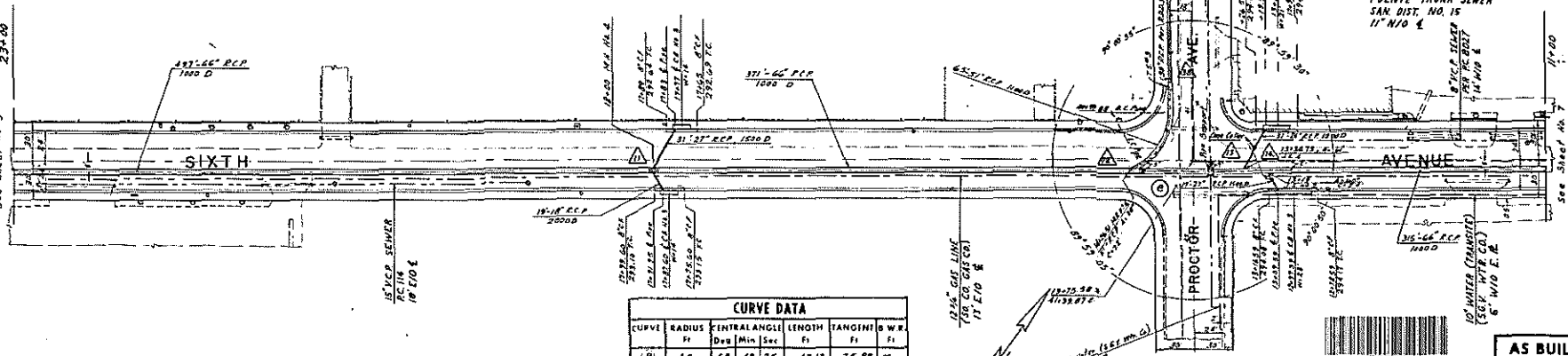
L. A. COUNTY

NOTE: FOR GENERAL DRAINAGE AVES SEE SHEET NO. 9

* App Support Per Co. Eng. 518 5-22

BM 6-C ROLB 1229-14078 Elev 294.20
 Puente 70' 1/4" W. C.B. Proctor Ave. 24' N of 68' E/D 6' Int G 2nd Ave

PROJECT NUMBER: 57346
 SHEET NO.: 282
 DATE: 10/1/54
 DRAWN BY: [Name]
 CHECKED BY: [Name]



CURVE DATA								
CURVE	RADIUS	CENTRAL ANGLE			LENGTH	TANGENT		W. R.
		Deg	Min	Sec		Fi	Fi	
(1)	45	59	59	55	47.12	25.98	--	
(2)								
(3)								

DATE	BY	REVISIONS

DATE	BY	REVISIONS

AS BUILT PLANS

CITY OF INDUSTRY R.D.D. 328

LOS ANGELES COUNTY ROAD DEPARTMENT

DESIGN PROJECT NAME: SIXTH AVENUE

DIVISION: LIMITS VALLEY BLVD. TO DON JULIAN RD.

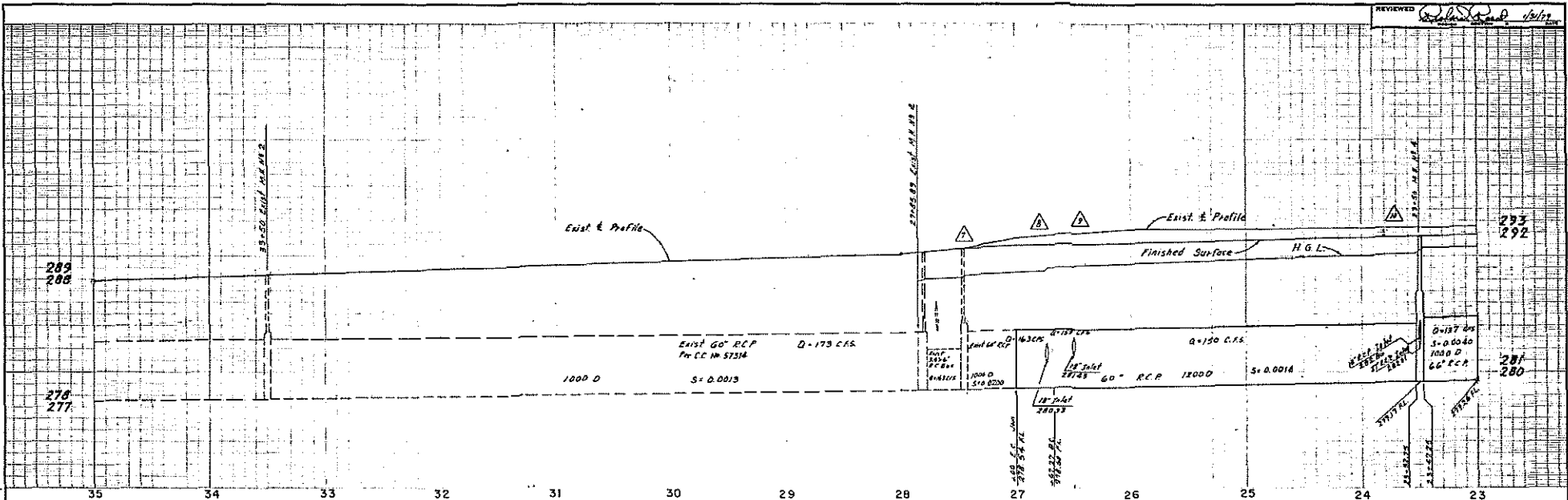
PROJECT NUMBER: 57346

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

SHEET 2 OF 4 SHEETS

DWG. NO. 40784

REVIEWED *[Signature]* 12/1/17

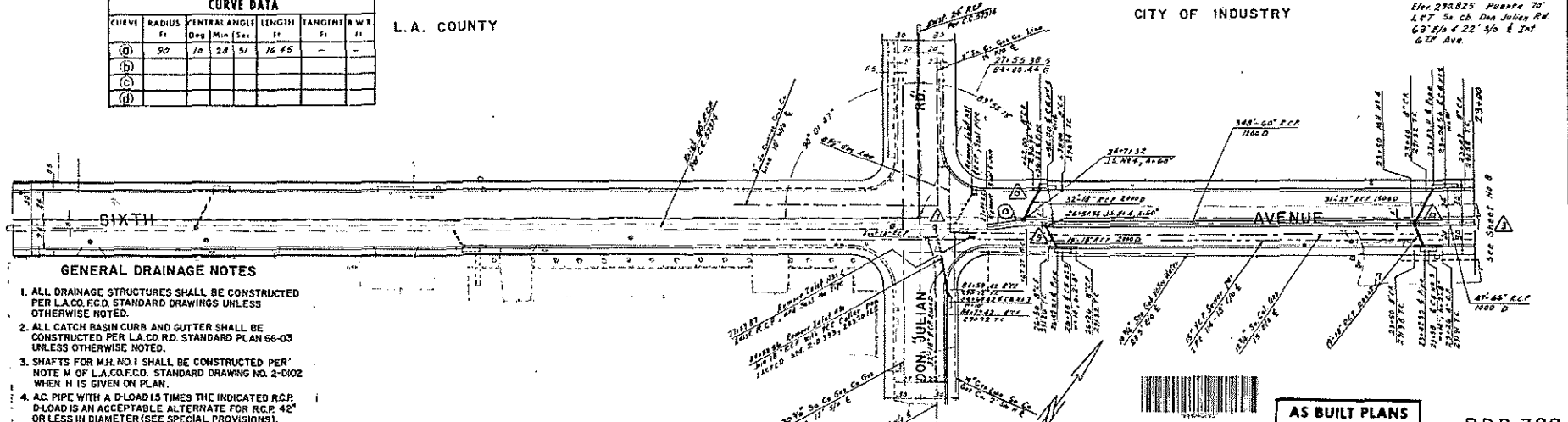


CURVE DATA						
CURVE	RADIUS Ft	CENTRAL ANGLE		LENGTH ft	TANGENT ft	B W R
		Deg	Min			
(a)	90	10	28	51	16	45
(b)						
(c)						
(d)						

L.A. COUNTY

CITY OF INDUSTRY

D.M.G. RDLB 1229-1407,10
 Elev 292825 Puente 75'
 L&T 54' Ch. Don Julian Rd
 63' 2/8" x 22' 4/8" x Int
 60' Ave.



GENERAL DRAINAGE NOTES

1. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED PER L.A.CO.F.C.D. STANDARD DRAWINGS UNLESS OTHERWISE NOTED.
2. ALL CATCH BASIN CURBS AND GUTTER SHALL BE CONSTRUCTED PER L.A.CO.R.D. STANDARD PLAN 66-03 UNLESS OTHERWISE NOTED.
3. SHAFTS FOR M.H. NO. 1 SHALL BE CONSTRUCTED PER NOTE M OF L.A.CO.F.C.D. STANDARD DRAWING NO. 2-DIO2 WHEN N IS GIVEN ON PLAN.
4. AC PIPE WITH A D-LOAD 15 TIMES THE INDICATED R.C.P. D-LOAD IS AN ACCEPTABLE ALTERNATE FOR R.C.P. 42" OR LESS IN DIAMETER (SEE SPECIAL PROVISIONS). EXCEPTIONS AS INDICATED ON PLAN.
5. THE CONTRACTOR WILL NOTIFY THE L.A.C.F.C.D. AREA INSPECTOR AT 226-4206, 24 HOURS PRIOR TO COMMENCING CONSTRUCTION.

CITY OF INDUSTRY

DATE: _____ BY: _____

AS BUILT PLANS

R.D.D. 328

2-2-17 JT Checked Grade of S.D. Compliance to R.D.D. 328 3-7-17 JT Checked Plan of the 10' x 10' Catch Basin 2-29-17 JT Checked Plan of the 10' x 10' Catch Basin		LOS ANGELES COUNTY ROAD DEPARTMENT DESIGN DIVISION		PROJECT NAME SIXTH AVENUE LIMITS VALLEY BLVD. TO DON JULIAN RD.	
DATE: 2-29-17 BY: JT		PROJECT NUMBER 57346		SHEET 7 OF 7 SHITS DWG. NO. 57346	

PROJECT NUMBER: 57346
 DATE: 2-29-17
 DRAWN BY: JT
 CHECKED BY: JT
 SCALE: AS SHOWN
 SHEET: 7 OF 7 SHITS
 DWG. NO. 57346



Attachment E – San Gabriel Valley Water Company; Water

SAN GABRIEL VALLEY WATER COMPANY

May 10, 2023

Mr. Josh Fry
David Evans and Associates, Inc
4141 E. Inland Empire Blvd., Suite 250
Ontario, CA 91764

Subject: 14404 Valley Blvd,
City of Industry, CA

Dear Mr. Fry:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you need any additional information or have questions, please call me on my direct line (909) 201-7347 or via e-mail at lzzhou@sgvwater.com.

Very truly yours,

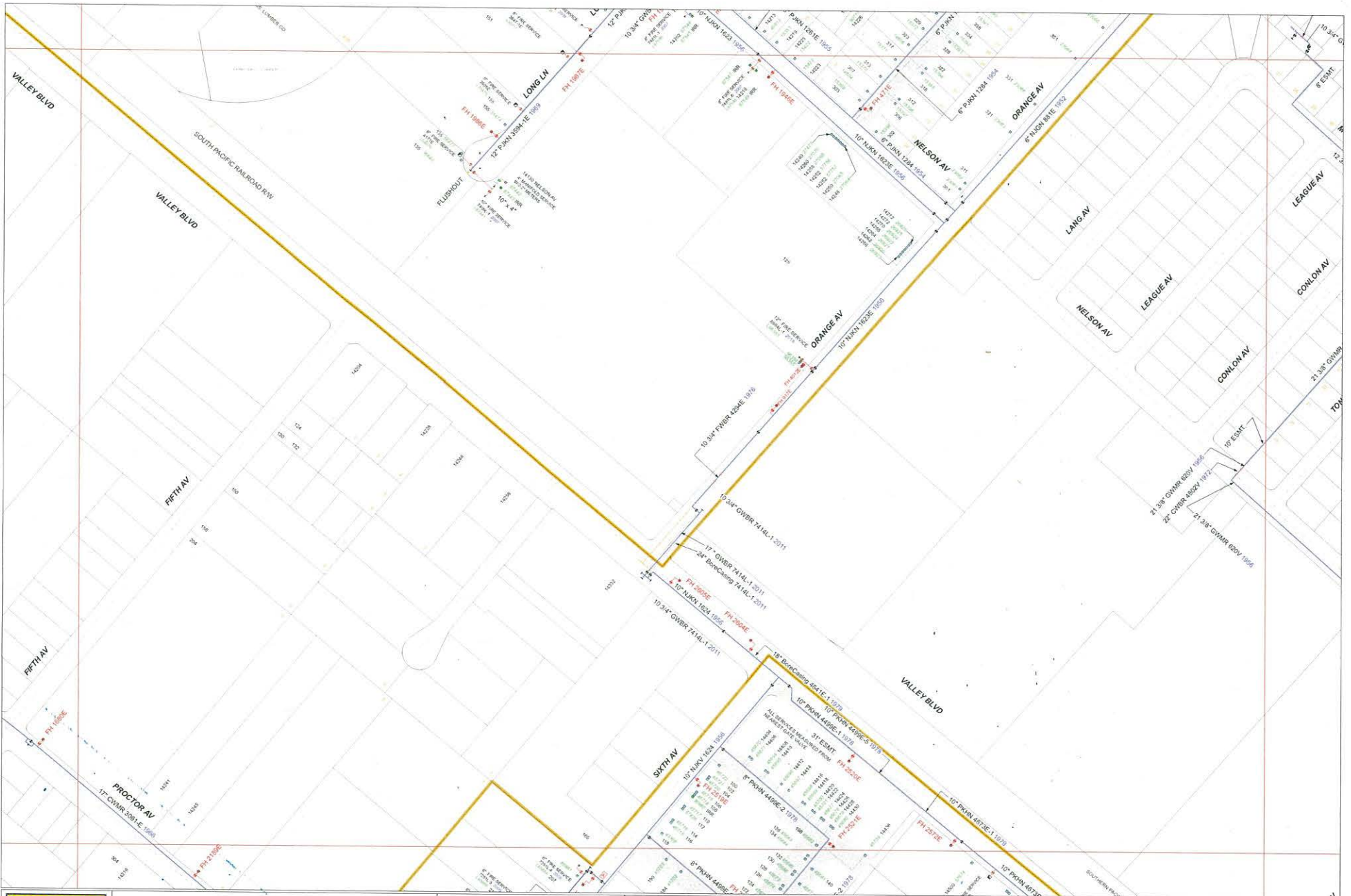


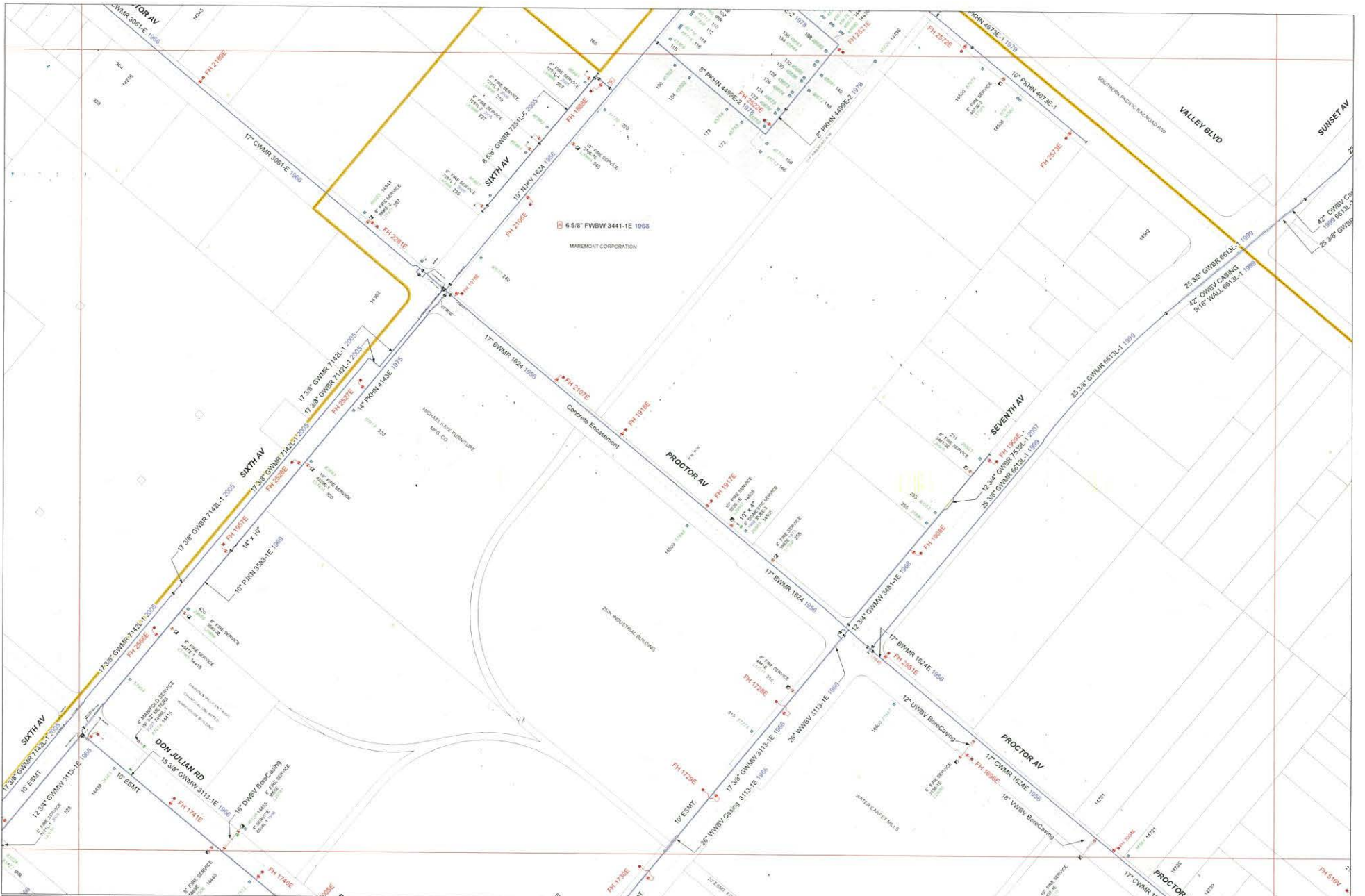
Liuzong Zhou, P.E.
Design Manager

LZZ:khp

ENGINEERING DEPARTMENT

15966 ARROW ROUTE • FONTANA, CALIFORNIA 92335 • (909) 201-7375 • Fax (909) 201-7377







Attachment F – Frontier Communications; Telephone & Cable



1400 E PHILLIPS BLVD
POMONA CA 91766

04/03/2023

DAVID EVANS AND ASSOCIATES, INC.
4141 Inland Empire Blvd, suite #250
Ontario, CA 91764
Office (909) 481-5750

Attn: **Josh Fry, EIT**

Reference: **14404 Valley Blvd, City of Industry, CA 91764**

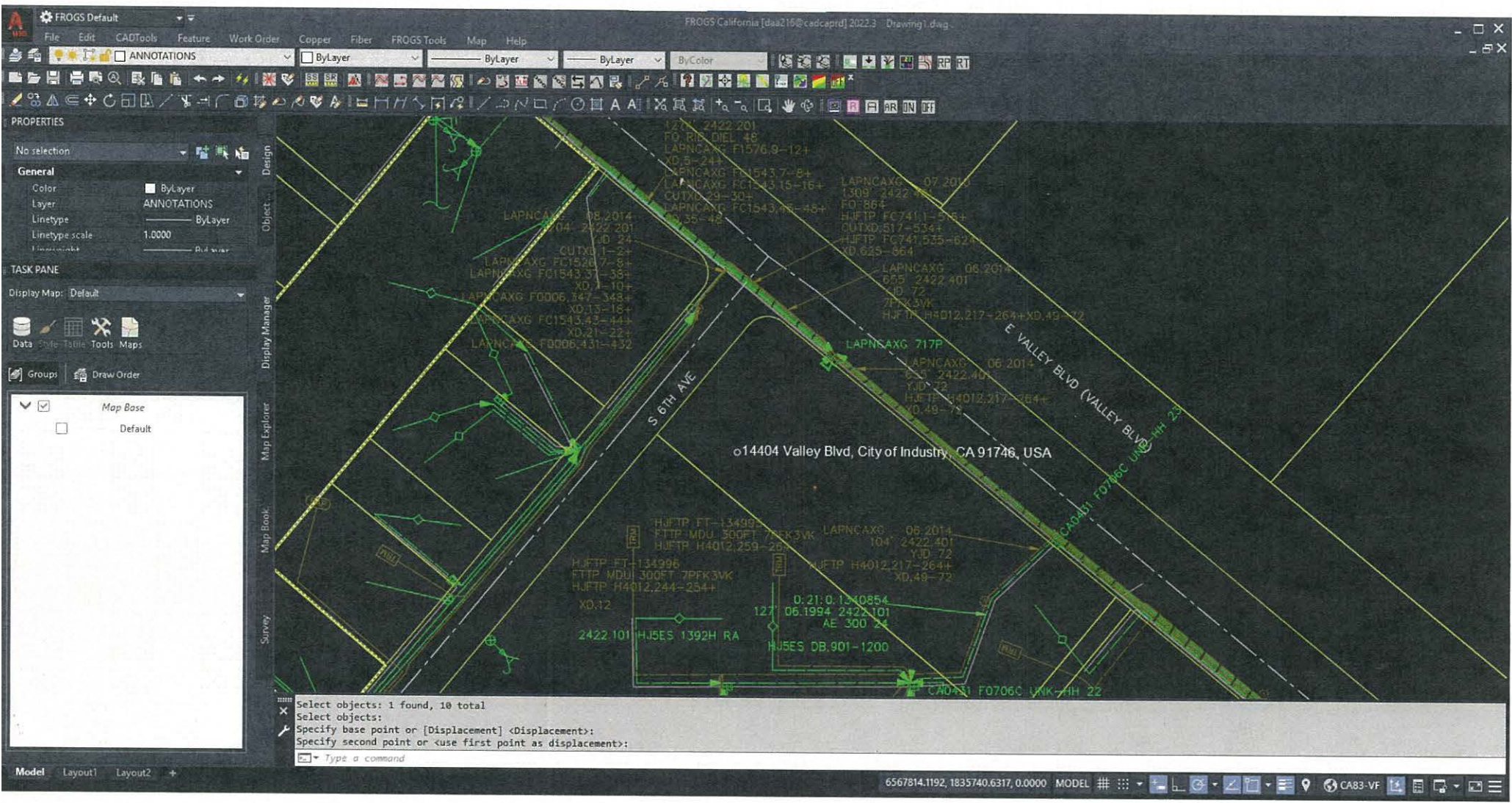
The land for above mentioned development located on 14404 Valley Blvd, City of Industry is in the Frontier CA Inc. serving area. It is Frontier's responsibility to make available service to those requesting end user basic telephone service in accordance with our tariff. As a developer, Frontier can provide to you upon your request your cost in accordance with Rule Number 28 on file with the State of California Public Utilities Commission.

Please accept this letter as "Frontier's Intention to Serve" your project.

If you have any questions or if I may assist you in any manner, please contact me at [phone number \(909\)-785-3330](tel:(909)785-3330).

Regards.

David G. Armenta
Sr. Network Engineer
Mobile (909) 785-3330
e-mail: david.armenta@ftr.com





Attachment G – Charter Spectrum; Telephone & Cable



3/30/2023

Josh Fry
David Evans and Associates, Inc.
4141 Inland Empire Blvd #250
Ontario, CA, 91764

Requester Project: Utility Request
Project Name: Valley Boulevard & South 6th Avenue
DOCK/PRISM Project Name: City of Industry DigAlert
Conflict: YES

Thank you for your recent Utility Request to Charter Communications for: Valley Boulevard & South 6th Avenue

Please review the attached maps for any possible conflicts with Charter facilities.

There **ARE** existing Charter aerial/or underground facilities within the project limits.

We have provided maps showing where our services are located but cannot make any comment on how to deal with possible conflicts during construction. This type of information should come from the Construction Manager, Supervisor or Construction Coordinator for the area in question.

If you should require any field meet or any further coordination of the project with Charter please contact the Construction Manager listed below.

Construction Manager Contact:

Vollmer, Josh
South Region Specialist, Business Development
7337 Central Ave
Riverside, CA 92504
951-406-1689
Joshua.Vollmer@charter.com

If you have any questions about the maps provided, please contact DL-social-charter-engineering@charter.com.

This communication is for a project being handled by Charter Communications or Spectrum, a Charter Communications brand name, or Legacy Time Warner Cable.

Sincerely,

Dave Dolney
Sr. Manager, PACWEST Construction
Charter Communications
12051 Industry Street
Garden Grove, CA 92841

Valley Boulevard

Map

City of Industry, CA 91764

Red-existing Charter aerial facilities
within project limits.

Green-existing Charter underground
facilities within project limits.

