Appendix L-2

Utilities Tech Memo

PSOMAS

Imperial Avalon Mixed Use Project

Utilities Technical Memorandum

October 26, 2021

Prepared by:

PSOMAS

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Carson, CA 90745

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1.0 OVERVIEW

The Imperial Avalon Mixed-Use project, herein known as the Project, involves the development of multiple residential buildings with a café, restaurant space, and open space park areas to serve as amenity spaces for the community on a 27.3-acre site. The Project site currently consists of a mobile home park. The development site is located at 21207 S. Avalon Boulevard and is bounded by Grace Ave to the west, Dominguez Channel and I-405 freeway to the north, Avalon Blvd to the east, and single-family residences and a shopping center to the south.

2.0 SCOPE OF ANALYSIS

This analysis provides supporting information for the Project's environmental review pursuant to the California Environmental Quality Act (CEQA) and documents the results of Psomas' research regarding existing nearby utility infrastructure for the Project.

3.0 EXISTING UTILITIES AND REGULATORY FRAMEWORK

3.1 Existing Utility Providers

The following is a list of existing utilities and their service providers that are within the proximity of the Project Site found from a DigAlert request:

- Storm Drain – Los Angeles County Flood Control District
- Sanitary Sewer – Los Angeles County Department of Public Works
- Water – California Water Service
- Electricity – Southern California Edison
- Natural Gas – Southern California Gas Company
- Telecommunications –
    - AT&T Distribution South
    - Charter Communications
    - Crown Castle

Note that existing storm drain infrastructure, as well as the Project's potential impacts on this infrastructure, is discussed in the water resources technical report prepared for the Project by Psomas on November 2, 2020, revised on August 12, 2021.

3.2 Regulatory Framework

3.2.1 Water

The California Water Service is responsible for providing water supply to the City of Carson while complying with Local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- California Code of Regulations, Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2016 California Green Building Standards Code, CCR, Title 24, Part 11 (CALGreen), adopted on January 1, 2016, requires a water use reduction of 20 percent below the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- Los Angeles County Public Works' 2015 UWMP outlines the County's long-term water resources management strategy. The 2015 UWMP was approved by the June 3, 2016.
- Senate Bill 610, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. For certain projects subject to CEQA review, SB 610 requires that urban water suppliers prepare a WSA to determine whether the project water demand is included as part of the most recently adopted UWMP. All projects that meet any of the following criteria require a WSA:
    - A proposed residential development of more than 500 dwelling units.
    - A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
    - A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons

- A proposed hotel or motel of more than 500 rooms
- A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons
- A mixed-use project that falls in one or more of the above-identified categories
- A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

Since the proposed Project meets and exceeds the above thresholds, a WSA will be required from California Water Service.

3.2.2 Sewer

The County of Los Angeles includes regulations that allow the County to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. The County requires that the applicant perform a sewer area study when any person seeks a sewer permit to connect a property to the County's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development. A sewer area study is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

The County of Los Angeles establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet standard practice for sewer design. Per County regulations, sewers will be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.

3.2.3 Electricity

Title 24 of the California Code of Regulations regulates energy consumption in new construction. The standards regulate energy consumed in buildings for heating, cooling, ventilation and lighting. Title 24 is implemented through the local plan check and permit

process. The current (2016) standards effective date is January 1, 2017 and it applies for new construction of both residential and non-residential buildings.

3.2.4 Natural Gas

As a public utility, the Southern California Gas Company (the Gas Co.) is under jurisdiction of the California Public Utilities Commission. As mentioned in section 3.2.3, Title 24 of the California Code of Regulations regulates energy consumption in new constructions. The standards regulate energy consumed in buildings for heating, cooling, ventilation and lighting. Title 24 is implemented through the local plan check and permit process.

The Gas Co.'s 2018 Gas Report states that residential gas demand is expected to decrease at an annual average rate of 1.4 percent whereas commercial and industrial demand is expected to increase at an annual rate of 0.2 percent. This is mainly due to increased efficiency of power plants and the statewide efforts to use renewable sources of energy for electricity generation.

3.2.5 Telecommunications

As a private utility, telecommunications service providers operate jurisdiction of the California Public Utilities Commission. As mentioned in section 3.2.3, Title 24 of the California Code of Regulations regulates energy consumption in new constructions. The standards regulate energy consumed in buildings for heating, cooling, ventilation and lighting. Title 24 is implemented through the local plan check and permit process.

4.0 WATER

4.1 Existing Condition

California Water Service owns and operates a 12" water main in the east side of Avalon Blvd, adjacent to the Project site. There is one fire hydrant on the west side of S. Avalon Blvd adjacent to the project site. There are three fire hydrants on 213th St; however, these may be deemed too far by the Los Angeles County Fire Department (LACFD). There are three fire hydrants on Grace Ave.; all three hydrants are on the west side of the street. Due to the width of Grace Ave, these hydrants may be suitable for the Project Site.

4.2 Proposed Condition

The proposed Project includes 1,213 dwelling units. Residences, amenities, café, and restaurants will also contribute to the water demand. A 'Water Supply Assessment for the Imperial Avalon Mixed-Use Developer Project' report (WSA report) by EKI Environment & Water was issued on October 6, 2021. CalWater counted 192 2-bedroom townhomes and 188 3-bedroom townhomes as "Single-Family Housing", and the other 833 dwelling units proposed for this project as "multi-family housing." The WSA report estimates the project water demand of the proposed Project as follows:

Estimated Project Water Demand

Proposed Use	Average Generation Factor [(a)]	Proposed Number of Units	Average Daily Water Demand (GPD)	Estimated Water Use (AFY) 2045 – Ultimate Condition
Single-Family Housing	169 GPD	380 DU	64,220	72
Multi-Family Housing	103 GPD	833 DU	85,800	97
Commercial Space	0.028 GPD/SQFT	10,352 SQFT	290	0.32
LANDSCAPING / OPEN SPACE	-	281,446 SQFT	5,900	6.6
POOLS/SPAS	-	-	560	0.62
System Water Losses (3.4%)			5,350	6.0
Existing Site Use			-27,700	-31
Proposed Total Demand	-	-	**134,420**	**151**

a) All flows were calculated using historical water data for the Dominquez District, as provided in the Cal Water WSA Water Factor Tool.

b) Estimates of landscape irrigation are based on MWELO ETWU calculations provided by Cal Water. Landscape irrigation estimates include all irrigated areas including public open space and private yards. The Project Proponent is exploring the option to implement rainwater capture and reuse for landscaping on the property; however, the WSA conservatively assumes no onsite reuse will occur.

c) Water demand associated with public pools and spas due to evaporative losses is calculated using the MWELO method and presented in the subsequent table.

Estimated Special Landscaping Water Use

	[A]	[B]	[C]	[D]	
Landscaping Land Use	Area of Land Use (AC) (a)	Annual Reference Evapotranspiration Rate (In) (b)	Evapotranspiration Adjustment Factor (ETAF) (c)	Applied Water (MAWA) (AFY) D=A*B*C(d)	Estimated Water Use (AFY) – 2045 Ultimate Condition
Communal Pools and Spas	0.14	44	1.2	0.62	0.62
Estimated Total Outdoor Water use for Special Landscaping				0.62	0.62

a) Pool and spa area are estimated based on landscape plans provided in Imperial Avalon Submittal Set provided by Cal Water.

b) Annual reference evapotranspiration rate per California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance, 29 September 2020.

c) The ETAF is calculated based on a PF of 1 and IE of 0.81.

d) The MAWA calculations are described in the California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance, 29 September 2020

Domestic water is expected to be the main contributor of water consumption for the Project. The total water demand for the Project is conservatively estimated at 151 AFY at buildout. However, fire water demands will create a much greater immediate impact on the water network, and therefore are the primary means for analyzing infrastructure capacity. A regional Fire Hydrant Flow Test has been requested from California Water to confirm the existing water pressures from fire hydrants flowing simultaneously.

All fire hydrants are within proximity of the Project site boundaries. Due to the size and area of the Project, LACFD may require onsite fire hydrants. Psomas has reached out to California Water Service and the County of Los Angeles Fire Department to submit a Fire Hydrant Flow Test form for confirmation. Psomas received a completed Fire Hydrant Flow test from California Water for four hydrants near the Project site. However, one hydrant is on the east side of Avalon Blvd, and two hydrants are on the south side of 213th St. Due to the width of the streets, LACFD will require the hydrants to be on the Project side of the street. The fourth hydrant that was tested is on the west side of Avalon, within immediate vicinity of the Project site. The Flow test demonstrated that all four hydrants are capable of over 2,000 gallons per minute.

4.3 Significance Thresholds – Water

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to water supply and infrastructure if it would:

- 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?
- [Not] have enough water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The L.A. County CEQA Thresholds Guide identifies the following criteria to evaluate water supply and infrastructure:

- The total estimated water demand for the project;
- Whether enough capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

In assessing impacts related to water supply and infrastructure, the County will use Appendix G as the thresholds of significance. The criteria identified above from the L.A. County CEQA Thresholds Guide will be used where applicable and relevant to assist in analyzing the Appendix G thresholds.

4.4 Project Impacts

The Project will require construction of new, on-site water distribution lines to serve the new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with County of Los Angeles and California Water Service to identify the locations and depth of all lines. During such construction activities, emergency access to the Project Site as well as existing vehicular and non-vehicular traffic flow would be preserved by the construction management plan approved by the County for the Project. Additionally, County of Los Angeles and California Water Service would be notified in advance of proposed ground

disturbance activities to avoid water lines and disruption of water service. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

According to the 2016 California Fire Code Section 501.3, construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. The Conditions of Approval by the Building Department of County of Los Angeles Fire Department states that the minimum requirements are that:

- The water system can deliver at least 1500 GPM at 20 psi for two hours
- The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access
- 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.

Psomas has reached out to California Water Service to submit a Fire Hydrant Flow Test form. It is expected County of Los Angeles Fire Department will require additional private fire hydrants within the Project site in order to satisfy internal fire hydrant spacing requirements. Psomas received a completed Fire Hydrant Flow test from California Water for four hydrants near the Project site. However, one hydrant is on the east side of Avalon Blvd, and two hydrants are on the south side of 213th St. Due to the width of the streets, LACFD will require the hydrants to be on the Project side of the street. The fourth hydrant that was tested is on the west side of Avalon Blvd, within immediate vicinity of the Project site. However, this Flow test demonstrated that all four hydrants are capable of over 2,000 gallons per minute, with an ample amount of residual pressure; this is a good indicator that the water lines in the street have enough pressure and that no water line upgrades are expected. An updated Fire Flow Test has been requested from California Water for a total of 4 hydrants within immediate proximity of the Project Site.

The total water demand for the Project is 151 AFY. Fire water demands will create a much greater immediate impact on the water network than that of the Project's domestic uses, and therefore are the primary means for analyzing infrastructure capacity. All buildings will be sprinklered. However, water demands for the fire hydrants are fixed per a max flow allowed through the

hydrant nozzle and building sprinkler demands will be less than the required 1500 GPM for two hours. Cumulative demand from both the sprinkler system and fire hydrants flowing simultaneously will further reduce the pressure in the water system, but the Information on Fire Hydrant Flow Tests will determine the availability of pressure to meet the required 20 psi at the furthest hydrant.

5.0 SEWER

5.1 Existing Condition

The Project site is located within the Consolidated Sewer Maintenance District run by LACDPW. There is an existing 8" sewer main in the west side of Avalon Blvd adjacent to the Project Site that is owned by LACDPW.

This network connects to a 15" trunk sewer in 213th St. that is run by Sanitation Districts of Los Angeles County (LACSD). There is also a 12" trunk sewer in Grace Ave. These trunk sewers lead to the Joint Water Pollution Control Plant in Carson. The Joint Water Pollution Control Plant has a total permitted capacity of 400 million gallons per day (MGD).

5.2 Proposed Condition

LACDPW's average wastewater generation factors were used to calculate the estimated demand of the proposed Project as follows:

Proposed Use	Average Generation Factor [(a)]	Proposed Number of Units	Average Daily Water Demand (GPD)
Residential: Apartment - Studio	150 GPD	182 DU	27,300
Residential: Apartment - 1 Bedroom	200 GPD	487 DU	97,400
Residential: Apartment - 2 Bedrooms	250 GPD	356 DU	89,000
Residential: Apartment - 3 Bedrooms	290 GPD	188 DU	54,520
Café / Restaurants	1,000 /1,000 GPD/SF	10,352 SF	10,352
Proposed Total Demand	-	-	**278,572**
Proposed Total Demand with 2.5 Peaking Factor	-	-	**696,430**

a) All flows were calculated using the County of Los Angeles sewer generation values. See appendix for entire sewer generation rates.

The proposed project will contribute 696,430 GPD or 1.08 cubic feet per second (cfs), when a peaking factor of 2.5 is factored in. It is anticipated that the project will split its flows 63/37 between the Avalon Blvd. sewer main and the Grace Ave. trunk sewer line, respectively. This means that the proposed peak flow will be about 440,130 GPD to Avalon Blvd. and 256,300 GPD to Grace Street. Therefore, it is likely that a sewer main upgrade from 8" to 12" diameter would be required of the project for approximately 350-ft, sloping at 2% from the project to the existing 15" trunk line in 213th St. The sewer area study written by Psomas, dated October 29, 2020 provides further information on those findings.

A will serve letter request was submitted to the LACSD for a 100% discharge of the project sewer that enters their system. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The approved will serve letter from LACSD, and the results of the sewer study, indicate that the existing sewer system with a 350-ft sewer main upgrade from 8" to 12" along Avalon Blvd. would be enough to handle the additional discharge from the proposed project.

5.3 Significant Thresholds – Sewer

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to wastewater if it would:

- Require or result in the construction or relocation of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects; or
- 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.

The County of Los Angeles CEQA Thresholds Guide identifies the following criteria to evaluate wastewater impacts:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or

- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

In assessing impacts related to wastewater, the County will use Appendix G as the thresholds of significance. The criteria identified above from the L.A. CEQA Thresholds Guide will be used where applicable and relevant to assist in analyzing the Appendix G thresholds.

5.4 Project Impacts

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the local wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, the Project construction impacts to the wastewater system would be less than significant.

The Project will require construction of new wastewater infrastructure to serve the new buildings and facilities of the proposed Project. 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 on-site wastewater distribution, and minor off-site work associated with connections to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

If 63% of the Project's proposed sewer discharge is directed to the 8" DPW sewer main in Avalon, then it is expected that the 8" sewer main must allow capacity for at least the 440,130 GPD. The calculations in Table 2 of the Appendix state that the pipe must be upsized to the standard main line size of 12" flowing at 2% in order to not exceed 100% of the cumulative flow capacity The

approved will serve letter from LACSD, and the results of the sewer study, indicate that the existing sewer system with a 350-ft sewer main upgrade from 8" to 12" along Avalon Blvd. would be enough to handle the additional discharge from the proposed project.

6.0 ELECTRICITY

6.1 Existing Condition

The existing power service in the vicinity of the Project site is supplied by Southern California Edison. Based on our substructure review, there are existing underground electric lines within the vicinity of the project along S. Avalon Blvd. There are also above ground electrical pole lines that supply electricity to the adjacent residential homes south of the project along 213th St. Overhead poles are also visible along Grace Avenue. See Appendix for record drawing from Southern California Edison.

6.2 Proposed Condition

The lateral connection size and location for this site are unknown. The proposed energy could change as sustainability measures are incorporated. No upgrades to the electrical system are expected.

6.3 Significance Thresholds – Electricity

Appendix F of the CEQA Guidelines was prepared in response to the requirement in Public Resources Code Section 21100(b)(3), which states that an EIR shall include a detailed statement setting forth "[m]itigation measures proposed to minimize significant effects of the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy. Although an EIR is not being prepared for the Project, this language may guide the analysis of potential impacts related to energy use.

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to electricity if it would:

- Require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects.

In addition, regarding potential impacts to energy, the L.A. County CEQA Thresholds Guide states that a determination of significance shall be made on a case-by-case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities:
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond County requirements.

The analysis herein focuses on impacts related to infrastructure capacity

6.4 Project Impacts

Estimated energy calculations have been provided by Michael Baker International in the '*Imperial Avalon Project – Energy Analysis Technical Memorandum*' dated August 13, 2021. The energy demands are based on the CalEEMod outputs. The summary table is provided in the Appendix of this report. A will serve letter request was sent to Southern California Edison. Based on similar projects of this size, there are no service upgrades expected at this time.

7.0 NATURAL GAS

7.1 Existing Condition

The existing natural gas service in the vicinity of the Project site is supplied by Southern California Gas Company (SoCal Gas). From record substructure maps it has been determined that there is one existing 2" gas line in Grace Avenue, a 2" gas line in 213th St., a 3" gas line in 213th St., and a 3" gas line in S. Avalon Blvd.

7.2 Proposed Condition

Natural gas services to the townhomes and restaurant facilities are anticipated. Southern California Gas Company to facilitate these connections. No upgrades to the gas system are expected. Estimated energy calculations have been provided by Michael Baker International in the '*Imperial Avalon Project – Energy Analysis Technical Memorandum*' dated August 13, 2021. The energy demands are based on the CalEEMod outputs. The summary table is provided in the Appendix of this report. The gas connections will be constructed by the utility service provider and follow all appropriate regulatory requirements of

such connections. New laterals to provide natural gas service to the new buildings will be provided in conformance with all applicable So Cal Gas and City requirements.

7.3 Significance Thresholds – Natural Gas

Appendix F of the CEQA Guidelines was prepared in response to the requirement in Public Resources Code Section 21100(b)(3), which states that an EIR shall include a detailed statement setting forth "[m]itigation measures proposed to minimize significant effects of the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy. Although an EIR is not being prepared for the Project, this language may guide the analysis of potential impacts related to natural gas use.

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to natural gas if it would:

- Require or result in the relocation or construction of new or expanded natural gas facilities, the construction or relocation of which could cause significant environmental effects?

The determination of significance shall be made on a case-by-case basis, considering the following factors:

- The extent to which the project would require new (off-site) natural gas supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities:
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond County requirements.

Based on these factors, the Project would have a significant impact on energy use if it would:

- Cause wasteful, inefficient, and unnecessary consumption of energy during construction, operation, and/or maintenance;
- Result in an increase in demand for electricity or natural gas that exceeds available supply of distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Conflict with adopted energy conservation plans; or
- Violate state or federal energy standards

The analysis herein focuses on impacts related to infrastructure capacity.

7.4 Project Impacts

A will serve letter request was sent to Southern California Gas Company. Based on similar projects of this size, there are no service upgrades expected at this time.

8.0 TELECOMMUNICATIONS FACILITIES

8.1 Existing Condition

The existing telecommunications services in the vicinity of the Project site are supplied by various utilities providers such as Charter Communications, AT&T Distribution South, and Crown Castle. The companies were found through a DigAlert search and were reached out to for a Utilities Request. From a records request through the utility providers, it has been determined that aerial and underground facilities exist.

8.2 Proposed Condition

The proposed connection size and locations for telecom connections for this site are unknown currently. Because of the availability of many telecom companies within the vicinity of the Project site, no upgrades to the telecom systems are expected. These connections will be constructed by the private utility service provider and follow all appropriate regulatory requirements of such a connection. New service point connections to provide telecommunications services to the new buildings will be provided in conformance with all applicable federal, state, and County requirements.

8.3 Significance Thresholds – Telecommunications

Appendix F of the CEQA Guidelines was prepared in response to the requirement in Public Resources Code Section 21100(b)(3), which states that an EIR shall include a detailed statement setting forth "[m]itigation measures proposed to minimize significant effects of the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy. Although an EIR is not being prepared for the Project, this language may guide the analysis of potential impacts related to natural gas use.

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to telecommunications if it would:

- Require or result in the relocation or construction of new or expanded telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The determination of significance shall be made on a case-by-case basis, considering the following factors:

- The extent to which the project would require new (off-site) telecommunication supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities:
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, the Project would have a significant impact on energy use if it would:

- Cause wasteful, inefficient, and unnecessary consumption of energy during construction, operation, and/or maintenance;
- Result in an increase in demand for electricity, natural gas, or telecommunications services that exceeds available supply of distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Conflict with adopted energy conservation plans; or
- Violate state or federal energy standards

The analysis herein focuses on impacts related to infrastructure capacity

8.4 Project Impacts

A will serve letter request has been sent to Charter Communications. Based on similar projects of this size, there are no service upgrades expected at this time.

9.0 LEVEL OF SIGNIFICANCE

Based on the analysis of the proposed Project, no significant impacts have been identified for water, sewer, electrical, natural gas, or telecommunications facilities.

10.0 APPENDICIES

Imperial Avalon Project
Energy Calculations

Land Use	Natural Gas Use		Electricity Use	
	(kBTU/yr)	(Therms)	(kWh/yr)	(MWh/yr)
Proposed Project				
Apartments Mid Rise	5,741,360	57,414	3,226,100	3,226
City Park	0	0	0	0
Condo/Townhouse high rise	2,619,110	26,191	1,570,360	1,570
Enclosed Parking with Elevator	0	0	1,827,660	1,828
Health Club	200,099	2,001	182,457	182
Other Asphalt	0	0	0	0
Parking Lot	0	0	3,640	4
Quality Restaurant	2,153,020	21,530	412,441	412
Swimming Pool	0	0	0	0
Totals	**10,713,589**	**107,136**	**7,222,658**	**7,223**
Existing Conditions				
Mobile Home Park	*1,505,130*	*15,051*	*1,174,610*	*1,175*
Totals	***1,505,130***	***15,051***	***1,174,610***	***1,175***
NET INCREASE	**-**	**92,085**	**-**	**6,048**

1 kBTU = 0.01 therms

Energy Type	Net Project Annual Energy Consumption	Los Angeles County Annual Energy	Percentage Increase Countywide
Electricity (MWh)	6,048	66,118,673	0.0091%
Natural Gas (Therms)	92,085	3,048,320,959	0.0030%

Source: Refer to CalEEMod outputs for assumptions used in this analysis.


W·177
W·191
W·193
W·205
W·206
W·192
CITY OF CARSON
SAN DIEGO FWY.
DEPT OF WATER + POWER R/W
L.A. CO. FLOOD CONTROL DISTRICT R/W
TRACT Nº 27074
TRACT Nº 29135
TRACT Nº 3848
TRACT Nº 25237
JAVELIN ST.
MARBELLA AVE.
211TH ST.
NEPTUNE AVE
GRACE AVE.
SCALE 1" = 50'
L.A.CO. PERMIT DIV.
L.A.COUNTY ROAD DEPT.
PERMIT DIV.
DRAWN BY R.E.Mondon
CHECKED BY E.Ottesen
CORRECTED BY
CORRECTED TO

10" VCR Sewer Pipe, Loc Var.

P.M. 5453

P.B. 90 - 63

DOMINGUEZ BLVD.

BRIDGE No 53-1164

BRIDGE No 1117

VACATED 10-1-62

GARDENA

SAN DIEGO FWY.

VALLEY DOMINGUEZ AVE.

AVALON BLVD.

LOS ANGELES COUNTY

CITY OF CARSON

P.M. 3450

P.B. 45 - 23

P.M. 2328

P.B. 37 - 4 - G

R. S. 3002

LEAPWOOD AVE.

P.M. 7924

P.B. 90 - 65

BONITA ST.

P. M. 2540

P.B. 98 - G

P.M. 10797

P.B. 114 - 79

P.M. 8958

P.B. 102 - 7

TRACT Nº 3848

M.B. 77 - 68 - 69

P.M. 17332

P.B. 197 - 97 - 98

CITY OF L.A. WATER AND POWER DEPT. NIGGER SLOUGH

AND CHANNEL

SCALE 1"=50'

LEGEND

CABLE TV
GAS
GASOLINE
OIL
ORN. LIGHTS
POWER
SEWER
STORM DRAIN
STORM SEWER
TELEPHONE
TRAFFIC SIGNAL
WATER
FWY. CHANGES

DRAFTED	UPDATED DATE
M. Elshwahyk	2-22-06

County of Los Angeles
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division
Mapping & GIS Services

LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR INACCURACIES WHICH MAY PRESENT IN THIS MAP.

L.A.COUNTY ROAD DEPT
PERMIT DIV.
DRAWN BY J.A.Barnes
CHECKED BY E.Ottesen 12/62
CORRECTED BY
CORRECTED TO

W-205

TRACT Nº 25237
M.B. 673 · G2 · G3
MARBELLA AVE.
TRACT Nº 2523G
M.B. 673 · G4 · G6
TRACT Nº 29135
BRADRICK DR.
212TH ST.
CLARION DR.
CITY OF CARSON
TRACT Nº 3848
M.B. 715
213TH ST.
NEPTUNE AVE.
MARBELLA AVE.
RAVENNA AVE.
TRACT Nº 27096
M.B. 689 15-16
214TH ST.
CATSKILL
DESFORD ST.
TRACT Nº 25324
M.B. 664 - 41 - 42
TRACT Nº 18695
M.B. 461 - 20
GRACE
TRACT Nº 28574
ISLAND AVE.
TRACT Nº 28917
ADOMAR ST.
M.B. 716 - 41 - 42
M.B. 42 - 68, 69
TRACT Nº 27520
M.B. 716 15-16
TRACT Nº 19790
M.B. 590 10

W-219

W-207

SCALE 1" = 50'

L.A. CO. ROAD DEPT. PERMIT DIV.
DRAWN BY - E. D. Miller
CHECKED BY J.A. BARNES 12-'52
CORRECTED BY
CORRECTED TO

TRACT Nº 3848

M. B. 42-68~69

P. M. 17332

P.B. 197-37-98

P.M. 8958

P.B. 102 - 7

CITY OF CARSON

SAN DIEGO

L.A. WATER & POWER

DOMINGUEZ VALLEY & CHANNEL

MEGGER

SEGBERGH

GARDENA

BLVD.

213TH ST.

214TH ST.

ST.

STATE BRIDGE Nº 53-1263

TRACT Nº 27635

TRACT Nº 29846

TRACT Nº 26399

P.M. 15506

P.B. 167 - 77

TRACT Nº 28917

M.B. 716 41-42

M.B. 720

M.B. 727 98 - 99

M.B. 699 91-92

DESFORD

NEWKIRK

GARSTON

SELWYN

AVALON

BONITA

AVE.

Vac.

FWY.

M . B . 42 - 68 - 69

SCALE 1" = 50'

L. A. COUNTY ROAD DEPT.
PERMIT DIV.
DRAWN BY EOTTESEN
CHECKED BY R.E.Morden 12/63
CORRECTED BY TXG
CORRECTED TO 3-63-1961

Matthew Gooden

From: Daren George Reyes <DReyes@dpw.lacounty.gov>
Sent: Tuesday, January 21, 2020 2:50 PM
To: Matthew Gooden
Cc: Daryll Chenoweth
Subject: RE: Utility Request - 21207 S. Avalon Blvd.
Attachments: Utility Request_LACPW.pdf; TG 764 D5 E5.pdf; Site Map - Carson Development .pdf; EPIC LA LAUNCH AND REGISTRATION - v2.pdf; OTR Request EMAIL-2013-14 (2).pdf

Matthew,

Regarding information on the Los Angeles County Public Works' infrastructure, it will be necessary for your staff to obtain our as-built plans online or come to our Design Division's Plans Room Public Counter for storm drains and traffic signals or our Survey/Mapping and Property Management Division's Public Counter for sanitary sewers. Both are in our headquarters building at 900 South Fremont Avenue in Alhambra, California. Design Division's Plans Room is in the southeast corner of the basement and Survey/Mapping and Property Management Division's Public Counter is located at the south end of the 4th floor elevator lobby.

The following standard response paragraphs provide information on our facilities and will help guide you through our online plans availability.

The Los Angeles County Department of Public Works (LACDPW):

A. administers the Los Angeles County Flood Control District (LACFCD) which (1) overlays all cities and unincorporated areas of the County from the north line of Township 5 North (runs along Avenue S in southerly Palmdale, CA.) to the Pacific Ocean and (2), in the road rights of way, has storm drains, pump stations, groundwater observation wells, 3 seawater barrier systems (pipelines, injection wells, observation wells, and communication lines), and a 78" pressurized RCP water resources pipeline with 2' to 8' of cover in Mines Avenue across the City of Pico Rivera, and, outside the road rights of way, has numerous dams, reservoirs, sediment placement sites, debris basins, storm water detention basins, spreading grounds (ground water recharge basins), and facilities identical to those previously listed in the public rights of way;
B. administers, in unincorporated areas and various cities throughout the County, County (street) Lighting Maintenance Districts (CLMDs);
C. administers, in unincorporated areas and various cities throughout the County, County Consolidated (sanitary) Sewer Maintenance Districts;
D. administers, in unincorporated areas and various cities throughout the County, County Waterworks Districts;
E. maintains, throughout the County, traffic signals in road rights of way in unincorporated areas and in various cities;
F. plans, designs, and constructs Traffic Signal Synchronization Program (TSSP) projects in unincorporated areas and various cities within the County; and
G. operates and maintains, outside the road rights of way in unincorporated areas and various cities throughout the County, general aviation airports and facilities identical to those previously listed in the public rights of way.

Information regarding utilities not owned or maintained by the LACDPW, i.e. utilities owned by municipalities, agencies, or utility companies, must be obtained from their owner. However, despite local sanitary sewers within cities being owned by the city, those that are also within a County Consolidated (sanitary) Sewer Maintenance District are maintained by LACDPW and their as-builts can usually be obtained from LACDPW in the same manner as as-builts of sewers within the unincorporated areas.

A. The LACFCD has numerous storm drains within the County. Many, but not all, of the storm drain plans are available online. There are two different methods for obtaining the plans online:

Check online for the LACFCD's drains via the **Los Angeles County Storm Drain System:** link http://dpw.lacounty.gov/fcd/stormdrain/disclaimer.cfm?CFID=12495134&CFTOKEN=21227422 . To help you in that, below (in green) are instructions for a 2014 search using the link to find storm drains near the intersection of Whiteland Street and Orr and Day Road in westerly Santa Fe Springs.

When you click on the **Los Angeles County Storm Drain System:** link, you will get a disclaimer to agree to.
Clicking on "I AGREE" will get you a map of the Ventura County, L.A. County, etc. area.
Then either

1. zoom into the location until catch basins depicted as blue or purple squares appear or
2. enter "Whiteland@Orr and Day" in the "Enter Address, Cross Street, or Parcel No." box on the left.

After the map zooms in, click on the blue storm drain at the desired location.
After the "Identify (1 of __)" popup appears, click on its blue Link: To Plans .
After the list of drawings (DRAIN SEARCH RESULTS) appears, click on the blue DRAWING NO. (say PD038958) corresponding to the OLD DWG. NO. (say 364-7301-D2.1) you are looking for.
You should then see a viewable, printable copy of your Dwg. No. 364-7301-D2.1. It will have a Location Map identifying the P&P sheets. To view and print Sheet **4**, go back to the DRAIN SEARCH RESULTS page, locate Old Dwg. No. 364-7301-D2.**4** and click on the corresponding blue Dwg. No. PD038961.

If the above link doesn't work for you, you may wish to try the link http://dpw.lacounty.gov/des/design/drainMain.cfm .
When you click on it, four search method boxes appear. Sometimes one search method box doesn't work but another does, so you should try various ones until successful. In the second search method, **Drawing Number**, the example PD047488 and PDxxx refer to the Bar Code number on the sheet. Like the construction drawing sheet numbers, these Bar Code numbers are usually sequential, but they are sometimes out of order.

If you are unable to obtain the as-builts online, you can take the storm drain number or name you see on the online map to our Design Division's Plans Room in the southeast corner of the basement of our headquarters building at 900 S. Fremont Avenue in Alhambra, CA, and get help obtaining the as-builts.

For any project that will be over, under, or encroaching an LACFCD facility or right of way, a Flood Control Construction permit is required. Your project team (Agents or other Contacts) should create a customer profile on EPIC-LA and submit your LACFCD permit applications online; see the above attached flyer for more information.

The LACFCD's above ground pump stations, if any, should be obvious on the requestor's project site visit. The LACFCD's below ground pump stations, if any, should be obvious when viewing the as-builts of the storm drains carrying flows into them.

A very general idea of the location of the ground water observation wells with which the LACFCD is involved can be obtained online via the link http://dpw.lacounty.gov/general/wells/ . After opening the link and obtaining the map showing the freeways in L. A. County and surrounding counties, zoom in to the location of interest; the aqua colored balloons indicate individual wells, the blue circles with numbers from 2 to 9 indicate 2 to 9 wells, the yellow circles with numbers from 10 to 99 indicate 10 to 99 wells; zooming in closer will split the multiple well indicators into smaller groups or individual wells. The actual location of the wells may be several hundreds of feet from the location depicted on the map. If there appear to possibly be wells within the limits of your project, you can obtain better information of their locations by contacting Mr. Steven Chang at schang@dpw.lacounty.gov or (626) 458-6146.

As-builts for the 78" water resources pipeline in Mines Avenue in the City of Pico Rivera can be found at http://dpw.lacounty.gov/des/design/drainMain.cfm by entering " 6-D223 " in the LACFCD Drawing Number box, clicking on " Search ", and clicking on the applicable blue DRAWING NO.

The 3 seawater barrier systems are the West Coast Basin Barrier Project, which is located in the South Bay area between Hawthorne Boulevard and the ocean from Interstate 105 to Palos Verdes Drive North; the Dominguez Gap Barrier Project, which is located in the Carson/Wilmington area east of Vermont Ave, south of Carson Street, and west of Long Beach Blvd; and the Alamitos Barrier Project, which is located in southeastern Long Beach east of Bellflower Blvd and the Pacific Coast Highway, south of Wardlow Road, and west of Seal Beach Blvd. You can view the seawater barrier maps online at ftp://dpwftp.co.la.ca.us/pub/wrd/Seawater%20Barriers/Barrier%20Maps/. If your project is within the above limits of the seawater barrier projects and you wish location information on the applicable seawater barrier project facilities, please reply back with a notation that you need information on that seawater barrier project.

B. For as-built information on the street lights and their electrical lines in unincorporated areas of Los Angeles County, check with SCE; LACDPW has no as-builts for the street lighting systems. The Edison contact for their maps is:

Southern California Edison
Attn: Map Requests
1444 E. McFadden Avenue
Bldg. D
Santa Ana, CA 92705

C. The LACDPW and the L.A. County Consolidated Sewer Maintenance Districts are **not** associated with the County Sanitation Districts (CSD) of Los Angeles County which **also has** sanitary sewerage systems throughout much of the County. The CSD routinely does not show up in Underground Service Alert's database except for those locations in which the CSD has force mains. The CSD is

located at 1955 Workman Mill Road in Whittier, California. It can be reached at phone (562-699-7411), fax (562-699-5422), or www.lacsd.org .

The general location of the L.A. County Consolidated Sewer Maintenance Districts' sanitary sewers and pump stations can be obtained online via the **Sanitary Sewer Network:** http://dpw.lacounty.gov/smd/sewernetwork/. **As-built plans for sewers maintained by LACDPW are also now online** and can be found via the following link: http://dpw.lacounty.gov/smpm/landrecords/SewerPlans.aspx. You will need to know the project in which they were constructed to find the as-builts online. Following is a method to determine in which project the sewers were built.

Utilizing our Sewer Network Map at https://dpw.lacounty.gov/smd/sewernetwork/ :

1. Enter the address, Cross Street, Parcel No., or Manhole No. in the search box, and press search.
2. Take Note of the manhole numbers adjacent to the property (they are in purple)
3. Click on the orange line adjacent to the property, if the line is any other color we do not have plans for that.
4. A menu will pop up, if it does not, go into the browser settings and allow pop-ups, Click on the VIEW OVERLAY link, and a black and white map will open in another tab.
5. On the overlay, look for the manhole numbers you had noted in step 2.
6. Near those manhole numbers, or overlaid over a bigger area around the property you are searching you will see bold text that has some letters and numbers, these are the project names that correspond to the plans in the first link. Most of the time you will see PC XXXX or CI XXXX. There may be several near where you are looking and you will need to look at several sets of plans to find the exact area you are looking for.

If you are unable to obtain online the as-built plans for sewers maintained by LACDPW, you must come to our Survey/Mapping & Property Management Division public counter to get copies of the plan and profile sheets. To view and obtain copies of the plan and profile sheets for the sewers we maintain, bring the CSMD atlas map to the counter and request help finding the microfiche card with the sewer as-builts you want to copy. Copies of the as-builts can be printed using microfiche viewers at that public counter for a nominal fee (3 sheets for $1 +/-, cash or check).

If coming to our headquarters in Alhambra is a hardship for you, you can have the counter personnel provide you the plans for a fee; see the OTR Request attached at the top for details (Note the prices listed were effective June 1, 2017 and were increased to $120.68 per hour and $30.17 per quarter hour in 2018 and may have changed again).

Regarding the **Sanitary Sewer Network:** link; after you click on it, you will get a map of Ventura and L.A. Counties and beyond. If you zoom in on it, grid lines forming rectangles will appear. If you zoom in another click or two, in the center of those rectangles, alphanumeric characters will appear. They will be C-abcd or N-abcd or S-abcd or possibly some other capital letter followed by -abcd where abcd is a four digit number. The C-abcd or N-abcd or S-abcd or other capital letter followed by –abcd is the map number for our L.A. County Consolidated Sewer Maintenance District (CSMD) atlas map for the area within the rectangle. Zooming in another click will cause the sewers we maintain to appear in gold. Zooming in another click or two will cause our sanitary sewer manhole numbers to appear. Sewers shown without MH numbers and in dull blue and green or in brighter green are not

maintained by us and we do not have as-builts of them; they may be owned and maintained by the County Sanitation Districts of Los Angeles County (CSD) or by others.
You can use the CSMD atlas map number and the link http://dpw.lacounty.gov/SMD/SMD/Page_15.cfm to view the CSMD atlas maps online by obtaining the Operations Maps table via the link and then clicking on the word Map associated with the CSMD atlas map number. That map provides additional detail including identifying some of the CSD sewers.

D. The County Waterworks Districts we administer are located in 7 general areas of Los Angeles County: (1) that portion of the County lying both east of 140th Street West and northeast of Angeles National Forest; (2) the Agua Dulce/Acton/Ravenna area northeast of the City of Santa Clarita; (3) the Val Verde area northwest of the City of Santa Clarita which is more particularly described as bounded by the Angeles National Forest, Interstate 5, California 126, and the L.A. County/Ventura County boundary; (4) the Kagel Canyon area which is more particularly described as one mile each side of Kagel Canyon Road from Lopez Canyon Road to the northern boundary of the City of Los Angeles; (5) Marina Del Rey; (6) the City of Malibu; and (7) the Topanga Canyon area which is more particularly described as bounded by Mullholland Highway, the west city limits of the City of Los Angeles, the Pacific Ocean, and Malibu Canyon Road. For information on facilities belonging to the County Waterworks Districts we administer, contact Mr. Mike Roach at MROACH@dpw.lacounty.gov or (626) 300-3343.

E. As-builts for the County's traffic signals must be obtained from our Design Division's Plans Room Public Counter in the southeast corner of the basement of our headquarters building at 900 South Fremont Avenue in Alhambra, California. The as-builts of the traffic signals we maintain are not available online from LACDPW and we do not mail them.

F. The TSSP systems belong to the cities in which they are located after completion of their construction. Information on them is available online via the Link http://www.ladpw.org/traffic/TSSP.cfm

Good luck with your project.

Regards,

Daren G. Reyes
Utilities Coordination Unit
Construction Division
Los Angeles County Public Works
Phone: (626) 458-3166
Email: DReyes@dpw.lacounty.gov

From: Alvin Cruz <ACruz@dpw.lacounty.gov>
Sent: Tuesday, January 21, 2020 2:32 PM
To: Daryll Chenoweth <DCHENOWE@dpw.lacounty.gov>
Subject: FW: Utility Request - 21207 S. Avalon Blvd.

Hi Daryll:

Please see below request.

Thank you,

Alvin Cruz, PE
Civil Engineering Assistant
Los Angeles County Public Works
(626) 300-2094

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Tuesday, January 21, 2020 2:29 PM
To: Alvin Cruz <ACruz@dpw.lacounty.gov>
Subject: Utility Request - 21207 S. Avalon Blvd.

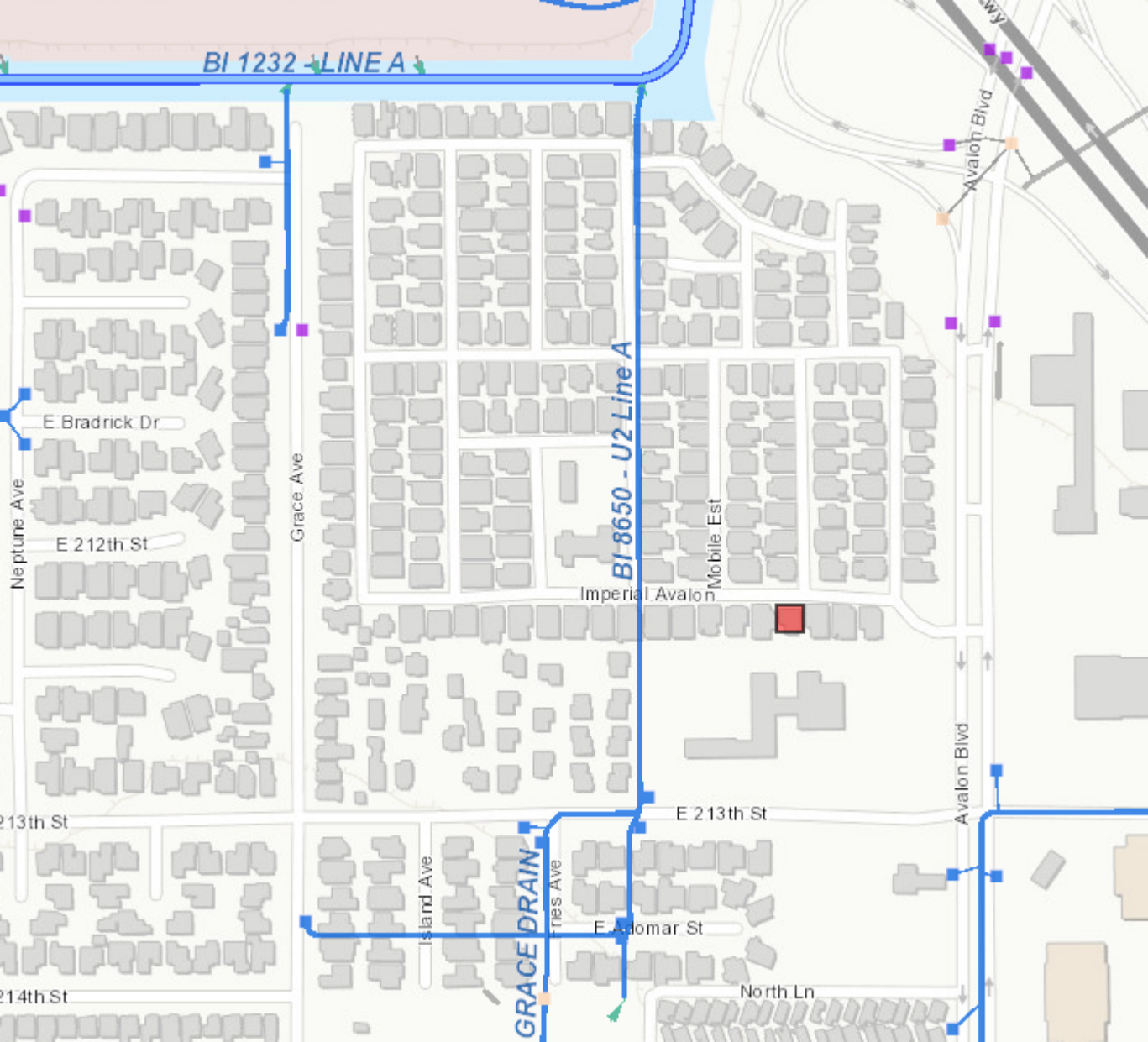
To whom it may concern,

We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a highlighted copy of the Los Angeles Thomas Guide Map page 764 D5 & E5 , and a map indicating the project limits and location.

If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.

Thanks,

Matthew Gooden
P S O M A S | *Balancing the Natural and Built Environment*
Civil Engineering Designer I
555 S. Flower St. #4300
Los Angeles, CA 90071
M: 213.223.1423 | E: Matthew.Gooden@psomas.com
http://secure-web.cisco.com/1T7WhEc7AucgS1HyncHSC54ebY5KOCMK__XEls5uNWenPViT_SRBnMEscdmLbvQpFhjcZCecu8eo3SP2HecgIHrnc-cEfEXAKlj6j8WIleFof16rfIFdnuoHIH35RuAO6tWNZ64CtwRBxqgk17KWMZW9ddz13XhHBfPROa7_OIf-WbJxqmJCmLW1P3kT3Ukc4yaOZzL9O_36QwtuITi2LJ4kdvOs_6mF_6kSFXqJUX2jWHdZ5lWmnHbjohBioxG6toGAjN7LoUAi6X19RvhTxNh86dwjkko5EPFESLFmvcUNL9miteVmbjFZr4kdhmjJD3-UzWg4AIyLBjqvdM_ra5GIV0vHi95Pv5oFZgIzTmJ79_GniSwd955b0SgLFLIX9/http%3A%2F%2Fwww.Psomas.com


BI 1232 - LINE A
Avalon Blvd
E Bradrick Dr
Neptune Ave
E 212th St
Grace Ave
BI 8650 - U2 Line A
Imperial Avalon Mobile Est
213th St
E 213th St
Avalon Blvd
Island Ave
GRACE DRAIN
E Adomar St
214th St
North Ln

Matthew Gooden

From: Farhadi,Brian I. <FARHADBI@airproducts.com>
Sent: Wednesday, January 22, 2020 10:19 AM
To: Matthew Gooden
Cc: Robertson,Alan; Glick,James H.
Subject: RE: [External] Utility Request - 21207 S. Avalon Blvd.

Matthew,

Based off of the documents attached it looks like we will be outside of your scope of work. Below in Jimmy's image you can see where our line runs. If the project scope does change or you believe that we will be affect by your work please do let us know.

Thank you
Brian Farhadi
Air Products Pipeline Engineer
O: 281-478-3091 C: 314-641-9776

From: Glick,James H. <GLICKJH@airproducts.com>
Sent: Tuesday, January 21, 2020 4:32 PM
To: Farhadi,Brian I. <FARHADBI@airproducts.com>
Cc: Robertson,Alan <ROBERTWA@airproducts.com>
Subject: FW: [External] Utility Request - 21207 S. Avalon Blvd.

Brian,
We are on the North side of the 405 Freeway and this area is on the South… Please review and respond…
Jimmy

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Tuesday, January 21, 2020 2:25 PM
To: Glick,James H. <GLICKJH@airproducts.com>
Subject: [External] Utility Request - 21207 S. Avalon Blvd.

This email is from an external source. Please exercise caution in opening attachments or links.

To whom it may concern,

We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a highlighted copy of the Los Angeles Thomas Guide Map page 764 D5 & E5 , and a map indicating the project limits and location.

If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.

Matthew Gooden
P S O M A S | *Balancing the Natural and Built Environment*
Civil Engineering Designer I
555 S. Flower St. #4300
Los Angeles, CA 90071
M: 213.223.1423 | E: Matthew.Gooden@psomas.com
www.Psomas.com

Matthew Gooden

From: Magana Jr., Anthony <anmagana@calwater.com>
Sent: Wednesday, January 22, 2020 1:35 PM
To: Matthew Gooden
Subject: RE: Utility Request - 21207 S. Avalon Blvd
Attachments: DOM-29-32.pdf; DOM-30-32.pdf

Matt,

Please see attached maps pertaining to your project location.

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Tuesday, January 21, 2020 3:26 PM
To: Scotty, Frank <FScotty@calwater.com>
Subject: Utility Request - 21207 S. Avalon Blvd

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
Hello Mr. Scotty,

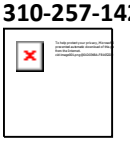
We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a highlighted copy of the Los Angeles Thomas Guide Map page 764 D5 & E5 , and a map indicating the project limits and location.

If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.

Sincerely,

Matthew Gooden
P S O M A S | *Balancing the Natural and Built Environment*
Civil Engineering Designer I
555 S. Flower St. #4300
Los Angeles, CA 90071
M: 213.223.1423 | E: Matthew.Gooden@psomas.com
www.Psomas.com

Anthony Jr. Magana
Cert Pump Operator-Opers Clerk
CALIFORNIA WATER SERVICE
310-257-1420



ENGINEERING DEPARTMENT

GIS

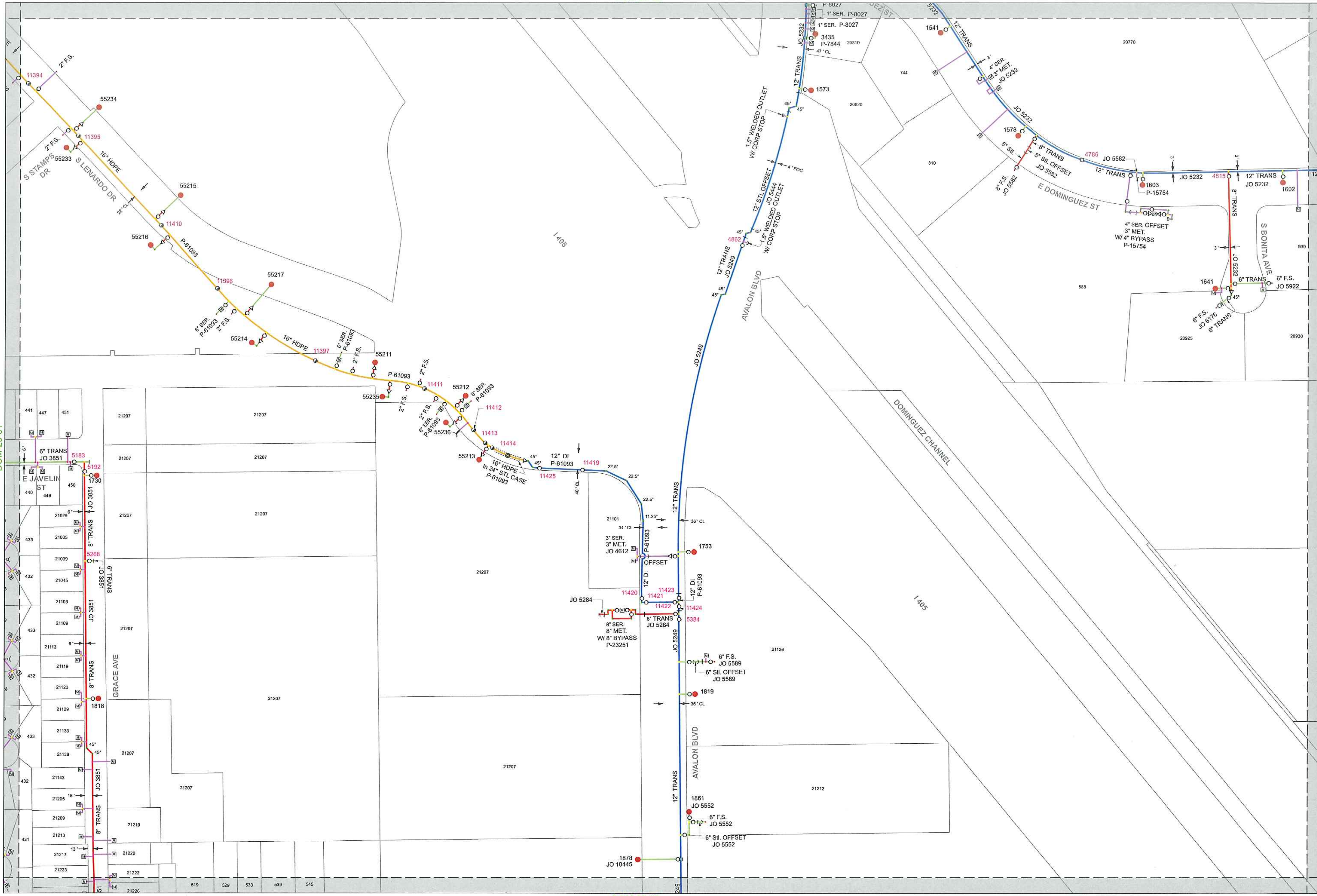
DOMINGUEZ DISTRICT
WATER SYSTEM

N

SCALE:
1" = 200'

Issued:
January 2019

Plat Sheet:
DOM-29-32



ENGINEERING DEPARTMENT

CALIFORNIA WATER SERVICE

GIS

DOMINGUEZ DISTRICT
WATER SYSTEM

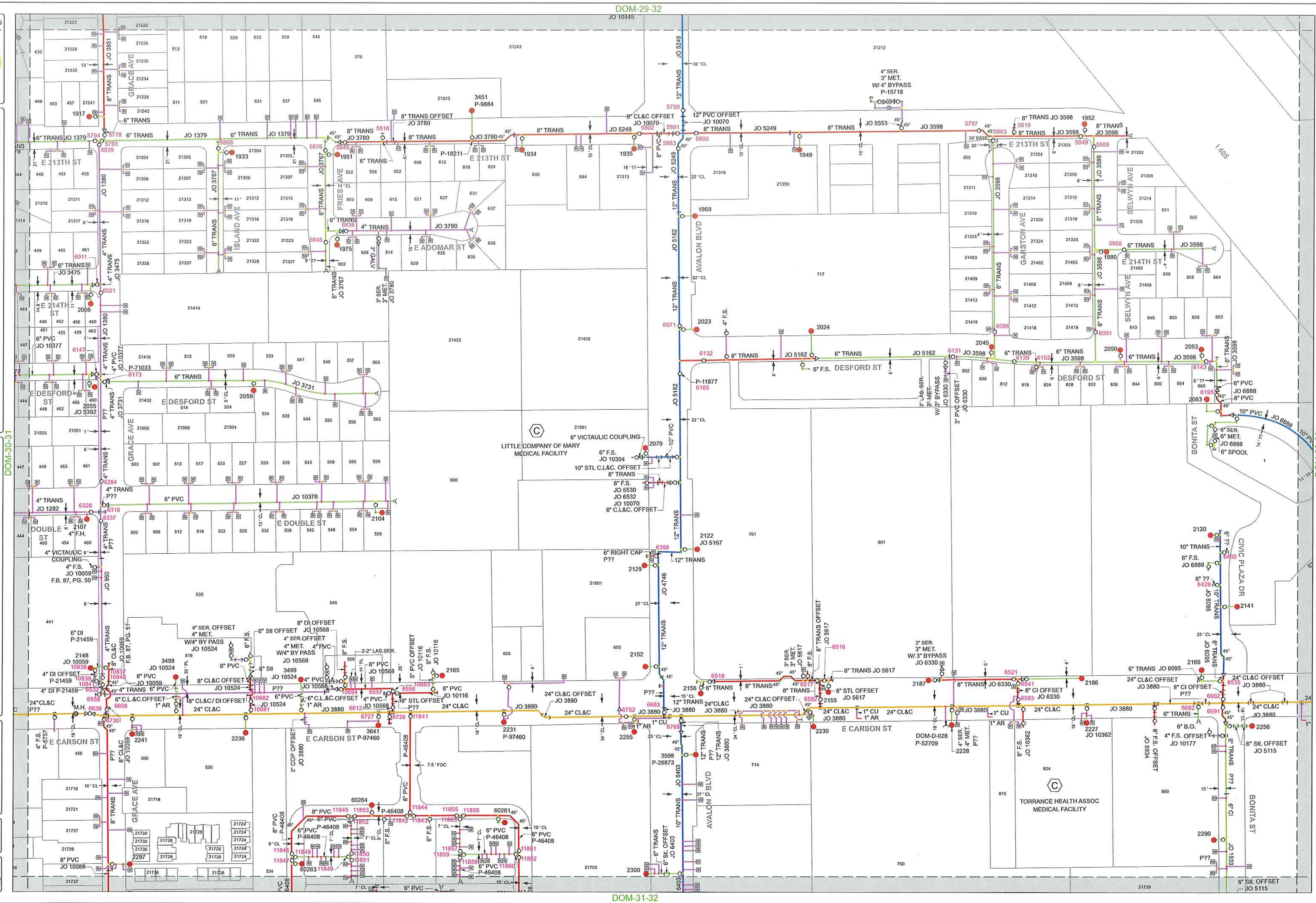
CONFIDENTIAL: Applicant hereby agrees that any plans or markings made by California Water Service (Cal Water) showing the estimated location of its underground facilities is done solely as an accommodation and without any warranties, representations, or guaranties of completeness or accuracy. Applicant acknowledges that said information is a suggestion as to possible locations, as would be necessary to protect Cal Water's property. Applicant accepts full responsibility for any damage to Cal Water's facilities. Applicant agrees that Cal Water is not liable for any direct or indirect damages arising out of the use of said information.

N

SCALE:
1" = 200'

Issued:
January 2019

Plat Sheet:
DOM-30-32



Matthew Gooden

From: Brenner, Rock (Contractor) <Rock.Brenner.Contractor@crowncastle.com>
Sent: Monday, January 27, 2020 12:25 PM
To: Matthew Gooden
Subject: RE: Utility Request - 21207 S. Avalon Blvd.
Attachments: 0005336-Utility Request - 21207 S. Avalon Blvd.docx

Hello Matthew Gooden,

With doing our review, Crown Castle's fiber facilities/equipment ARE PRESENT within this project's work area. (Please see attachment)

If there are any questions or concerns, do follow up with us.

Sincerely,

Rock Brenner
Contractor
724-416-2624

CROWN CASTLE
1500 Corporate Dr. l Canonsburg, PA 15317
1-888-632-0931

Fiber.dig@CrownCastle.com

From: Foutz, Jeff <Jeffrey.Foutz@crowncastle.com>
Sent: Wednesday, January 22, 2020 10:00 AM
To: Fiber Dig Facilities <Fiber.dig@crowncastle.com>
Subject: FW: Utility Request - 21207 S. Avalon Blvd.

FYI

Thank you,
Jeff Foutz
Asset Supervisor Fiber Records - 811 Services
T: (724) 416-2957

From: Matthew Gooden <matthew.gooden@psomas.com>
Sent: Tuesday, January 21, 2020 5:31 PM
To: Foutz, Jeff <Jeffrey.Foutz@crowncastle.com>
Subject: Utility Request - 21207 S. Avalon Blvd.

To whom it may concern,

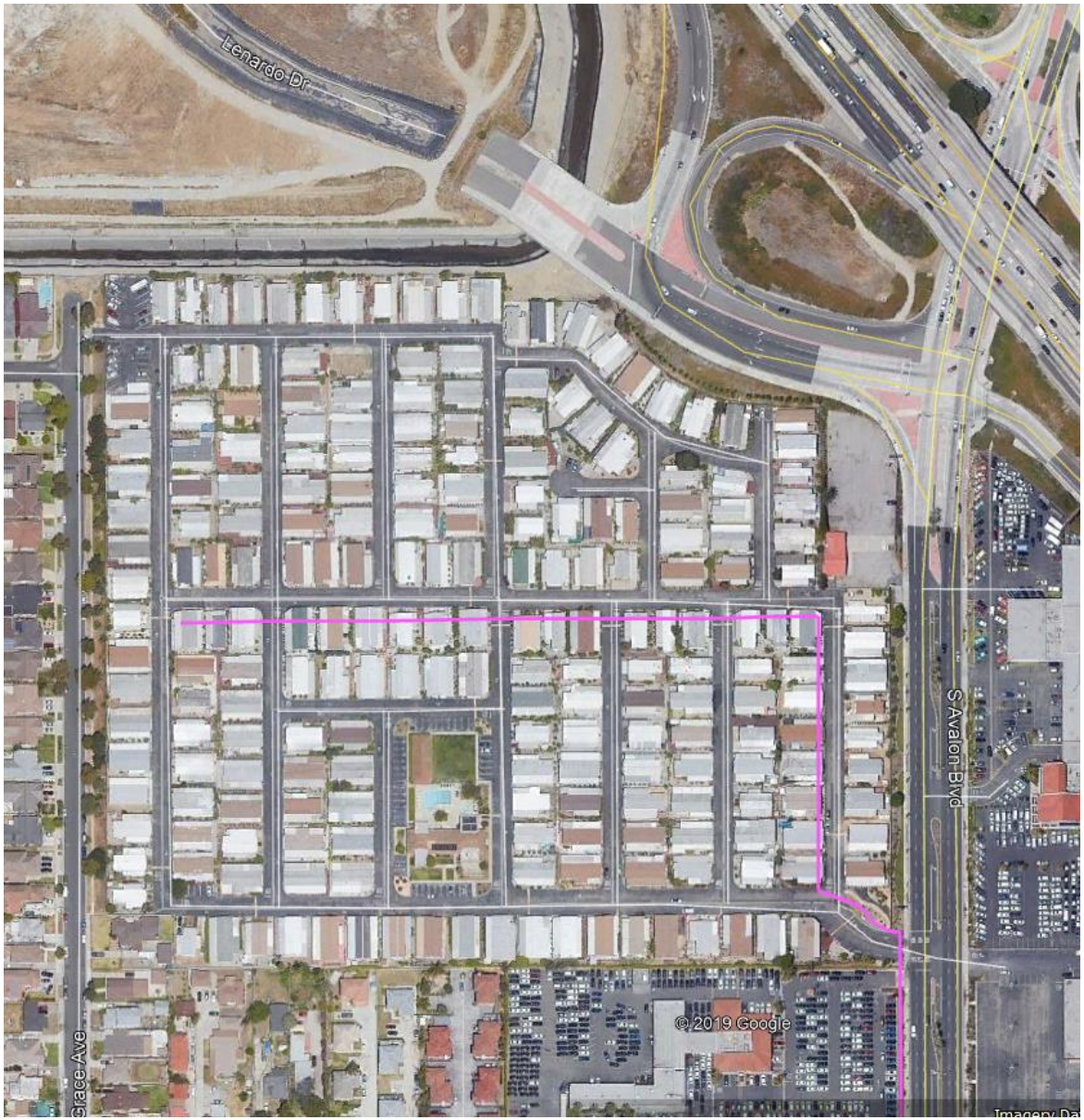
We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a highlighted copy of the Los Angeles Thomas Guide Map page 764 D5 & E5 , and a map indicating the project limits and location.

If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.

Thanks,

Matthew Gooden
P S O M A S | *Balancing the Natural and Built Environment*
Civil Engineering Designer I
555 S. Flower St. #4300
Los Angeles, CA 90071
M: 213.223.1423 | E: Matthew.Gooden@psomas.com
www.Psomas.com

CROWN CASTLE UTILITY REQUEST



Crown Castle Utilities *ARE* present at this location

Request Number: 0005336

FIBER DIG SERVICES
1500 Corporate Dr., Canonsburg, PA 15317
1-888-632-0931 Option 2
Fiber.dig@CrownCastle.com

CROWN CASTLE COLOR KEY

- UNDERGROUND CONDUIT
- AERIAL FIBER
- UNDERGROUND FIBER

CROWN CASTLE

701 N. Bullis Rd.
Compton, CA 90224-9099

January 30, 2020

PSOMAS
555 S Flower St #4300
Los Angeles, CA 90071
Attn: Matthew Gooden

Subject: Maps & Will Serve - 21207 S Avalon Blvd Carson, CA 90745

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 SoCal Gas Distribution and Transmission of all work being conducted. Please contact SoCal Gas 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 (310) 687-2011

Sincerely,

William Perez

William Perez
Pipeline Planning Assistant
SoCalGas-Compton HQ

WARNING!! W.O.#
IS BEING WORKED ON

WARNING!! W.O.#
IS BEING WORKED ON

100 Feet

Map Number:	12540-122860
Map Type:	Gas Asset Map
Printed By:	Perez, William
Printed Date:	1/30/2020

SoCalGas
A Sempra Energy utility

100 0 100 200 300 400 Feet

1/23/2020

Matthew Gooden
PSOMAS
555 South Flower Street #4300
Los Angeles, CA 90071

Requester Project:	Map Request
Project Name	South Avalon Boulevard
DOCK/PRISM Project Name:	Grace Avenue & South Avalon Boulevard
Conflict:	YES

Thank you for your recent Utility Request to Charter Communications for: South Avalon Boulevard

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:
Ecchevarri, Allan
Construction Manager - Zone 7C
14338 Lakewood Blvd.
Bellflower CA 90706
805-458-4349
allan.echevarri@charter.com

If you have any questions about the maps provided, please contact DL-socal-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

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

Avalon Boulevard
Map
Carson, CA 90745

Red-existing Charter aerial facilities within project limits.

Green-existing Charter underground facilities within project limits.

Matthew Gooden

From: Keith Hooper <keith@terradex.com>
Sent: Wednesday, April 29, 2020 3:50 PM
To: Matthew Gooden
Subject: Re: Utility Request - 21207 S. Avalon Blvd.

Terradex does not have any facilities within your project area.

Keith Hooper
Data Operations Manager
Terradex, Inc.
650-227-3254
keith@terradex.com

> Hello,
>
> I am following up on a utility request that was sent on 1/21/20. When you are able to, please confirm if Terradex has utilities present within the project limits.
>
> Sincerely,
>
> **Matthew Gooden**
> **P S O M A S** | *Balancing the Natural and Built Environment*
> Civil Engineering Designer I
> 555 S. Flower St. #4300
> Los Angeles, CA 90071
> M: 213.223.1423 | E: Matthew.Gooden@psomas.com
> www.Psomas.com
>
> ---
>
> **From:** Matthew Gooden
> **Sent:** Tuesday, January 21, 2020 2:35 PM
> **To:** PETER@TERRADEX.COM
> **Subject:** Utility Request - 21207 S. Avalon Blvd.
>
> To whom it may concern,
>
> We are in the process of gathering as-built utility information on the subject location. In running a Dig Alert design lookup, we have you listed as a regional utility provider. Attached for your use please find a highlighted copy of the Los Angeles Thomas Guide Map page 764 D5 & E5 , and a map indicating the project limits and location.
>
> If you are not the person of contact for this request, please direct me to the appropriate contact. Thank you for your time.
>
> Sincerely,
>
> **Matthew Gooden**
> **P S O M A S** | *Balancing the Natural and Built Environment*

Torrance Logistics Company LLC
12851 East 166th Street
Cerritos, CA 90703
(310) 212-4468 Telephone
(310) 212-1788 Facsimile
www.pbfenergy.com

January 30, 2020

Attn: Mr. Matthew Gooden
PSOMAS
555 S. Flower St. #4300
Los Angeles, CA 90071

Re: Utility Research Request - 21207 S. Avalon Blvd., Carson, CA 90745

Our File: 20-7297

Dear Mr. Gooden:

Pursuant to your request dated January 21, 2020, pertaining to the above referenced project, please be advised that Torrance Logistics Company LLC does not maintain any pipeline facilities within the area of your request.

Please submit future project notifications to the undersigned at TOR.ROW@pbfenergy.com. If you have questions or require additional information regarding this submittal, please contact Ms. Eleanor Marx at (310) 212-2914.

Very truly yours,

Suzy Husner
Right of Way Agent

SOUTHERN CALIFORNIA
EDISON
An *EDISON INTERNATIONAL* Company

February 22, 2020

Attn: Matthew Gooden
Psomas
555 South Flower St Ste 4300
Los Angeles, CA 90071

RE: LA RIVER CORRIDOR

Enclosed are copies of the existing Southern California Edison overhead and/or underground facilities inventory maps covering the area of your proposed project.

Southern California Edison Company believes this information is correct for purposes intended by the Company and assumes no liability for its accuracy.

Should you need to contact an SCE service planner please contact:

SCE PLANNING SUPERVISOR
1924 Cashdan St
Compton, CA 90224
(310) 608-5083

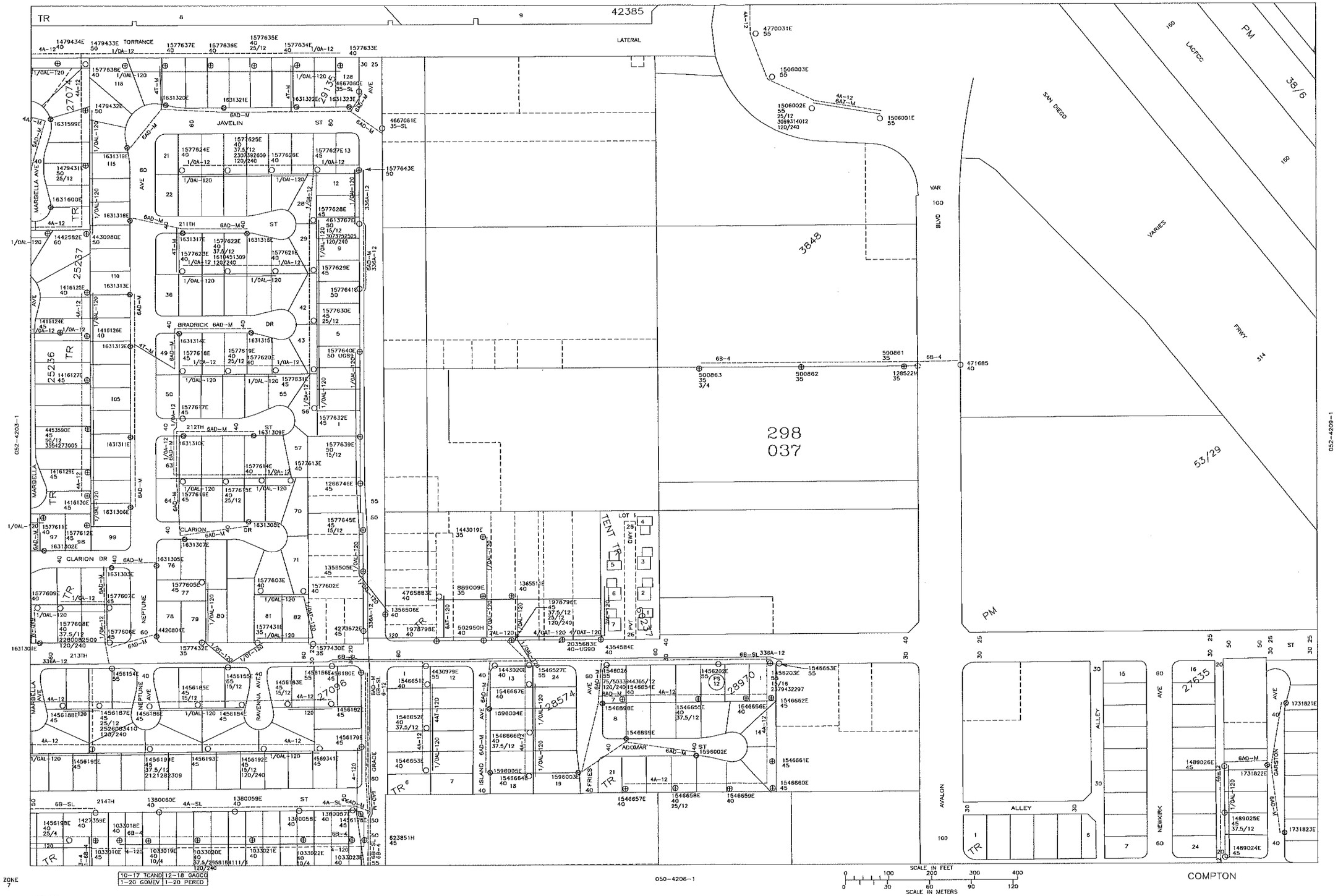
When contacting the SCE service planner, please include copies of the facilities inventory maps that are being provided to you. **SENDING YOUR PLANS TO ANY ADDRESS OTHER THAN THE ONE LISTED WILL CAUSE A DELAYED RESPONSE.**

Thank you, and if you have any further questions, please call me at (714) 796-9932.

Kim Gurule
Facilities Mapping
Power Distribution

Enclosures

Bldg D
P.O. Box 11982
Santa Ana, Ca 92711-1982



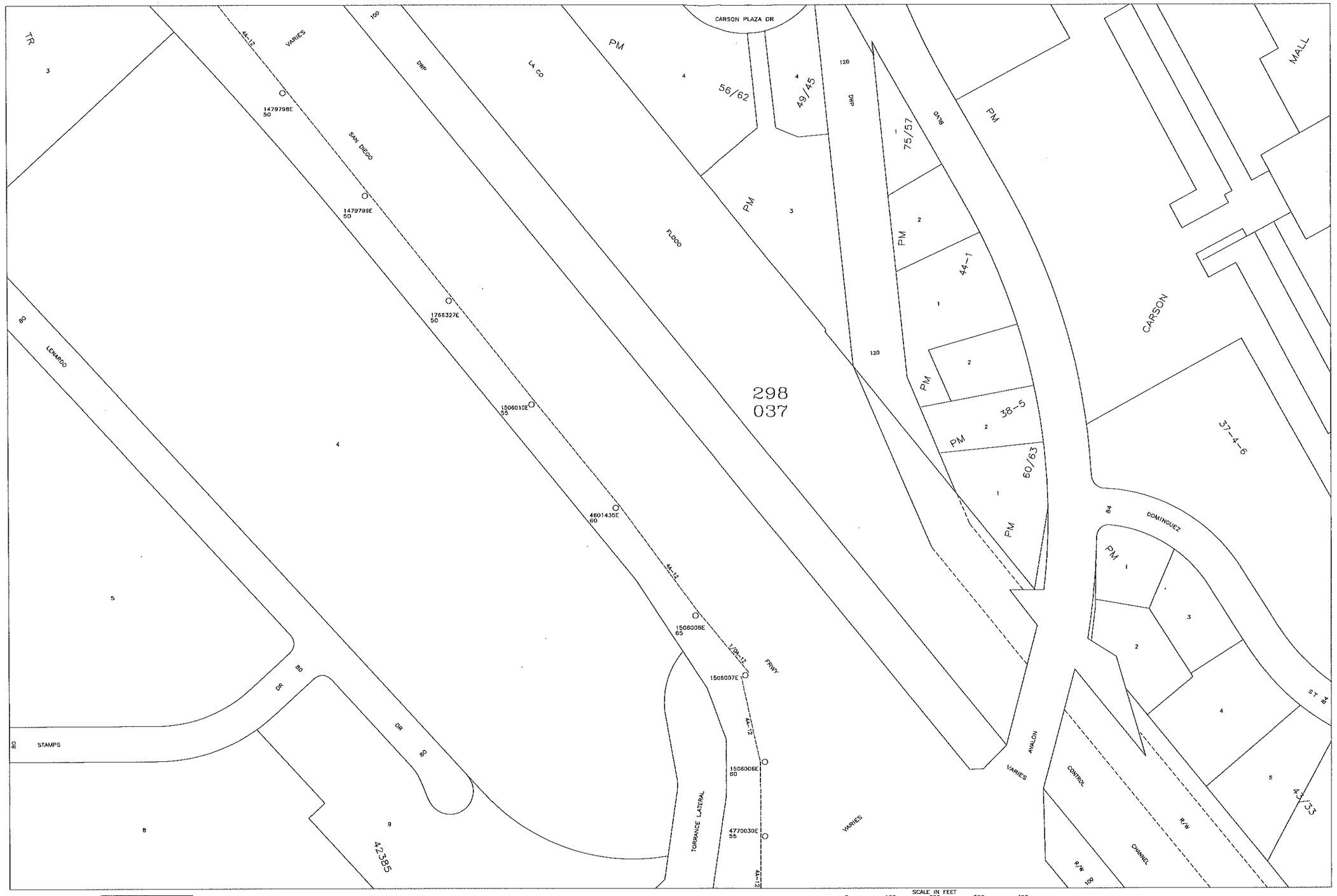
CONFIDENTIAL: CRITICAL ENERGY INFRASTRUCTURE
This diagram contains information relating to Southern California Edison Company's electric transmission / distribution system. It is classified as Critical Energy Infrastructure Information as defined in 18 code of Federal Regulations section 388.113(c)(1).

FOR REFERENCE ONLY
This map has been created to SCE standards to be used by SCE personnel only and is not intended to be a legal representation of real property. Please don't forget to call Dig Alert: 1-800-227-2600

CARSON

LOS ANGELES CO. 054-4206-1

056-4206-1



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054-4203-1

054-4209-1

4,056,000

ZONE 7

4,054,000

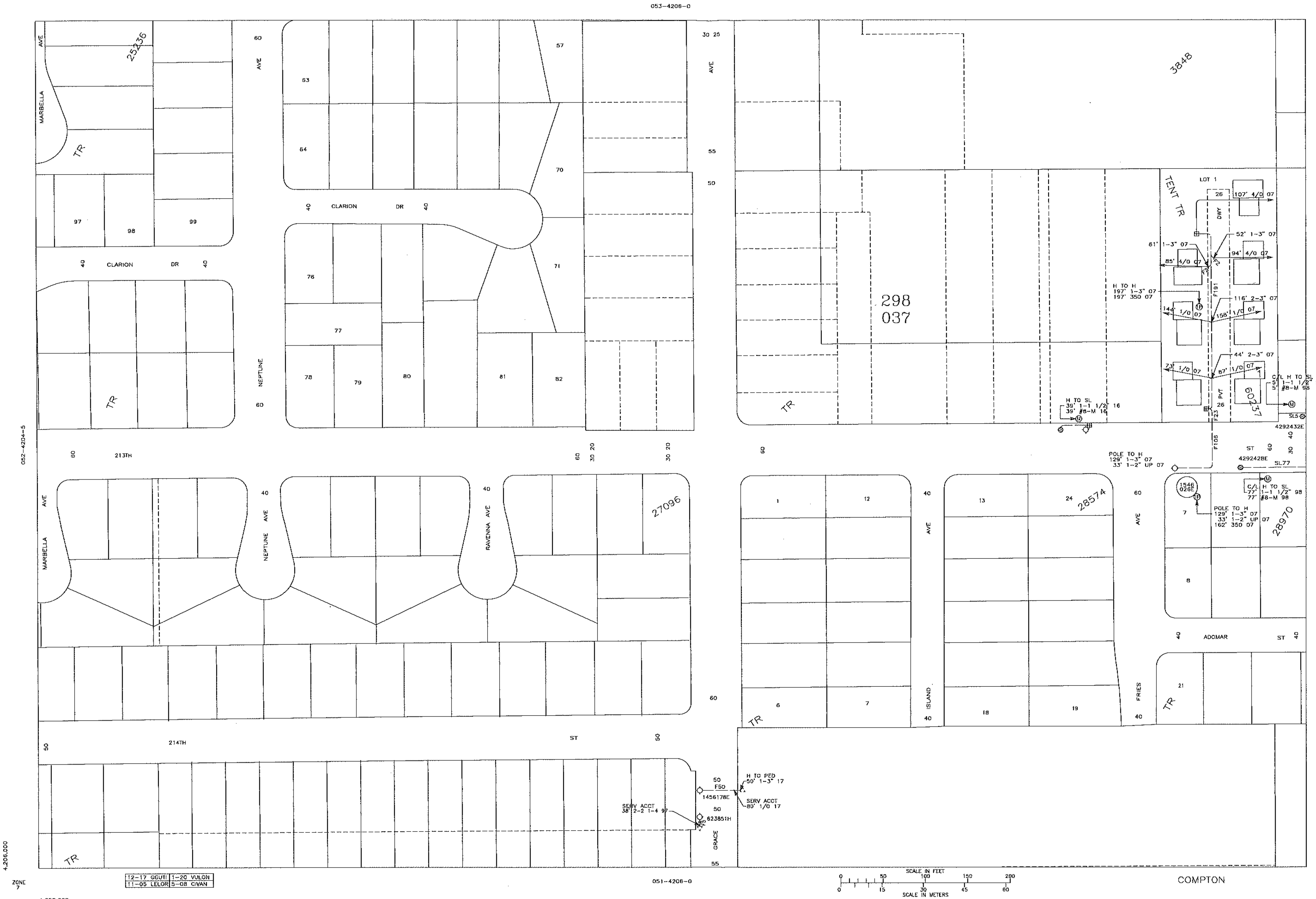
12-17 JCOOK	12-19 MMORA
3-10 TAGLE	10-17 TCANO

052-4206-1

SCALE IN FEET
0 100 200 300 400
SCALE IN METERS
0 30 60 90 120

COMPTON

CARSON LOS ANGELES CO. 052-4206-0



CONFIDENTIAL: CRITICAL ENERGY INFRASTRUCTURE

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CARSON

LOS ANGELES CO. 052-4207-5

053-4207-5

CONFIDENTIAL:
CRITICAL ENERGY INFRASTRUCTURE
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052-4206-0

052-4209-0

4,207,500

4,052,000

ZONE 7

12-17 JSNOC | 12-17 GGUTI
6-18 MPACH | 7-16 EESCA

051-4207-5

SCALE IN FEET
0 50 100 150 200
SCALE IN METERS
0 15 30 45 60

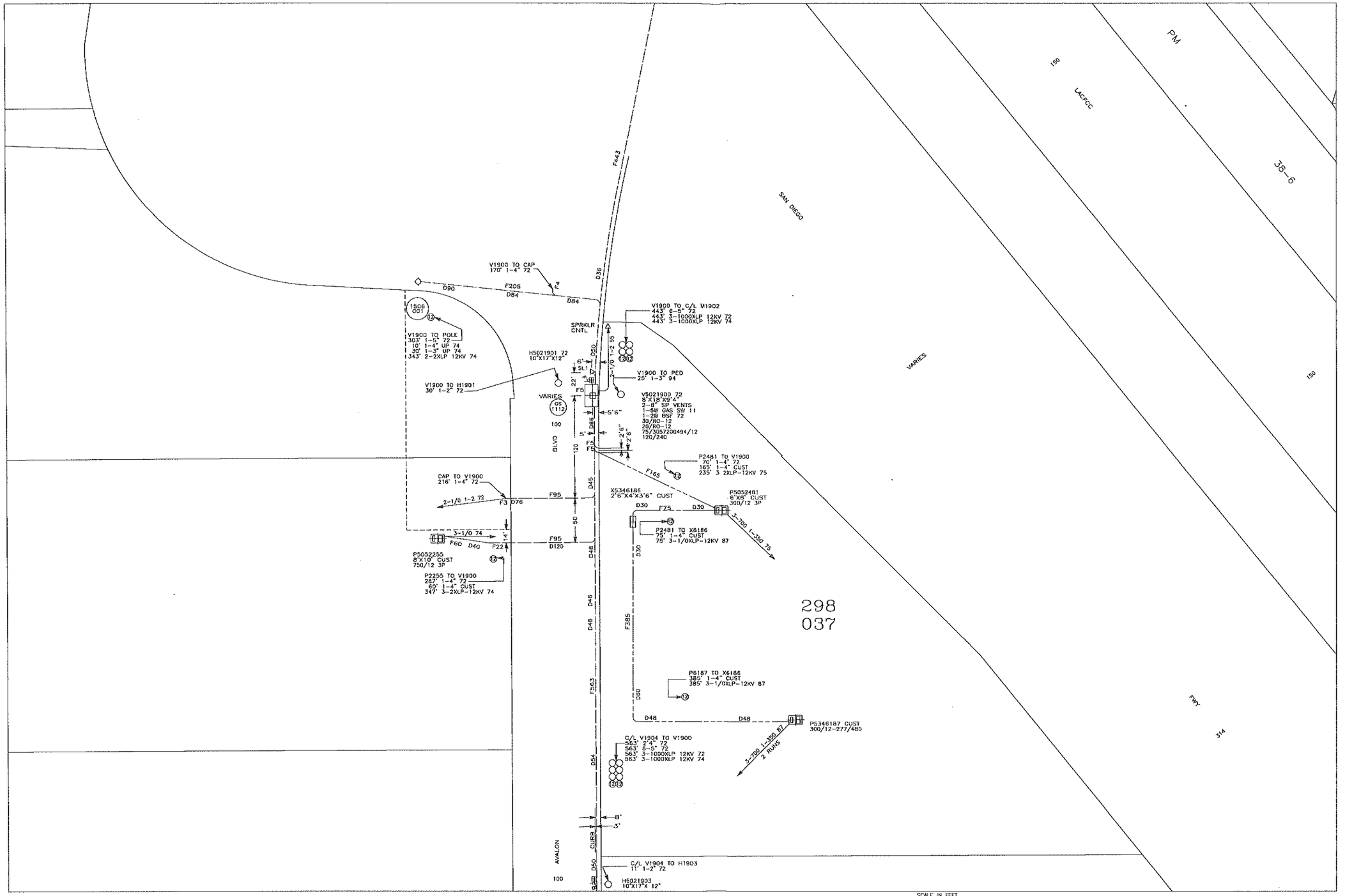
COMPTON

5-85

CARSON

LOS ANGELES CO. 053-4207-5

054-4207-5



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053-4206-0

053-4208-0

6-04 JISTU	5-11 EALFO
3-95 REVAN	9-95 MCARD

4,207,500

ZONE 7

4,053,000

052-4207-5

SCALE IN FEET
0 50 100 150 200
SCALE IN METERS
0 15 30 45 60

COMPTON

NO CHARGE

CARSON

LOS ANGELES CO. 053-4206-0

054-4206-0

TR

8

9

42385

TORRANCE

LATERAL

29135

128

30 25

AVE

TR 9

118

60 JAVELIN ST 60

AVE

12

40

40

MARBELLA

115

60

AVE

21

13

22

12

28

15

27074

40 211TH ST 40

TR

29

9

35

110

36

42

40 BRADRICK DR 40

50

AVE

25237

25236

49

5

43

MARBELLA

50

NEPTUNE

60

50

55

TR

TR 104

40 212TH ST 40

57

1

30 25

GRACE

BASE ONLY – NO FACILITIES

298

037

053-4204-5

053-4207-5

4,206,000

ZONE 7

4,053,000

JISTU

052-4206-0

SCALE IN FEET

0 50 100 150 200

0 15 30 45 60

SCALE IN METERS

COMPTON

6-04

CONFIDENTIAL: CRITICAL ENERGY INFRASTRUCTURE
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California Water Service Company
Fire Flow Test

4/30/2020

Test Date: 03/08/2019 Time: 13:15

District DOMINGUEZ Zone: 2 Plat: 30-32

Address: 213th ST

Cross Street: Avalon BLVD

Requested By: Kimley-Horn

Conducted By: M. Meador

Purpose Of Test: Determine flow

Witnessed By: Calwater: D. Robertson

Others:

Outlet No.	Outlet Size	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. @20
Location 1 Hydrant No.: DOM-1934			Address: 640 E. 213th St.				
1	4.00	30	2353	84	70	2353	5346
2							
3							
4							
Location 2 Hydrant No.:			Address:				
1							
2							
3							
4							
Location 3 Hydrant No.			Address:				
1							
2							
3							
4							

*THE FIRE HYDRANT FIRE FLOW DATA IS FROM A HYDRANT FLOW TEST PERFORMED ON MARCH 8, 2019. SINCE THERE HAVE NOT BEEN ANY SIGNIFICANT CHANGES IN THE CAL WATER SYSTEM IN THIS AREA, THE DATA IS VALID FOR USE AT 21207 S. AVALON BLVD, CARSON.

RENZO AYALA, SUPERINTENDENT
5/1/2020

Total Flow Observed Available @20: 2353 5346

Remarks: Distance from S/R to FH is 125 ft // Distance from FH to P/L is 10 ft

Static/Residual Location: South P/L of 21243 Avalon

Note:

Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tarriff Schedule: "The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."

California Water Service Company
Fire Flow Test

4/30/2020

Test Date: 03/08/2019 Time: 13:00

District DOMINGUEZ Zone: 2 Plat: 30-32

Address: 213th (Flow 2) ST

Cross Street: Avalon BLVD

Requested By: Kimley-Horn

Conducted By: M. Meador

Purpose Of Test: Determine flow

Witnessed By: Calwater: D. Robertson

Others:

Outlet No.	Outlet Size	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. @20
Location 1 Hydrant No.: DOM-1949			Address: 21350 Avalon Blvd.				
1	4.00	36	2577	82	70	2577	6256
2							
3							
4							
Location 2 Hydrant No.:			Address:				
1							
2							
3							
4							
Location 3 Hydrant No.			Address:				
1							
2							
3							
4							
Total Flow Observed Available @20:						2577	6256

*THE FIRE HYDRANT FIRE FLOW DATA IS FROM A HYDRANT FLOW TEST PERFORMED ON MARCH 8, 2019. SINCE THERE HAVE NOT BEEN ANY SIGNIFICANT CHANGES IN THE CAL WATER SYSTEM IN THIS AREA, THE DATA IS VALID FOR USE AT 21207 S. AVALON BLVD, CARSON.

RENZO AYALA, SUPERINTENDENT
5/1/2020

Remarks: Distance from S/R to FH is 691 ft // Distance from FH to P/L is 7.5 ft

Static/Residual Location: 21303 Selwyn Ave.

Note:

Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tarriff Schedule: "The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."

California Water Service Company
Fire Flow Test

4/30/2020

Test Date: 03/08/2019 Time: 10:00

District DOMINGUEZ Zone: 2 Plat: 29-32

Address: 213th (Flow 3) ST

Cross Street: Avalon BLVD

Requested By: Kimley-Horn

Conducted By: M. Meador

Purpose Of Test: Determine flow

Witnessed By: Calwater: S. Saucedo

Others:

Outlet No.	Outlet Size	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. @20
Location 1 Hydrant No.: DOM-1819			Address: 21126 Avalon Blvd				
1	4.00	38	2648	78	65	2648	5938
2							
3							
4							
Location 2 Hydrant No.: 1878			Address: 21207 Avalon Blvd.				
1	4.00	37	2613			2613	5859
2							
3							
4							
Location 3 Hydrant No.			Address:				
1							
2							
3							
4							
Total Flow Observed Available @20:						5261	11797

*THE FIRE HYDRANT FIRE FLOW DATA IS FROM A HYDRANT FLOW TEST PERFORMED ON MARCH 8, 2019. SINCE THERE HAVE NOT BEEN ANY SIGNIFICANT CHANGES IN THE CAL WATER SYSTEM IN THIS AREA, THE DATA IS VALID FOR USE AT 21207 S. AVALON BLVD, CARSON.

RENZO AYALA, SUPERINTENDENT
5/1/2020

Remarks: Distance from S/R to FH is 10 ft // Distance from FH to P/L is 290 ft

Static/Residual Location: 21212 Avalon Blvd. HYD # 1861

Note:

Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tarriff Schedule: "The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."

California Water Service Company
Fire Flow Test

5/18/2020

Test Date: 04/09/2019 Time: 14:30

District DOMINGUEZ Zone: II Plat: DOM-30-32

Address: 21235 Grace AVE

Cross Street: E 213th ST

Requested By: Justin Walsh

Conducted By: M. Meador

Purpose Of Test: Determine Flow Availability

Witnessed By: Calwater: P. Ontiveros

Others:

Outlet No.	Outlet Size	PITOT	Observed	Static Pressure	Residual Pressure	Flow Observed	Flow Avail. @20
Location 1 Hydrant No.: DOM-1917			Address: N/W Corner 213th St & Grace Ave				
1	4.00	19	1872	82	52	1872	2771
2							
3							
4							
Location 2 Hydrant No.:			Address:				
1							
2							
3							
4							
Location 3 Hydrant No.			Address:				
1							
2							
3							
4							

*THE FIRE HYDRANT FIRE FLOW DATA IS FROM A HYDRANT FLOW TEST PERFORMED ON APRIL 9, 2019. SINCE THERE HAVE NOT BEEN ANY SIGNIFICANT CHANGES IN THE CAL WATER SYSTEM IN THIS AREA, THE DATA IS VALID FOR USE AT 21242 GRACE AVE, CARSON.

5/19/2020

RICHARD GARCIA, SUPERINTENDENT
5/19/2020

Total Flow Observed Available @20: 1872 2771

Remarks: Elevation Difference: 0'. Distance from Static/Residual to FH: 60'. Distance from FH to Street Address P/L: 110'.

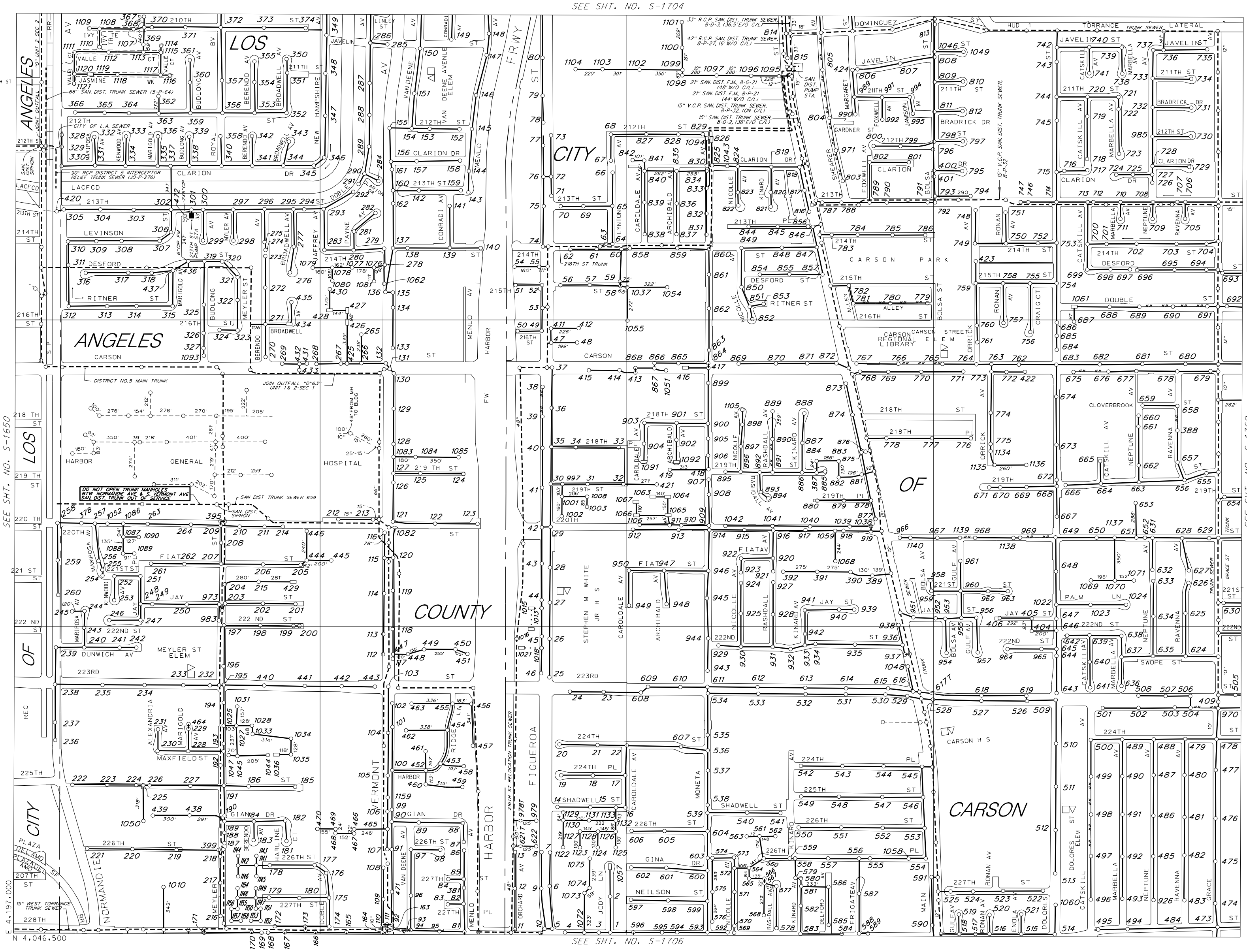
Static/Residual Location: 457 213th St

Note:

Regardless of the results of this test, California Water Service Company assumes no liability beyond that stated in the following excerpt from the P.U.C. Tarriff Schedule: "The utility (California Water Service Company) will supply only such water at such pressure as may be available from time to time as a result of its normal operation of the system."

S-1705

C-33
C-34
C-36
C-37



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.

AUTOMATED GRAPHICS

METERS 0 50 100 200 250
FEET 0 200 400 600 800

LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 1102

MAP REV
07-02-18
DATA BASE REV
06-10-86

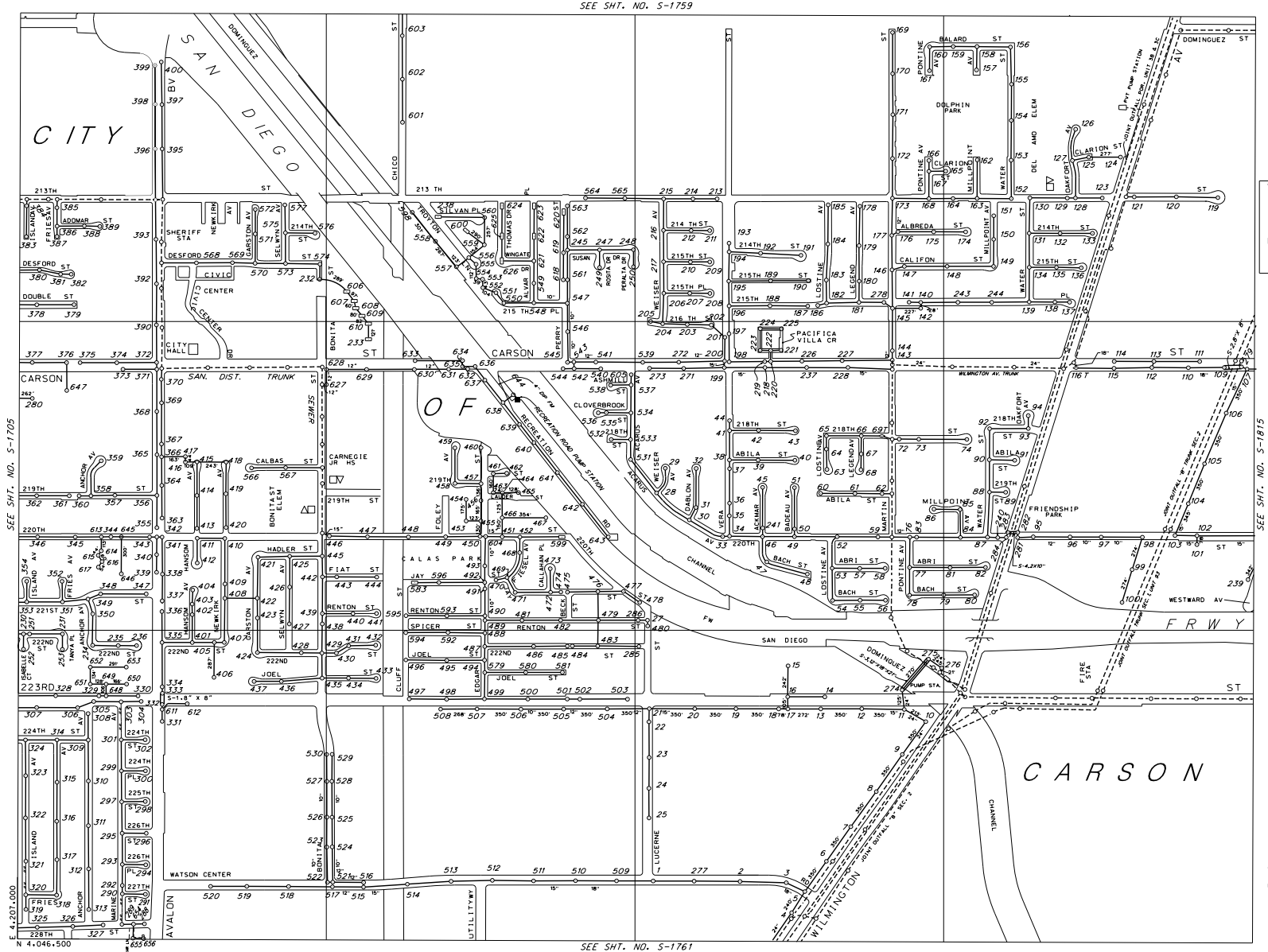
S-1705

CONSOLIDATED S.M.D.

S-1705

T: 764 A-5

0219.0319.1705


S-1760
SEE SHT. NO. S-1759
C-34
C-35
C-36
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.
CITY OF CARSON
SEE SHT. NO. S-1705
SEE SHT. NO. S-1815
SEE SHT. NO. S-1761
SAN DIEGO FRWY
DOMINGUEZ CHANNEL
WILMINGTON AVALON JOINT OUTFALL
AUTOMATED GRAPHICS
METERS
0 50 100 200 250
0 200 400 600 800
FEET
LEGEND
CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
PLASTIC SEWERS
CONCRETE SEWERS
CLAY SEWERS, LINED
CEMENT SEWERS, LINED
FORCE MAINS
SEWERS NOT MAINTAINED BY SMD
TRUNK SEWERS
CITY BOUNDARY
STANDARD MANHOLE
DROP MANHOLE
SHALLOW MANHOLE
TRAP MANHOLE
WEIR MANHOLE
C.O. CLEANOUT
L.H. LAMP HOLE
PUMP STATION
TOTAL MH'S THIS MAP: 615
E 4,207,000
N 4,046,500
MAP REV 05-19-16
DATA BASE REV 05-21-86
CONSOLIDATED S.M.D.
S-1760
T: 764 E-7
0219.0319.1760

LENNOX BLDG DIST. (7)
LOMITA BLDG DIST. (7L)

THE CONTRACTOR SHALL START AND COMPLETE THE CONSTRUCTION OF SEWER (NOT INCLUDING RESURFACING) ON PAGES 2, 3, 4 & 10 IN THE SHORTEST POSSIBLE TIME. THE CONTRACTOR SHALL HAVE THE PRIVILEGE OF STARTING OTHER WORK ON THIS PROJECT IF THAT WORK DOES NOT INTERFERE WITH OR DELAY THIS WORK.

USE STANDARD STRENGTH PIPE EXCEPT AS NOTED.

USE CEMENT MORTAR FOR ALL VITRIFIED CLAY PIPE JOINTS.

CONSTRUCT HOUSE LATERALS WITH INVERTS AT CURB, OR PROPERTY LINE 6 FEET BELOW ~~CURB GRADE, OR~~ GRADE OF CENTER LINE OF STREET EXCEPT AS NOTED.

~~CONSTRUCT HOUSE LATERALS WITH ¼ INCH RISE PER FT. TO PROPERTY LINE, EXCEPT AS NOTED.~~

ALL STRUCTURES SHALL BE BRICK SEWER STRUCTURES AS PER PLAN NO. S-A-104, EXCEPT AS NOTED.

USE STANDARD MANHOLE FRAMES AND COVERS AS PER PLAN NO. S-A-117 EXCEPT AS NOTED.

RESURFACE TRENCH WITHIN PAVED AREA WITH PREMIX ROCK AND OIL 4 INCHES IN THICKNESS EXCEPT AS NOTED.

(7.0) FIGURES IN CIRCLES AT ENDS OF HOUSE LATERALS INDICATE DEPTH BELOW ~~CURB GRADE, OR~~ GRADE OF CENTER LINE OF STREET.

~~CONSTRUCTION IN STATE HIGHWAYS SHALL CONFORM WITH STATE HIGHWAY PERMIT.~~

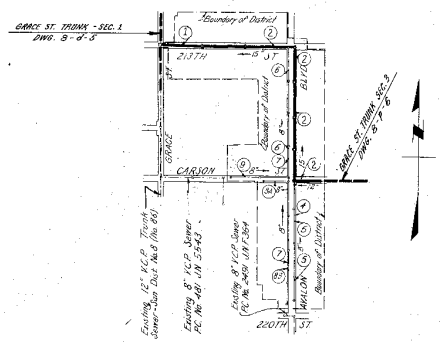
USE FORMULA NO. 1 SEC. 51 OF SPECIFICATIONS TO COMPUTE ALLOWABLE LEAKAGE.

(Left) WORDS IN CIRCLES AT ENDS OF HOUSE LATERALS INDICATE THAT HOUSE LATERALS SHALL BE CONSTRUCTED WITH ¼" RISE PER FOOT TO PROPERTY LINE.

B.M. M-38 Elev. 19.784, FB 1787, pg. 185
213th St. & Grace St., N.E. Cor.
Br. Spk. in S.W. Gar. drive to ha. # 21242

For additional B.M.'s used on this improvement, See printed list.

Before breaking into any existing sewers and before final acceptance of this work, County Sanitation District should be notified in order that required inspection may be made.

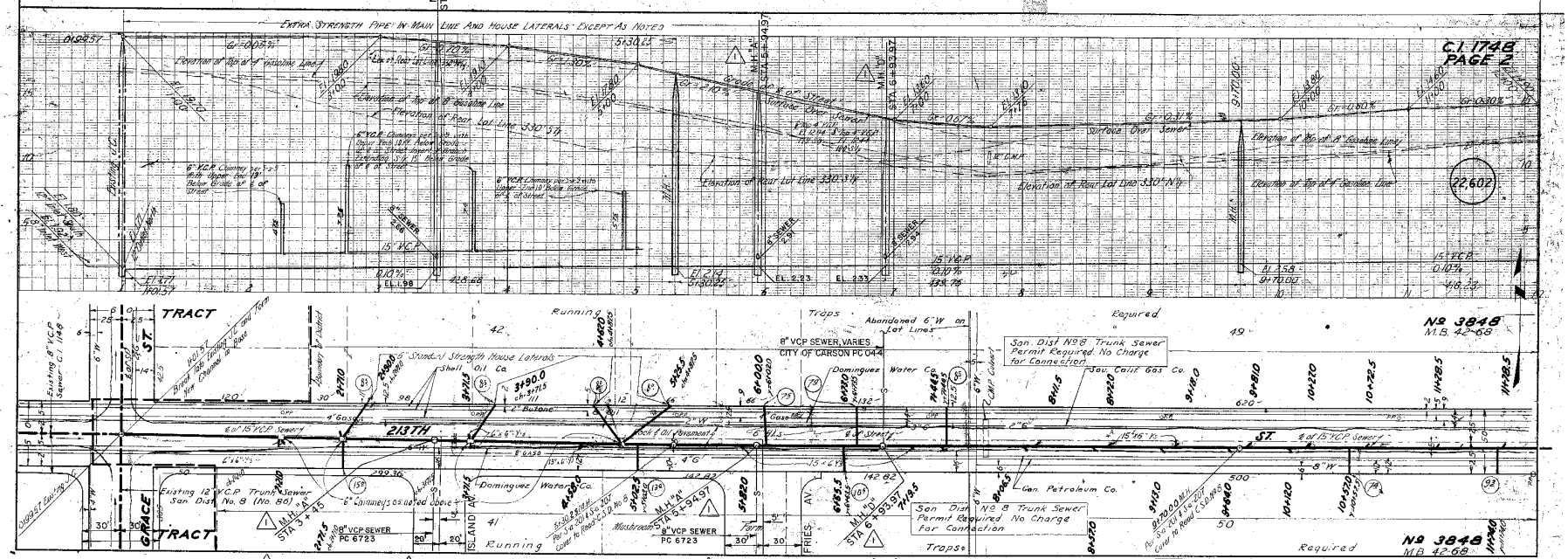


INDEX MAP
Scale 1"=600'

COUNTY SANITATION DISTRICT No. 8
OF LOS ANGELES COUNTY, CALIF.

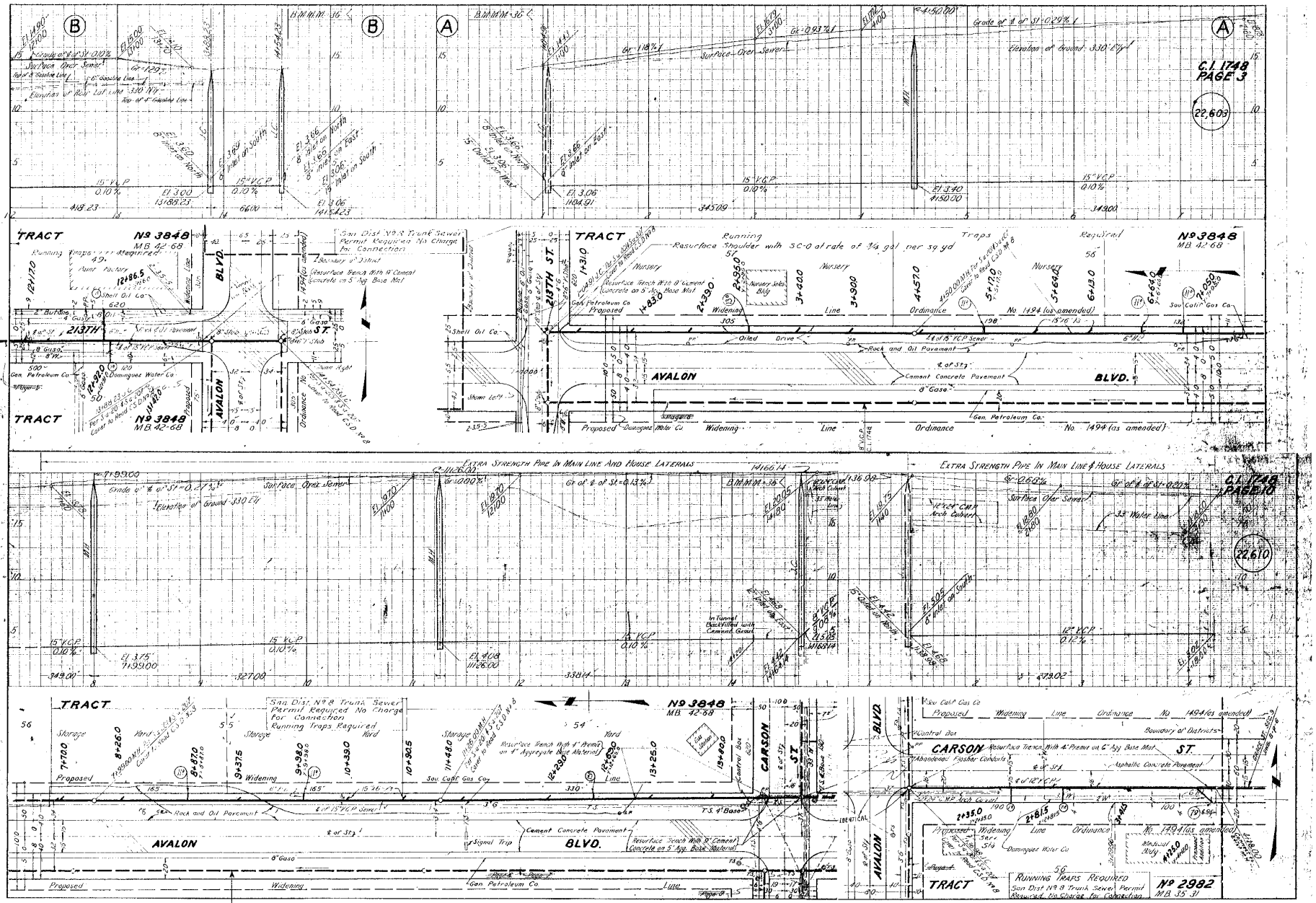
GRACE STREET TRUNK

SECTION 2



NO.	SHEET	REVISION	INITIAL	DATE
1		ADDED MANHOLES	GT	11/23/09

8-p-7
SHEET No. 1
OF 2 SHEETS



COUNTY SANITATION DISTRICT No 8
OF LOS ANGELES COUNTY, CALIF.
GRACE ST. TRUNK SEWER
SECTION 2

COUNTY SANITATION DISTRICT No. 8

OF LOS ANGELES COUNTY, CALIFORNIA

OFFICE OF CHIEF ENGINEER

CONTRACT DRAWINGS

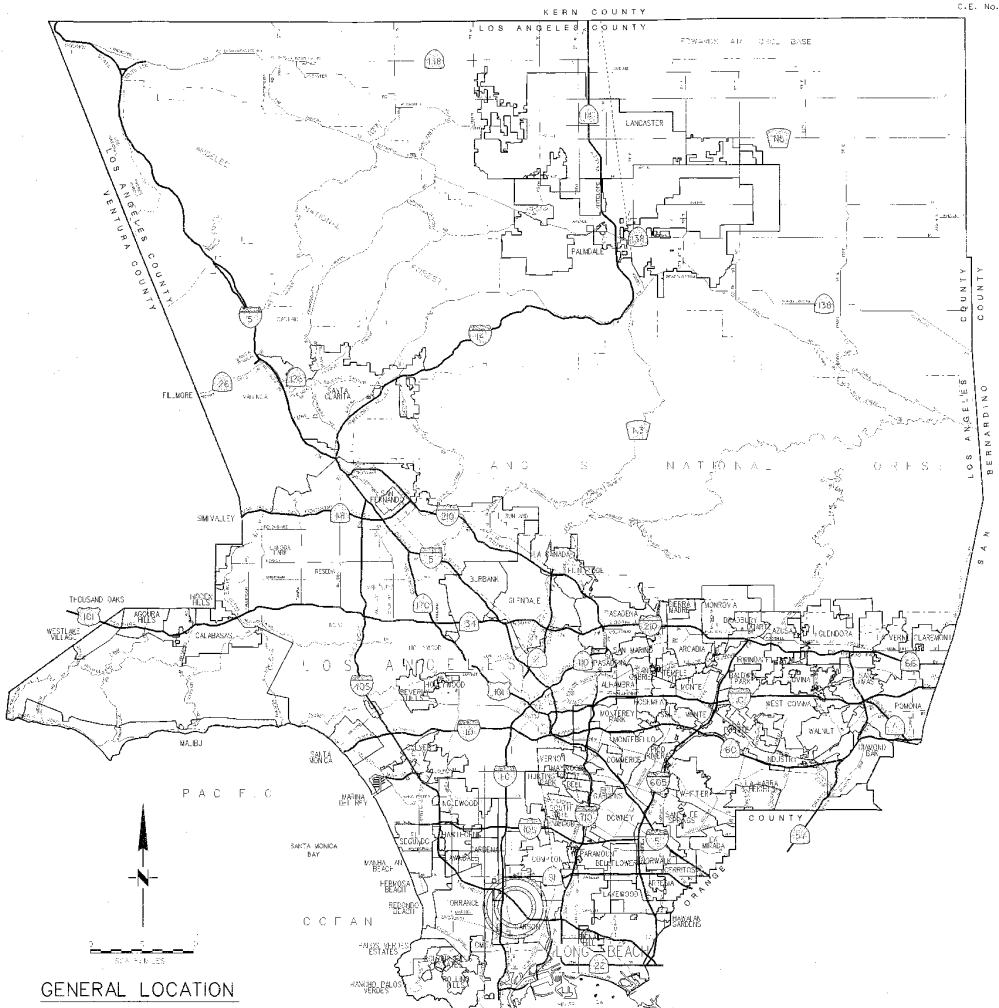
GRACE STREET TRUNK SEWER, SECTION 1

REHABILITATION

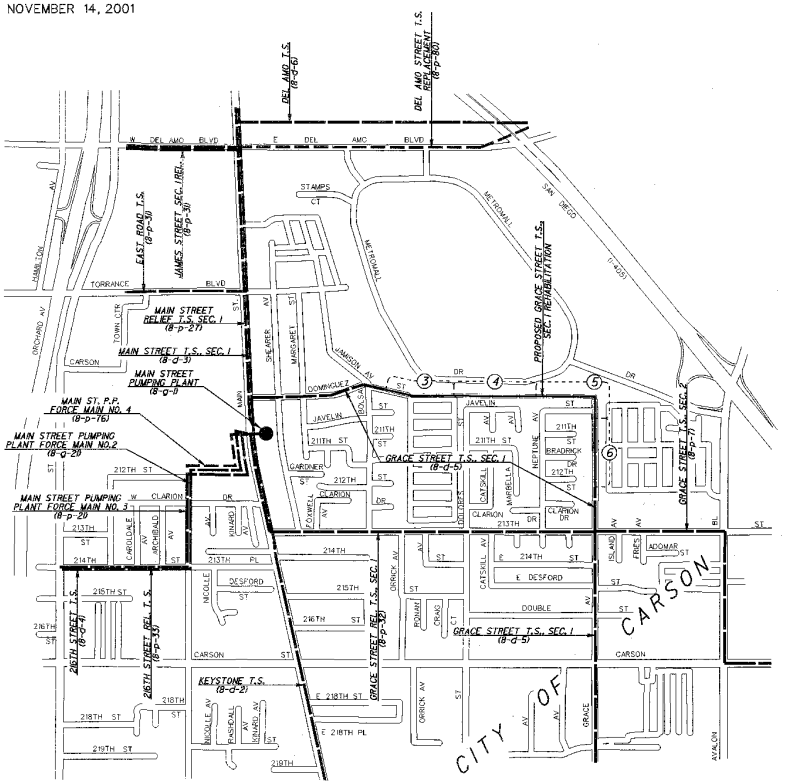
SUBMITTED Michael W Sclar — DEPUTY ASST. CHIEF ENGINEER C.E. No. 26390 — DATED NOVEMBER 14, 2001

RECOMMENDED Stephen R Maguin — ASST. CHIEF ENGINEER C.E. No. 23089 — DATED NOVEMBER 14, 2001

APPROVED Jane F. Stahl — CHIEF ENGINEER C.E. No. 20974 — DATED NOVEMBER 14, 2001



GENERAL LOCATION



VICINITY MAP

SCALE: 1"=600'

T.G.- 764

REGISTERED PROFESSIONAL ENGINEER — DANIEL CORNEJO — No. E 15498 — EXP. 6-30-02 — CIVIL — STATE OF CALIFORNIA

NO.	SHEET	REVISION	INITIAL	DATE
3	4,5	INCORPORATED INSPECTOR'S AS-BUILT	GS MT	12/18/01

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SHEET NO. 1 OF 8 SHEETS

07-NOV-2001 07:18 UNDEFINED