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Preliminary Sewer Area Study

Glenelder
Detached Condominiums Development
Tentative Tract 082159

16234 Folger Street,
Hacienda Heights CA 91745

PC 12438AS
ESTU2019000034

September 3, 2019

Prepared by:
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Three Hughes
Irvine, CA 92678

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List of Exhibits

Appendix

I. Introduction

Hunsaker & Associates Irvine, Inc. (H&A) is pleased to submit the Preliminary Sewer System Hydraulic Analysis & Area Study for Tentative Tract 082159 (APN listed on the Tract 082159 Vesting Tentative Map, located in the Appendix.) This analysis has been prepared to determine if the existing sewer network can accept the proposed flows generated from converting the existing Glenelder Elementary school site into a single family residential development. The existing sewer mains that would be affected run through Haciendia Heights and the City of Industry before joining the Sanitary District's existing 36" trunk main. All public sewer systems in the aforementioned areas are serviced and maintained by the City of Industry and Los Angeles County Sewer Maintenance District.

Hydraulic models were prepared using Bentley Systems modeling software to model the peak flows that the existing sewer system would experience due to the proposed development.

This evaluation is based on existing and known conditions and should be re-evaluated if these conditions change or new information becomes available. Any interpretation of the information presented in this report should be referred to H&A to ensure the integrity of the results.

II. Site Description

The proposed project is located at 16234 Folger Street, Hacienda Heights CA 91745. The approximately 11.5 acre site is the former location of Glenelder Elementary School, which closed in 2016.

III. Project Description

Tentative Tract 082159 is a proposed single family residential development on approximately 11.5 acre. The proposed development consists of 86 residential dwellings and two private driveways. The area has an existing LA County zone designation of R1 and the proposed density of 8.5 dwelling units/ acre. A copy of the Preliminary Vesting Tentative Tract Map 082159 is located in the Appendix

IV. Existing Sewer System Description

The existing sewer system consists of 8-inch gravity sewer lines within Glenelder Avenue and a portion of Hinnen Avenue. The sewer mains increase in size to 15-inch in Folger Street, a segment of Hinnen between Folger Street and Gale Avenue, and Gale Avenue. The existing sewer main is 18-inch in diameter in Gale Avenue and Stimson Avenue from Gale Avenue to the connection in the Sanitation District's 36" trunk main number 672. The exhibit entitled "Existing Sewer System" (Figure 2) depicts the existing sewer lines that

are impacted by the proposed project. Please refer to the Consolidated Sewer Maintenance District Sewer Index Maps and sanitary sewer as-built plans provided in the Appendix of this report for a complete representation of the existing sewer system. Figure 2: Existing Sewer System shows the critical path of the existing sewer system and the minimum slope on each stretch of the critical path. Figure 2A has the same information as shown in Figure 2 but uses the Los Angeles County Consolidated Sewer Maintenance District Index Maps as the back ground and has been added to the report at the request of the City of Industry.

A large portion of the community of Hacienda Heights, west of Stimson Avenue, is served by the 18-inch sewer main in Stimson Avenue. This tributary area has been identified on Figure 1: Sewer System Model. Figure 1 also identifies the LA County designated planning zones. The LA County Land Use Policy Map and the City of Industry Zoning Map were used in identifying land use and planning zones within the tributary area. Copies of these maps can be found in the Appendix.

The designated zoning of the tributary areas indicates the zoning coefficient that is used in calculating sewer generation flows. The tributary areas are designated with the following zones: R1-9000, RA-10000, RA, R1-6000, R1, and Industrial. In areas with the minimum lot size indicated in the zone designation (i.e. R1-9000 indicates lot size of 9000 square feet), the number of lots per acre was used in the calculation of the zone coefficient. The RA zone was assumed to have a minimum lot size of 6000 square feet.

V. Proposed Sewer System Description

The proposed on-site sewer collection system for Tract 082159 consists of 8-inch gravity sewer mains. These sewer mains will connect into the existing system within Folger Street. It was assumed that the sewer flow/ zone coefficient for the proposed single family residential units was 0.001 cfs/unit.

VI. Sewer Capacity Analysis

The estimated sanitary sewer flows for the existing and proposed sewer system were based upon the Los Angeles County Department of Public Works Zoning Coefficients. The peaked daily flow calculations were performed using the tributary areas and zoning coefficients. The equation used to calculate the sewer discharge is as follows:

Q=ZA
Q = Sewer discharge (cfs)
Z = Zoning Coefficient (cfs/acre)
A = Area (acres)

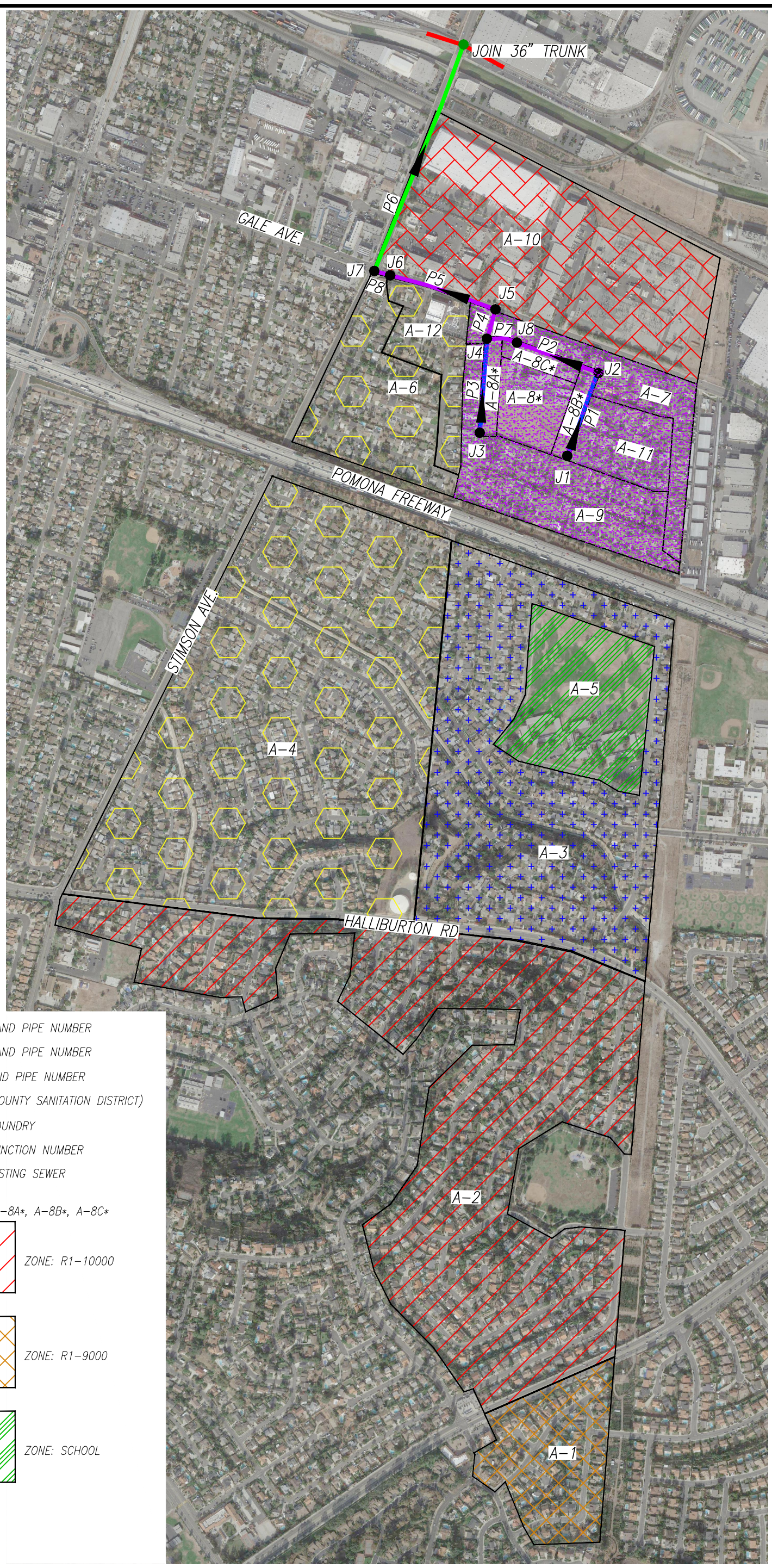
Refer to the appendix of this report for Table 2: Flow Generation for sewer flow calculations, Table 3: Pipe Summary of existing sewer mains, and for the Los Angeles County Department of Public Works table of zoning coefficients.

In order to calculate the pipe sizes and capacity of the proposed and existing sewer systems, a hydraulic model has been prepared using Bentley FlowMaster V8i. The summary of outputs from the model runs in included in the Appendix of this report.

This analysis looks at the feasibility of the proposed sewer flows from the proposed development on the Glenelder school site to the existing system. The sewer system schematic is shown on Figure 1: Sewer System Model. This exhibit identifies the points of sewer reaches, existing sewer mains, zoning areas, and tributary boundaries. Figure 1A: Tributary Area Map has the same information as shown in Figure 1 but uses the Los Angeles County Consolidated Sewer Maintenance District Index Maps as the background and has been added to the report at the request of the Coty of Industry.

VII. Conclusion

In order to determine if the existing Hacienda Heights sewer system could accept flows from proposed Tentative Tract 082159, the existing system was analyzed with the proposed flows generated from the 86 single family residential dwelling units. The calculations, using the required flow coefficients and Kutter Formula, show that the existing system has the capacity to accept the flows from Tentative Tract 82159. Table 1: Sewer Area Study Table summarizes the capacity of the existing and proposed sewer mains and can be found in the Appendix. LA County allows for the capacity of existing sewer mains to flow up to 150% of the half full capacity and the addition of the proposed project does not over tax the existing sewer system. Please note that the sewer system was not analyzed at every manhole but the worst case scenario of the system between critical manholes (i.e. the minimum slope shown on the as-built plans) was analyzed for capacity.



LEGEND

- PX — EXISTING 18" PUBLIC SEWER AND PIPE NUMBER
- PX — EXISTING 15" PUBLIC SEWER AND PIPE NUMBER
- PX — EXISTING 8" PUBLIC SEWER AND PIPE NUMBER
- EXISTING TRUNK SEWER (LA COUNTY SANITATION DISTRICT)
- EXISTING SEWER TRIBUTARY BOUNDRY
- JX — REACH DIVIDING POINT AND JUNCTION NUMBER
- POINT OF CONNECTION TO EXISTING SEWER
- A-X — AREA IDENTIFICATION
- * — PROJECT SITE: AREAS A-8*, A-8A*, A-8B*, A-8C*

- ZONE: INDUSTRIAL
- ZONE: R1-10000
- ZONE: R1
- ZONE: R1-9000
- ZONE: R1-6000
- ZONE: SCHOOL
- ZONE: RA

N.T.S.

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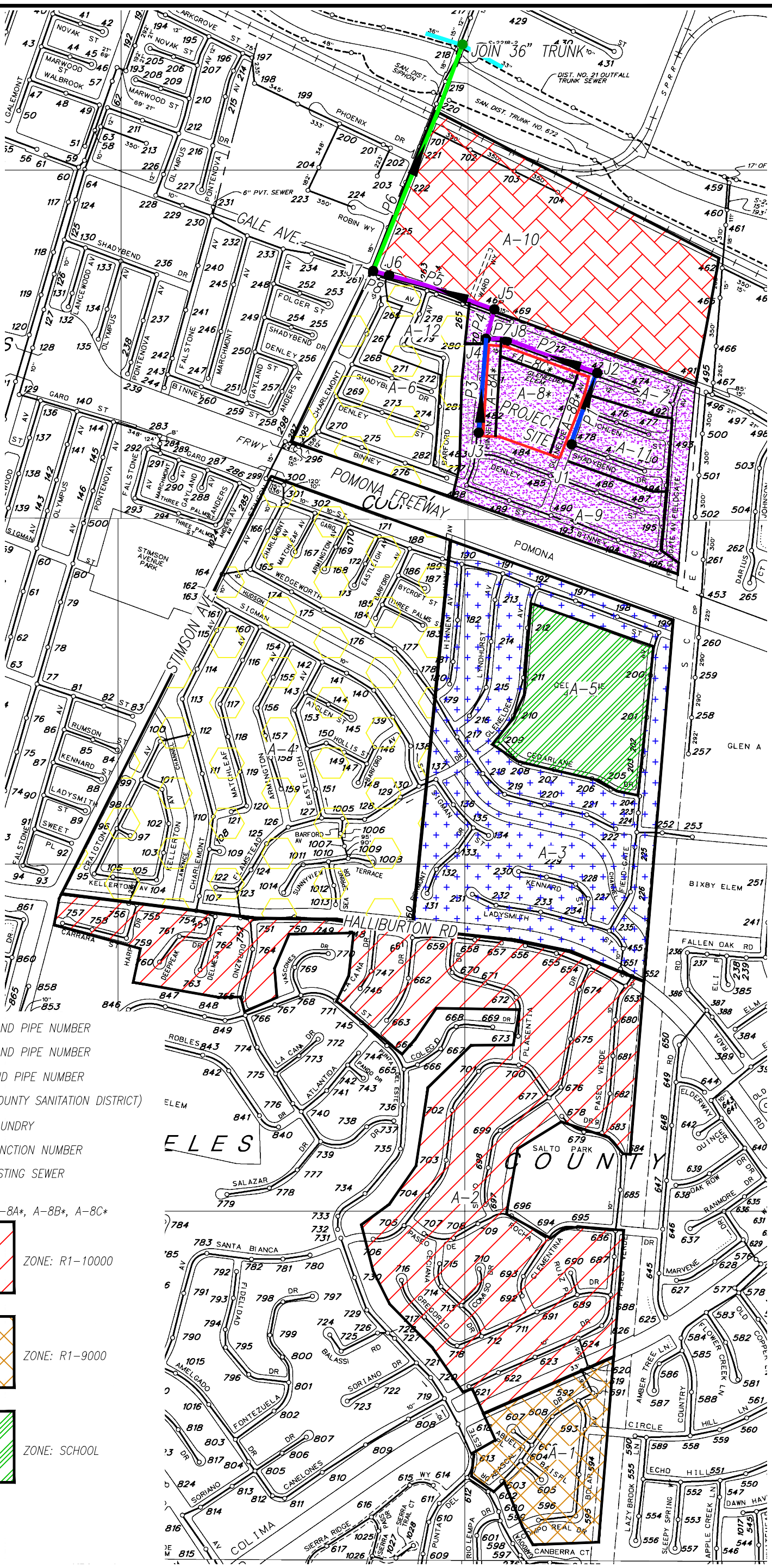
GLENELDER
SEWER SYSTEM MODEL

FIGURE 1

W.O. 3916-28X | DATE: 01 DEC 2018

PLOTTED BY: Katie0 DATE: Sep. 03, 2019 TIME: 10:25 AM F:\1037\Engineering\SY_WS STUDIES\SS_DRAINAGE AREA EXHIBIT.dwg

JUNCTION NUMBER	CRITICAL MANHOLE NUMBER
J1	478
J2	473
J3	482
J4	470
J5	468
J6	262
J7	261
J8	471



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- ZONE: INDUSTRIAL
- ZONE: R1–10000
- ZONE: R1
- ZONE: R1–9000
- ZONE: R1–6000
- ZONE: SCHOOL
- ZONE: RA
- PROJECT SITE: ZONE R1

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GLENELDER
TRIBUTARY AREA MAP

FIGURE 1A

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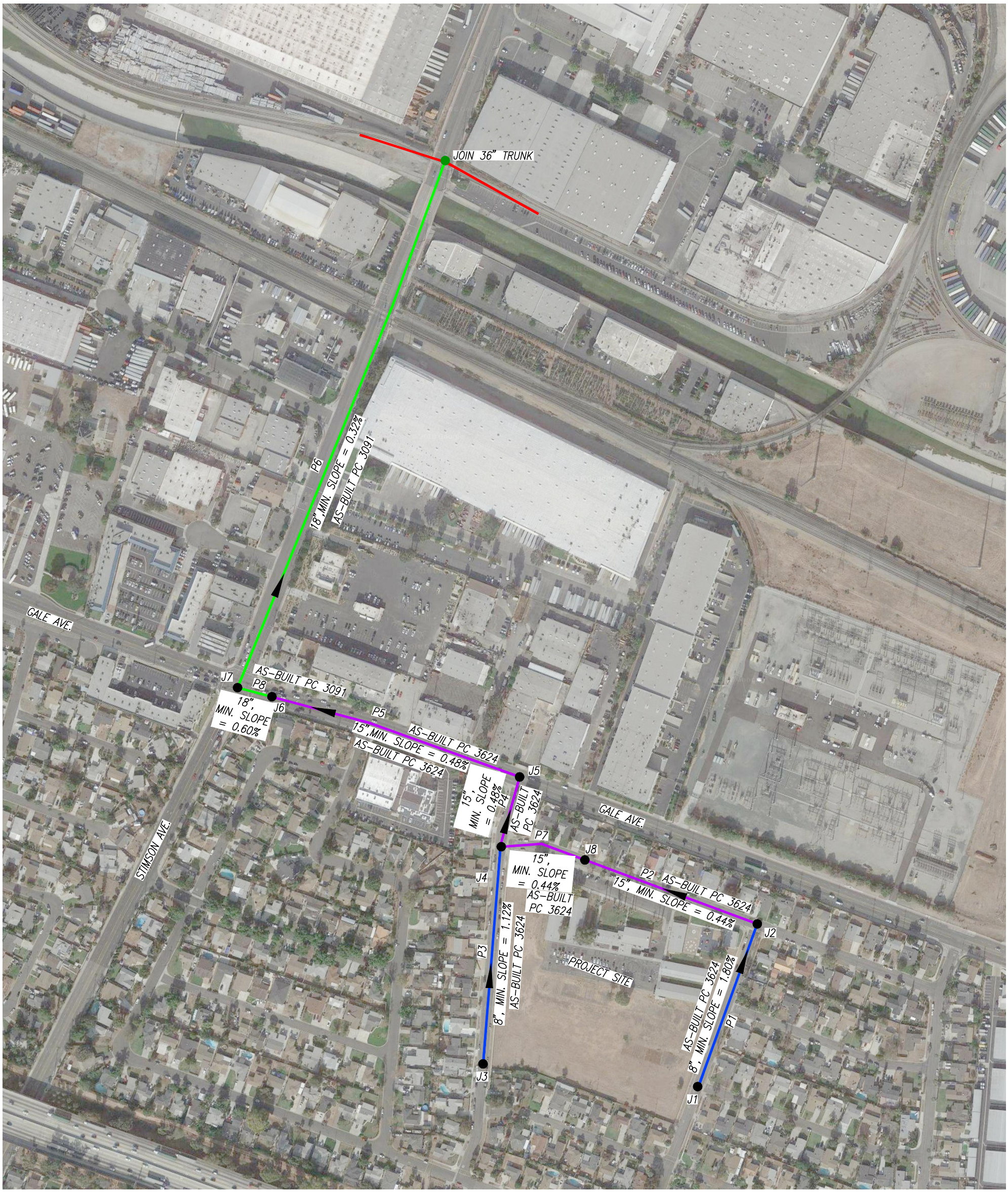

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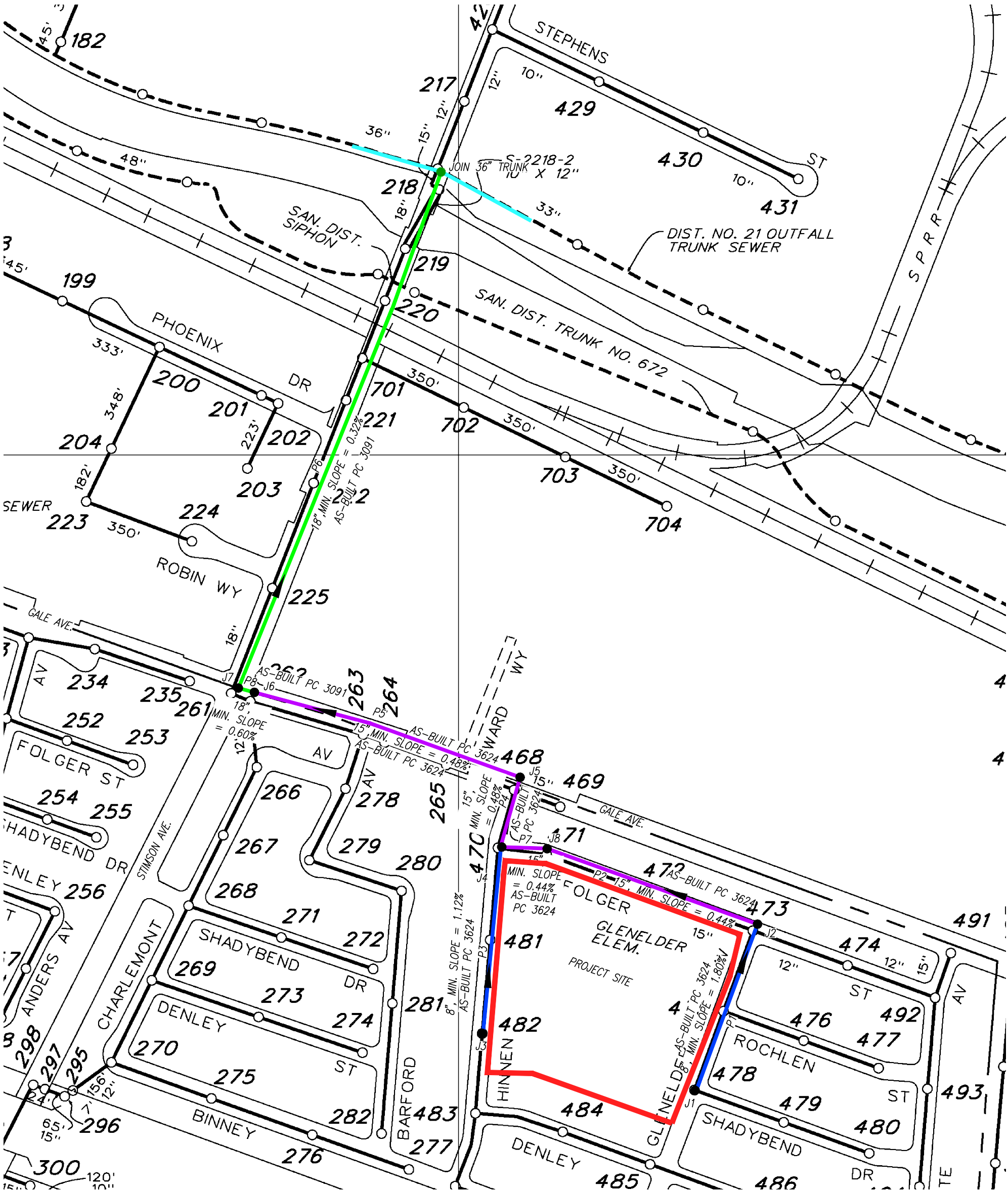
GLENELDER
EXISTING SEWER SYSTEM

FIGURE 2

W.O. 3916-28X | DATE: 20 MARCH 2019

PLOTTED BY: KatieO DATE: Sep. 03, 2019 TIME: 10:26 AM F:\1037\Engineering\SY_WS STUDIES\sewer\SS_EXISTING PIPE EXHIBIT.dwg



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- PROJECT SITE

JUNCTION NUMBER	CRITICAL MANHOLE NUMBER
J1	478
J2	473
J3	482
J4	470
J5	468
J6	262
J7	261
J8	471

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GLENELDER
EXISTING SEWER SYSTEM

FIGURE 2A

W.O. 3916-28X | DATE: 3 SEPT 2019

PLOTTED BY: KatieO DATE: Sep. 03, 2019 TIME: 11:16 AM

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Appendix A

Table 1: Sewer Area Study Table

PIPE # (JUNCTION SEGMENT)	Street Name	Segment		Pipe		*Capacity		Dwelling Units	Flow Coeff.	Area Label (per exhibit)	Area (Acres)	Zoning Coeff.	Calculated Flow (cfs)	**Cumulative Calculated Flow (cfs)	PC orCI Construction Plan #	Comment		% Full	Jurisdiction
		M.H. #	M.H. #	Size (in.)	**** MIN. Slope (%)	1/2 Full(<15")	3/4 Full(≥15")											Cumulative Flow / Capacity	
P1 (J1-J2)	GLENELDER	478	475	8	1.8	0.81		10	0.001	A-8B			0.0100		PC 3624	Existing sewer mains. Proposed condition calcs.			LACDPW
										A-11	8	0.004	0.0320	0.0420				5.19%	
P2 (J2-J8)	FOLGER	472	471	15	0.44	2.14				A-7	12.4	0.004	0.0496		PC 3624	Existing sewer mains. Proposed condition calcs.			LACDPW
								10	0.001	A-8C			0.0100						
										A-8B, A-11			0.0420	0.1016			Cumlulative flow from P1	4.75%	
P7 (J8-J4)	FOLGER	471	470	15	0.44	2.14		52	0.001	A-8			0.0520		PC 3624	Existing sewer mains. Proposed condition calcs.			LACDPW
										A-7, A-8B, A-8C, A-11			0.1016	0.1536			Cumlulative flow from P2	7.18%	
P3 (J3-J4)	HINNEN	482	481	8	1.12	0.64		14	0.001	A-8A			0.0140		PC 3624	Existing sewer mains. Proposed condition calcs.			LACDPW
										A-9	20.3	0.004	0.0812	0.0952				14.88%	
P4 (J4-J5)	HINNEN	470	468	15	0.48	2.24				A-7, A-8, A-8A, A-8B, A-8C, A-9, A-11				0.2488	PC 3624	Existing sewer mains. Proposed condition calcs.	Cumlulative flow from P7 & P3	11.11%	LACDPW
P5 (J5-J6)	GALE	263	262	15	0.48	2.24				A-12	9.9	0.0073	0.0723		PC 3091 & PC 3024	Existing sewer mains. Proposed condition calcs.			LACDPW
										A-7, A-8, A-8A, A-8B, A-8C, A-9, A-11			0.2488	0.3211			Cumlulative flow from P7 & P3	14.33%	
P8 (J6-J7)	GALE	262	261	18	0.6		7.42			A-1	20.5	0.0048	0.0984		PC 3091	Existing sewer mains. Proposed condition calcs.			LACDPW
										A-2	123.9	0.0044	0.5452						
										A-3	77.7	0.0073	0.5672						
										A-4	134.2	0.0073	0.9797						
										A-5	554 STUDENTS	(10 gpd/ STUDENT)*2.5	0.0214				Cedarland Academy		
										A-6	20.2	0.0073	0.1475						
										A-7, A-8, A-8A, A-8B, A-8C, A-9, A-11, A-12			0.3211	2.6804			Cumlulative flow from P5	36.12%	
P6 (J7-TRUNK)	STIMSON	221	220	18	0.32		5.42			A-10	57.7	0.021	1.2117		PC 3091	Existing sewer mains. Proposed condition calcs.			CITY OF INDUSTRY
										A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-8A, A-8B, A-8C, A-9, A-11, A-12			2.6804	3.8921			Cumlulative flow from P5	71.81%	
	PRIVATE DRIVEWAY	NEW MH IN PROJECT	471	8	1.00	0.6		52	0.001	A-8			0.0520	#REF!		Proposed sewer main.		#REF!	LACDPW

* Calculated using Kutter's Formula with n=0.013 (as in S-C4 graph in PC Procedural Manual)
** Based on current land use and coefficients per LA County, (Attach supporting calculations)
*** For pipes > 15" % Full should be calculated by taking the flow depth divided by 0.75 times the pipe diameter
**** Minimum slope within P# junction segment nodes

Table 2: FLOW GENERATION TABLE

AREA LABEL	AREA (ACRES)	DU	SCHOOL	# OF STUDENTS	ZONE	MIN LOT SIZE	ZONE FLOW COEFFICIENT	FLOW PER AREA (CFS)
A 1	20.5				R1-9000	9000	0.0048	0.10
A 2	123.9				R-A-10000	10000	0.0044	0.54
A 3	77.7				RA	6000	0.0073	0.56
A 4	134.2				R1-6000	6000	0.0073	0.97
A 5	23.4		CEDARLANE ACADEI	554	SCHOOL			0.02
A 6	20.2				R1-6000	6000	0.0073	0.15
A 7	12.4				R1		0.0040	0.05
A 8		52	GLENELDER SITE		R1		0.0010	0.05
A 8A		14	GLENELDER SITE		R1		0.0010	0.01
A 8B		10	GLENELDER SITE		R1		0.0010	0.01
A 8C		10	GLENELDER SITE		R1		0.0010	0.01
A 9	20.3				R1		0.0040	0.08
A 10	57.7				INDUSTRIAL		0.0210	1.21
A 11	8				R1		0.0040	0.03
A 12	9.9				R1-6000	6000	0.0073	0.07

** 10 gallons per day per student, multiply by 2.5 for peak flow

Table 3: PIPE SUMMARY TABLE

PIPE	BEGIN NODE	END NODE	PIPE SIZE (INCHES)	****MIN SLOPE (FT/FT)	UPSTREAM MH	DOWNSTREAM MH	AREAS CONTRIBUTING FLOW	FLOW (cfs)	CUMULATIVE FLOW/ CAPACITY	MANHOLES ALONG STRETCH OF PIPE
P1	J 1	J 2	8	0.018	478	473	A8B, A11	0.04	5.19%	478, 475, 473
P2	J 2	J 8	15	0.0044	473	471	A7, A8B, A8C, A11	0.10	4.75%	473, 472, 471
P7	J 8	J 4	15	0.0044	471	470	A7, A8, A8B, A8C, A11	0.15	7.18%	471, 470
P3	J 3	J 4	8	0.0112	483	470	A9, A8A	0.10	14.88%	482, 481, 470
P4	J 4	J 5	15	0.0048	470	468	A7, A8A, A8B, A8C, A8, A9, A11	0.25	11.11%	470, 468
P5	J 5	J 6	15	0.0048	468	262	A7, A8A, A8B, A8C, A8, A9, A11, A12	0.32	14.33%	468, 265, 264, 263, 262
P8	J 6	J 7	18	0.006	262	261	A1, A2, A3, A4, A5, A6, A7, A8A, A8B, A8C, A8, A9, A11, A12	2.68	36.12%	262, 261
P6	J 7	TRUNK	18	0.0032	261	TRUNK	A1, A2, A3, A4, A5, A6, A7, A8A, A8B, A8C, A8, A9, A10, A11, A12	3.89	71.81%	261, 225, 222, 221, 701, 220

**** Minimum slope within P# junction segment nodes

Appendix B

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	Pipe - 1
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0180	ft/ft
Diameter	8	in
Discharge	0.0400	ft^3/s

Results		
Normal Depth	0.87	in
Flow Area	0.02	ft^2
Wetted Perimeter	0.45	ft
Top Width	0.41	ft
Critical Depth	0.09	ft
Percent Full	10.80	%
Critical Slope	0.00705	ft/ft
Velocity	1.96	ft/s
Velocity Head	0.06	ft
Specific Energy	0.13	ft
Froude Number	1.55	
Maximum Discharge	1.74	ft^3/s
Discharge Full	1.62	ft^3/s
Slope Full	0.00001	ft/ft
Flow Type	SuperCritical	

Project Description	
Worksheet:	Pipe - 2
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0044	ft/ft
Diameter	15	in
Discharge	0.1000	ft^3/s

Results		
Normal Depth	1.58	in
Flow Area	0.07	ft^2
Wetted Perimeter	0.83	ft
Top Width	0.77	ft
Critical Depth	0.12	ft
Percent Full	10.50	%
Critical Slope	0.00623	ft/ft
Velocity	1.45	ft/s
Velocity Head	0.03	ft
Specific Energy	0.16	ft
Froude Number	0.85	
Maximum Discharge	4.61	ft^3/s
Discharge Full	4.28	ft^3/s
Slope Full	0.00000	ft/ft
Flow Type	SubCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	Pipe - 3
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0112	ft/ft
Diameter	8	in
Discharge	0.1000	ft^3/s

Results		
Normal Depth	1.51	in
Flow Area	0.05	ft^2
Wetted Perimeter	0.60	ft
Top Width	0.52	ft
Critical Depth	0.14	ft
Percent Full	18.90	%
Critical Slope	0.00657	ft/ft
Velocity	2.18	ft/s
Velocity Head	0.07	ft
Specific Energy	0.20	ft
Froude Number	1.30	
Maximum Discharge	1.38	ft^3/s
Discharge Full	1.28	ft^3/s
Slope Full	0.00007	ft/ft
Flow Type	SuperCritical	

Project Description	
Worksheet:	Pipe - 4
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0048	ft/ft
Diameter	15	in
Discharge	0.2500	ft^3/s

Results		
Normal Depth	2.41	in
Flow Area	0.13	ft^2
Wetted Perimeter	1.03	ft
Top Width	0.92	ft
Critical Depth	0.19	ft
Percent Full	16.00	%
Critical Slope	0.00561	ft/ft
Velocity	1.96	ft/s
Velocity Head	0.06	ft
Specific Energy	0.26	ft
Froude Number	0.93	
Maximum Discharge	4.81	ft^3/s
Discharge Full	4.48	ft^3/s
Slope Full	0.00001	ft/ft
Flow Type	SubCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	Pipe - 5
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0048	ft/ft
Diameter	15	in
Discharge	0.3200	ft^3/s

Results		
Normal Depth	2.72	in
Flow Area	0.15	ft^2
Wetted Perimeter	1.10	ft
Top Width	0.96	ft
Critical Depth	0.22	ft
Percent Full	18.10	%
Critical Slope	0.00545	ft/ft
Velocity	2.11	ft/s
Velocity Head	0.07	ft
Specific Energy	0.30	ft
Froude Number	0.94	
Maximum Discharge	4.81	ft^3/s
Discharge Full	4.48	ft^3/s
Slope Full	0.00002	ft/ft
Flow Type	SubCritical	

Project Description	
Worksheet:	Pipe - 6
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0032	ft/ft
Diameter	18	in
Discharge	3.8900	ft^3/s

Results		
Normal Depth	10.62	in
Flow Area	1.09	ft^2
Wetted Perimeter	2.63	ft
Top Width	1.48	ft
Critical Depth	0.75	ft
Percent Full	59.00	%
Critical Slope	0.00538	ft/ft
Velocity	3.58	ft/s
Velocity Head	0.20	ft
Specific Energy	1.08	ft
Froude Number	0.74	
Maximum Discharge	6.39	ft^3/s
Discharge Full	5.94	ft^3/s
Slope Full	0.00137	ft/ft
Flow Type	SubCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	Pipe - 7
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0044	ft/ft
Diameter	15	in
Discharge	0.1500	ft^3/s

Results		
Normal Depth	1.92	in
Flow Area	0.09	ft^2
Wetted Perimeter	0.91	ft
Top Width	0.84	ft
Critical Depth	0.15	ft
Percent Full	12.80	%
Critical Slope	0.00592	ft/ft
Velocity	1.61	ft/s
Velocity Head	0.04	ft
Specific Energy	0.19	ft
Froude Number	0.87	
Maximum Discharge	4.61	ft^3/s
Discharge Full	4.28	ft^3/s
Slope Full	0.00001	ft/ft
Flow Type	SubCritical	

Project Description	
Worksheet:	Pipe - 8
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Normal Depth

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0060	ft/ft
Diameter	18	in
Discharge	2.6800	ft^3/s

Results		
Normal Depth	7.11	in
Flow Area	0.65	ft^2
Wetted Perimeter	2.04	ft
Top Width	1.47	ft
Critical Depth	0.62	ft
Percent Full	39.50	%
Critical Slope	0.00506	ft/ft
Velocity	4.13	ft/s
Velocity Head	0.26	ft
Specific Energy	0.86	ft
Froude Number	1.09	
Maximum Discharge	8.75	ft^3/s
Discharge Full	8.14	ft^3/s
Slope Full	0.00065	ft/ft
Flow Type	SuperCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	GLENELDER-P1
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0180	ft/ft
Diameter	8	in
Discharge	0.8100	ft^3/s

Results		
Normal Depth	4.00	in
Flow Area	0.17	ft^2
Wetted Perimeter	1.05	ft
Top Width	0.67	ft
Critical Depth	0.43	ft
Percent Full	50.00	%
Critical Slope	0.00825	ft/ft
Velocity	4.64	ft/s
Velocity Head	0.34	ft
Specific Energy	0.67	ft
Froude Number	1.60	
Maximum Discharge	1.74	ft^3/s
Discharge Full	1.62	ft^3/s
Slope Full	0.00450	ft/ft
Flow Type	SuperCritical	

Project Description	
Worksheet:	FOLGER-P2 & P7
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0044	ft/ft
Diameter	15	in
Discharge	2.1400	ft^3/s

Results		
Normal Depth	7.50	in
Flow Area	0.61	ft^2
Wetted Perimeter	1.96	ft
Top Width	1.25	ft
Critical Depth	0.58	ft
Percent Full	50.00	%
Critical Slope	0.00556	ft/ft
Velocity	3.49	ft/s
Velocity Head	0.19	ft
Specific Energy	0.81	ft
Froude Number	0.88	
Maximum Discharge	4.61	ft^3/s
Discharge Full	4.28	ft^3/s
Slope Full	0.00110	ft/ft
Flow Type	SubCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	HINNEN-P3
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0112	ft/ft
Diameter	8	in
Discharge	0.6400	ft^3/s

Results		
Normal Depth	4.00	in
Flow Area	0.17	ft^2
Wetted Perimeter	1.05	ft
Top Width	0.67	ft
Critical Depth	0.38	ft
Percent Full	50.00	%
Critical Slope	0.00749	ft/ft
Velocity	3.66	ft/s
Velocity Head	0.21	ft
Specific Energy	0.54	ft
Froude Number	1.26	
Maximum Discharge	1.38	ft^3/s
Discharge Full	1.28	ft^3/s
Slope Full	0.00280	ft/ft
Flow Type	SuperCritical	

Project Description	
Worksheet:	HINNEN-P4, GALE -P5
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0048	ft/ft
Diameter	15	in
Discharge	2.2400	ft^3/s

Results		
Normal Depth	7.50	in
Flow Area	0.61	ft^2
Wetted Perimeter	1.96	ft
Top Width	1.25	ft
Critical Depth	0.60	ft
Percent Full	50.00	%
Critical Slope	0.00560	ft/ft
Velocity	3.65	ft/s
Velocity Head	0.21	ft
Specific Energy	0.83	ft
Froude Number	0.92	
Maximum Discharge	4.81	ft^3/s
Discharge Full	4.48	ft^3/s
Slope Full	0.00120	ft/ft
Flow Type	SubCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	GALE – P8
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0060	ft/ft
Diameter	18	in
Discharge	7.4200	ft^3/s

Results		
Normal Depth	13.50	in
Flow Area	1.42	ft^2
Wetted Perimeter	3.14	ft
Top Width	1.30	ft
Critical Depth	1.06	ft
Percent Full	75.00	%
Critical Slope	0.00703	ft/ft
Velocity	5.22	ft/s
Velocity Head	0.42	ft
Specific Energy	1.55	ft
Froude Number	0.88	
Maximum Discharge	8.75	ft^3/s
Discharge Full	8.14	ft^3/s
Slope Full	0.00499	ft/ft
Flow Type	SubCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	GALE –P8
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0060	ft/ft
Diameter	18	in
Discharge	7.4200	ft^3/s

Results		
Normal Depth	13.50	in
Flow Area	1.42	ft^2
Wetted Perimeter	3.14	ft
Top Width	1.30	ft
Critical Depth	1.06	ft
Percent Full	75.00	%
Critical Slope	0.00703	ft/ft
Velocity	5.22	ft/s
Velocity Head	0.42	ft
Specific Energy	1.55	ft
Froude Number	0.88	
Maximum Discharge	8.75	ft^3/s
Discharge Full	8.14	ft^3/s
Slope Full	0.00499	ft/ft
Flow Type	SubCritical	

GLENELDER Tract 082159
Sewer System
FlowMaster Calculations

Project Description	
Worksheet:	STIMSON -P6
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0032	ft/ft
Diameter	18	in
Discharge	5.4200	ft^3/s

Results		
Normal Depth	13.50	in
Flow Area	1.42	ft^2
Wetted Perimeter	3.14	ft
Top Width	1.30	ft
Critical Depth	0.90	ft
Percent Full	75.00	%
Critical Slope	0.00595	ft/ft
Velocity	3.81	ft/s
Velocity Head	0.23	ft
Specific Energy	1.35	ft
Froude Number	0.64	
Maximum Discharge	6.39	ft^3/s
Discharge Full	5.94	ft^3/s
Slope Full	0.00266	ft/ft
Flow Type	SubCritical	

Project Description	
Worksheet:	Proposed SS Main
Flow Element:	Circular Pipe
Friction Method:	Manning Formula
Solve For:	Discharge

Input Data		
Roughness Coefficient	0.013	
Channel Slope	0.0100	ft/ft
Diameter	8	in
Discharge	0.6000	ft^3/s

Results		
Normal Depth	4.00	in
Flow Area	0.17	ft^2
Wetted Perimeter	1.05	ft
Top Width	0.67	ft
Critical Depth	0.37	ft
Percent Full	50.00	%
Critical Slope	0.00736	ft/ft
Velocity	3.46	ft/s
Velocity Head	0.19	ft
Specific Energy	0.52	ft
Froude Number	1.19	
Maximum Discharge	1.30	ft^3/s
Discharge Full	1.21	ft^3/s
Slope Full	0.00250	ft/ft
Flow Type	SuperCritical	

Appendix C

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

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

GRACE ROBINSON HYDE
Chief Engineer and General Manager

November 28, 2018

Ref. Doc. No.: 4832295

Mr. Andrew Han
CFA, Director of Forward Planning
Lennar Homes, Inc.
15131 Alton Parkway, Suite 365
Irvine, CA 92618

Dear Mr. Han:

Will Serve Letter for Vesting Tentative Tract Map No. 082159

The Sanitation Districts of Los Angeles County (Districts) received your will serve letter request for the subject project on November 8, 2018. The proposed project is located within the jurisdictional boundaries of District No. 21. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall H Trunk Sewer, located in Stimson Avenue south of Stephens Street. The Districts' 36-inch diameter trunk sewer has a capacity of 23.8 million gallons per day (mgd) and conveyed a peak flow of 7.6 mgd when last measured in 2015.

2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 63.8 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.

3. The expected average wastewater flow from the project, described in the application as 86 single family residential detached condominiums, is 22,360 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link.

In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

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 CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

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

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

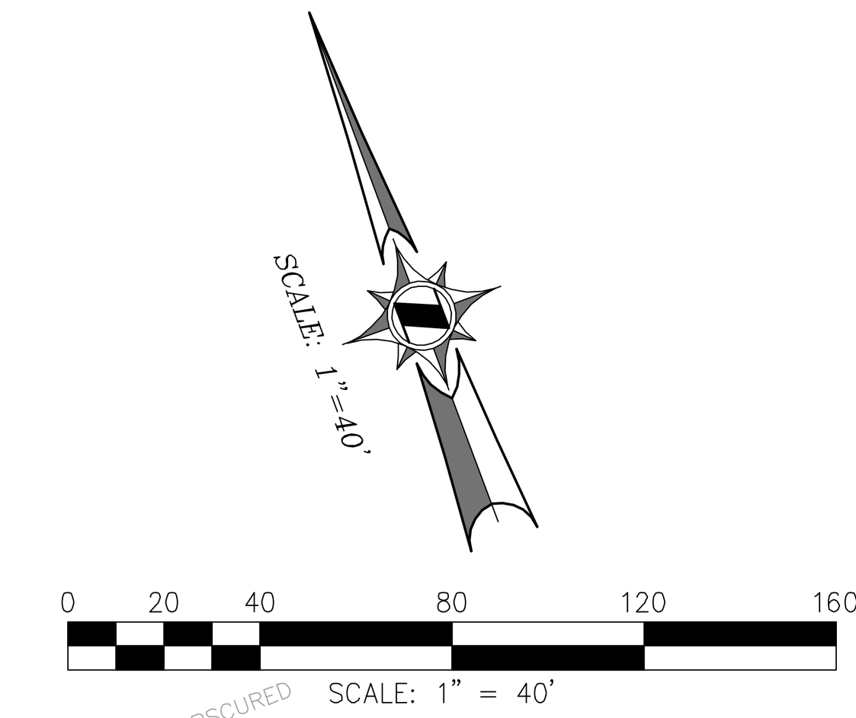
cc: A. Schmidt
A. Howard

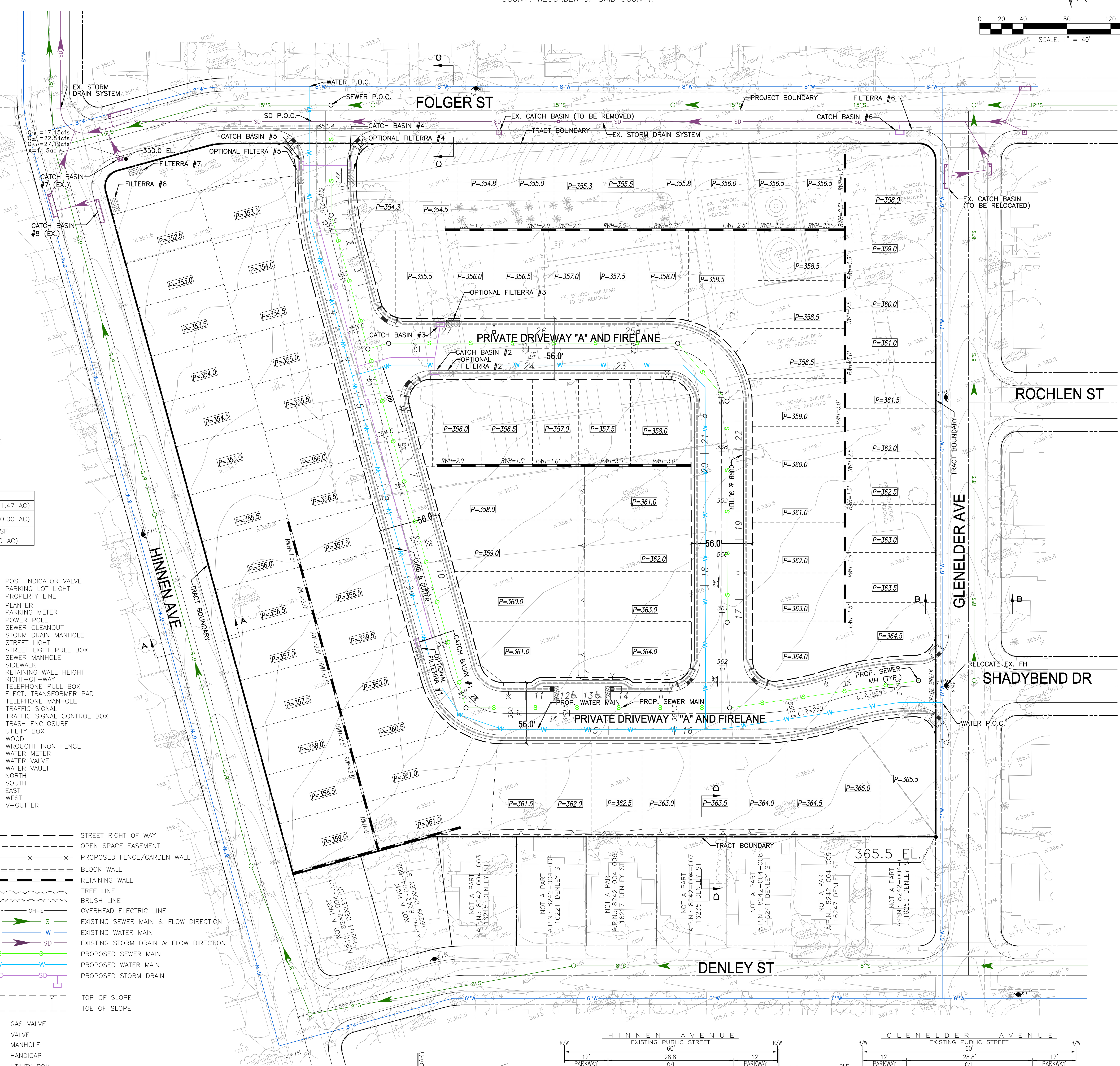
MAJOR LAND DIVISION
PRELIMINARY VESTING TENTATIVE TRACT MAP 082159
FOR 86 DETACHED CONDOMINIUMS

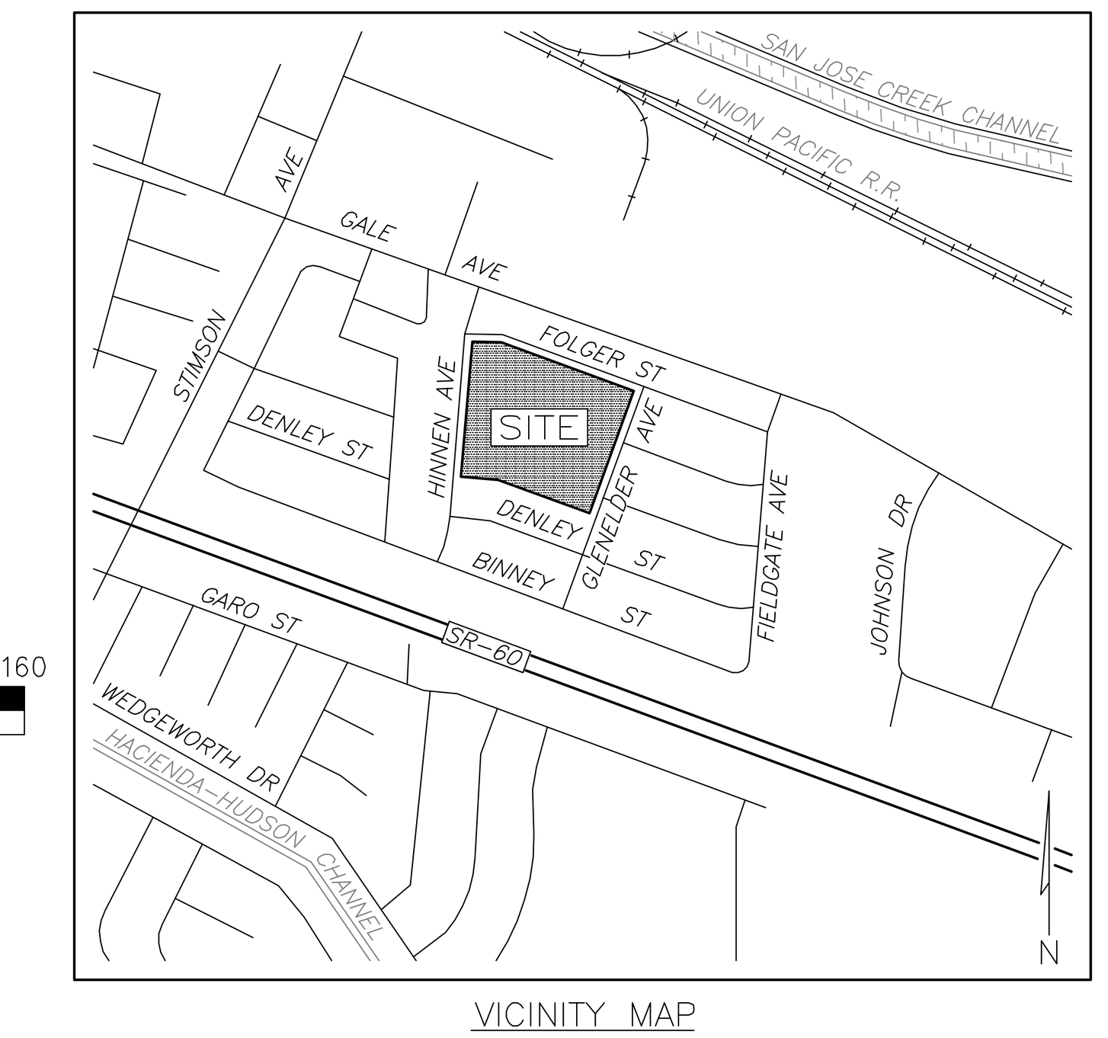
LOCATED IN THE CITY OF HACIENDA HEIGHTS

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 102 OF TRACT NO. 21865, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 587, PAGES 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.







VICINITY MAP

N.T.S.

EARTHWORK

	CUT	CUT
RAW VOLUME	9,400 CYS	10,800 CYS
SHORT	1,400 CYS	

LOT SUMMARY

LOT SUMMARY	AREA
GROSS AREA	499,636 SF (11.47 AC)
NET AREA (EXCLUDES RIGHT OF WAY)	435,599 SF (10.00 AC)
NET AVERAGE DWELLING AREA	>5,065 SF
STREET	87,757 (2.0 AC)

LEGEND

AP	ANGLE POINT	PIV	POST INDICATOR VALVE
ASPH	ASPHALT PAVING	PKL	PARKING LOT LIGHT
BFP	BACKFLOW PREVENTOR	P/L	PROPERTY LINE
BC	BUILDING CORNER	PLT	PLANTER
BG	BEGIN	PM	PARKING METER
BLDG.	BUILDING	PP	POWER POLE
BW	BLOCK WALL	SCO	SEWER CLEANOUT
CATV	CABLE T.V. BOX	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	SL	STREET LIGHT
CF	CURB FACE	SLPB	STREET LIGHT PULL BOX
CLF	CHAIN LINK FENCE	SMH	SEWER MANHOLE
CONC	CONCRETE	SWLK	SIDEWALK
DI	DROP INLET	RWH	RETAINING WALL HEIGHT
DRWY	DRIVEWAY	R/W	RIGHT-OF-WAY
EMH	ELECTRICAL MANHOLE	TPB	TELEPHONE PULL BOX
EPB	ELECTRICAL PULL BOX	TFP	ELECT. TRANSFORMER PAD
ELEV	ELEVATION	TMH	TELEPHONE MANHOLE
EP	EDGE OF PAVEMENT	TS	TRAFFIC SIGNAL
FC	FIRE CONNECTION	TSCB	TRAFFIC SIGNAL CONTROL BOX
FH	FIRE HYDRANT	T/E	TRASH ENCLOSURE
FR	FIRE RISER	UB	UTILITY BOX
EVLT	ELECTRICAL VAULT	WD	WOOD
GA	GUY ANCHOR	WIF	WROUGHT IRON FENCE
GM	GAS METER	WM	WATER METER
GP	GUARD POST	WV	WATER VALVE
GUT	GUTTER	WVLT	WATER VAULT
HP	HIGH POINT	N	NORTH
ICB	IRRIGATION CONTROL BOX	S	SOUTH
ICV	IRRIGATION CONTROL VALVE	E	EAST
MB	MAILBOX	W	WEST
MH	MANHOLE	VG	V-GUTTER
O-H	BLDG OVERHANG		

SYMBOLS

CONC — CONCRETE
ASPH — ASPHALT
TREE
BUSH
PALM TREE
M/B — MAIL BOX
LIGHT STANDARD
TS — TRAFFIC SIGNAL
STREET LIGHT
SIGN (10')
SIGN (5')
STORM DRAIN MANHOLE
S — SIGN
F/H — FIRE HYDRANT
POWER POLE
TRANSFORMER BOX
GUYWIRE/ANCHOR
M — METER
POST (NO LABEL)
P=XXX.X — PAD ELEVATION
CB — CATCH BASIN
DI — DROP INLET
LP — LIGHT POLE
SEWER MANHOLE

STREET RIGHT OF WAY
OPEN SPACE EASEMENT
PROPOSED FENCE/GARDEN WALL
BLOCK WALL
RETAINING WALL
TREE LINE
BRUSH LINE
OH-E — OVERHEAD ELECTRIC LINE
S — EXISTING SEWER MAIN & FLOW DIRECTION
W — EXISTING WATER MAIN
SD — EXISTING STORM DRAIN & FLOW DIRECTION
S — PROPOSED SEWER MAIN
W — PROPOSED WATER MAIN
SD — PROPOSED STORM DRAIN
TOP OF SLOPE
TOE OF SLOPE

GAS VALVE
V — VALVE
MH — MANHOLE
HANDICAP
UB — UTILITY BOX
SP — STAND PIPE
WATER VALVE
CONCEPTUAL 6X12 FILTERRA
CONCEPTUAL OPEN AREAS
ADA PATH OF TRAVEL

F.H. — PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF FOLGER STREET BEING N69°42'37"W AS SHOWN ON THE TRACT MAP FILED IN BOOK 587 AT PAGE 9 OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 15, 2016

BENCHMARK STATEMENT:

CITY OF INDUSTRY BENCH MARK NUMBER G-1 DESCRIBED AS; "BRASS CAP ON S. CB GALE AVE ±15 FT. E. OF E.C.R. OF S.E. CB RETURN ±40 FT E. ℄ SIMSON AVE." ELEVATION = 344.003 (NAVD29)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1700F OF PANEL 1700 OF 2350, EFFECTIVE SEPTEMBER 26, 2008. AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANGE FLOODPLAIN.

UTILITY INFORMATION:

WATER – SUBURBAN WATER SYSTEMS
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – AT&T
CABLE TV – CHARTER CO.
FIRE – COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF – COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL – HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

GENERAL NOTES:

1. APN: 8242-004-900
2. CURRENT ADDRESS: 16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
6. NO. OF EXISTING LOTS: 1
7. EXISTING GENERAL PLAN HHIA COMMUNITY: H9-RESIDENTIAL (0-9 DU/NET ACRE)
8. PROPOSED GENERAL PLAN HHIA COMMUNITY: SAME AS EXISTING, NO CHANGE.
9. COMMUNITY PLAN: HACIENDA HEIGHTS
10. EXISTING LA COUNTY ZONE: R1 RESIDENTIAL.
11. NO. OF PROPOSED LOTS: 1
12. NO OF PROPOSED RESIDENTIAL DWELLINGS: 86
13. PROPOSED DENSITY: 8.5 DU'S/NET ACRE
14. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
15. NO OAK TREES ON SITE.
16. PROPOSED GRADES MAY CHANGE DURING FINAL ENGINEERING PLAN CHECK PROCESS.
17. LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING.
18. PROJECT SITE MAY BE DEVELOPED IN MAP OR CONSTRUCTION PHASES. PHASED MAP DEVELOPMENT ALLOWED.
19. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE.
20. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
21. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE DETERMINED DURING FINAL HYDROLOGY REPORT.
22. SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
23. WATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH WATER STUDY AND WATER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS AND SUBURBAN WATER SYSTEMS.
24. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
25. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
26. FILTERRA DEVICES OR SIMILAR ALONG HINNEN AVENUE, FOLGER STREET, AND GLENELDER AVENUE ADJACENT TO PROJECT SITE TO BE LOCATED BACK OF STREET RIGHT OF WAY TO BE MAINTAINED BY HOA. FILTERRA'S OR SIMILAR PRODUCT TO ADDRESS CO-MINGLED WATER.
27. CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS. MAY BE PART OF BMP/LID PLANS.
28. ON-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PRIVATELY MAINTAINED BY HOA.
29. OFF-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PUBLICLY MAINTAINED (HINNEN AVENUE, FOLGER STREET, GLENELDER AVENUE RIGHT OF WAY AND RELATED EASEMENTS)
30. POST BOX RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
31. RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DRE.
32. PARALLEL PARKING MINIMUM 8'x26'.

BUILDING SETBACK INFORMATION:

PERIMETER UNITS

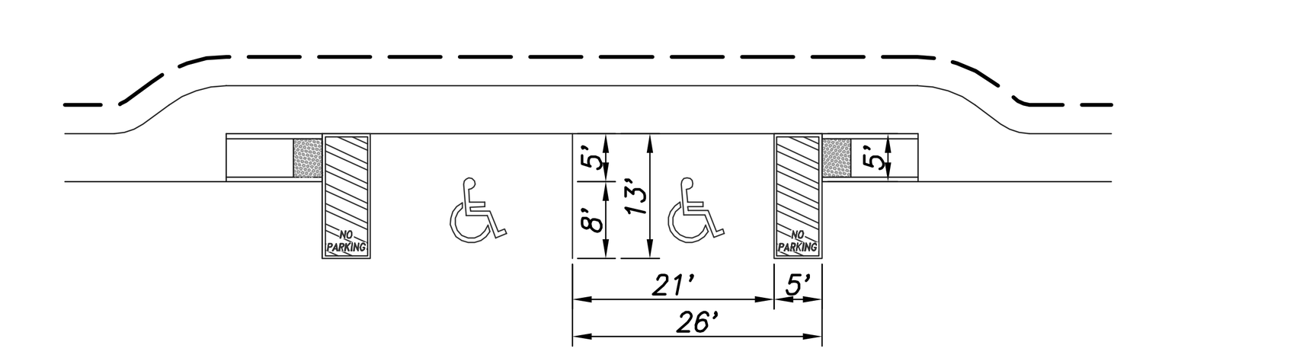
FRONT YARD – 10 FEET
INTERIOR SIDE YARD – 5 FEET
STREET SIDE YARD – 10 FEET
REAR YARD – 13 FEET

INTERIOR UNITS

FRONT YARD – 12 FEET
SIDE YARD – 5 FEET
REAR YARD – 11 FEET

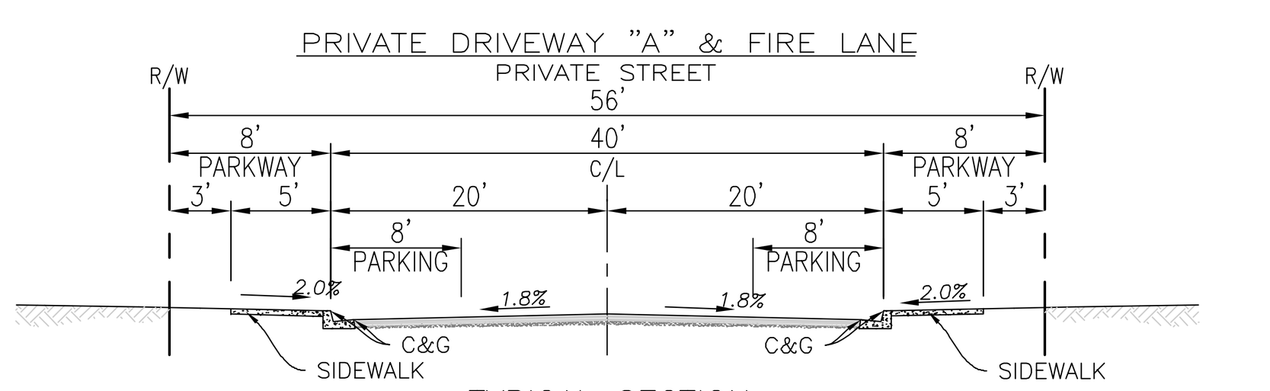
EASEMENT NOTES

EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVE WAY AND FIRE LANES FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.



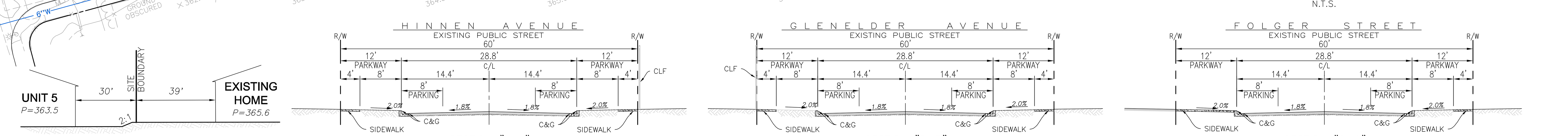
ADA PARALLEL PARKING

SCALE 1" = 20'



TYPICAL SECTION

N.T.S.



SECTION D – D
N.T.S.

SECTION "A–A"
N.T.S.

SECTION "B–B"
N.T.S.

SECTION "C–C"
N.T.S.

7			DESIGNED:	S.Y./V.V.	
6			DRAWN:	AM	
5			CHECKED:	V.V.	
4			DATE:	04/04/2018	
3			SCALE:	PER PLAN	
2					
1					
NO.	DATE	REVISIONS			

PREPARED FOR:

LENNAR

15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000

REGISTERED PROFESSIONAL ENGINEER
SHAWN YU
C87239
Exp. 09/30/19
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759
UNDER THE SUPERVISION OF:

SHAWN YU R.C.E. 87239

VESTING TENTATIVE TRACT MAP NO. 082159
FOR 86 DETACHED CONDOMINIUMS

16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
APN: 8242-004-900

SUBMITTAL DATE:

SHEET 1 OF 3

W.O. 3916-22X GLENELDER PRELIMINARY TENTATIVE TRACT MAP

PLOTTED BY: Alex Martinez DATE: Nov. 26, 2018 01:14:16 PM FILE: F:\1037\Planning\SA_TTM_082159\Exh_TTM\Sht-1_TTM_082159.dwg

EXHIBIT MAP
FOR PRELIMINARY VESTING TENTATIVE TRACT MAP 082159
FOR 86 DETACHED CONDOMINIUMS

LOCATED IN THE CITY OF HACIENDA HEIGHTS

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 102 OF TRACT NO. 21865, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 587, PAGES 89 AND 90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EARTHWORK

	CUT	CUT
RAW VOLUME	9,400 CYS	10,800 CYS
SHORT	1,400 CYS	

PLOTTING MIX

	PLAN	MIX
(green)	1	24 (28.0%)
(orange)	2	28 (33.0%)
(blue)	3	34 (39.0%)
	TOTAL	86 100%

LOT SUMMARY

LOT SUMMARY	AREA
GROSS AREA	499,636 SF (11.47 AC)
NET AREA (EXCLUDES RIGHT OF WAY)	435,599 SF (10.00 AC)
NET AVERAGE DWELLING AREA	>5,065 SF
STREET	87,757 (2.0 AC)

PARKING SUMMARY

PARKING SUMMARY	PARKING SPACE REQUIRED	PARKING SPACE PROVIDED
PARKING (2 PER DWELLING	172	172
GUEST PARKING (1 PER 4 DWELLINGS)	22	27
ADA PARKING PROVIDED (AS PART OF ON STREET PARKING)	2	1+1 VAN ACCESSIBLE SPACE
TOTAL	194	199
NOTE: DOES NOT INCLUDE DRIVEWAY SPACE.		

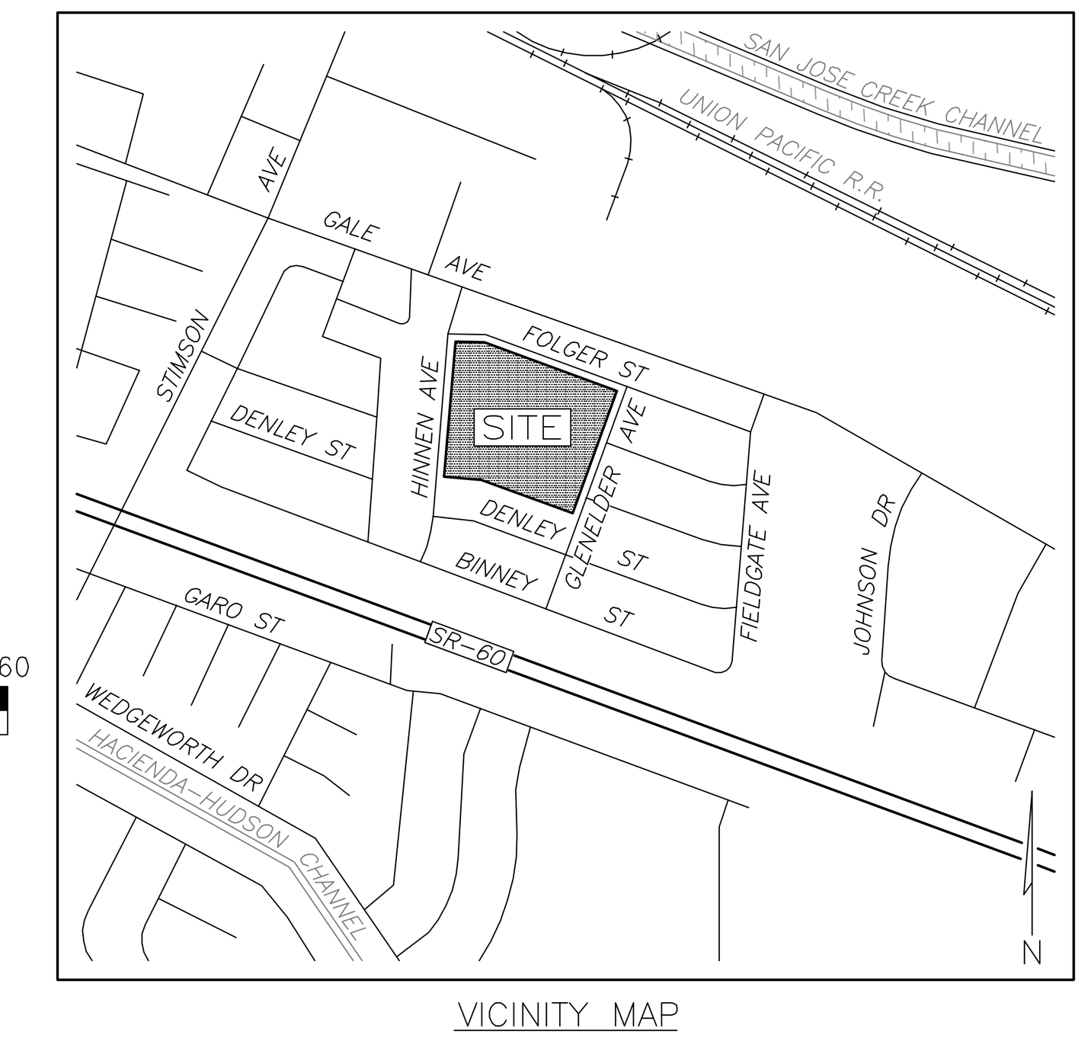
LEGEND

AP	ANGLE POINT	PIV	POST INDICATOR VALVE
ASPH	ASPHALT PAVING	PKL	PARKING LOT LIGHT
BFP	BACKFLOW PREVENTOR	P/L	PROPERTY LINE
BC	BUILDING CORNER	PLT	PLANTER
BG	BEGIN	PM	PARKING METER
BLDG.	BUILDING	PP	POWER POLE
BW	BLOCK WALL	SCO	SEWER CLEANOUT
CATV	CABLE T.V. BOX	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	SL	STREET LIGHT
CF	CURB FACE	SLPB	STREET LIGHT PULL BOX
CLF	CHAIN LINK FENCE	SMH	SEWER MANHOLE
CONC	CONCRETE	SWLK	SIDEWALK
DI	DROP INLET	RWH	RETAINING WALL HEIGHT
DRWY	DRIVEWAY	R/W	RIGHT-OF-WAY
EMH	ELECTRICAL MANHOLE	TPB	TELEPHONE PULL BOX
EPB	ELECTRICAL PULL BOX	TFP	ELECT. TRANSFORMER PAD
ELEV	ELEVATION	TMH	TELEPHONE MANHOLE
EP	EDGE OF PAVEMENT	TS	TRAFFIC SIGNAL
FC	FIRE CONNECTION	TSCB	TRAFFIC SIGNAL CONTROL BOX
FH	FIRE HYDRANT	T/E	TRASH ENCLOSURE
FR	FIRE RISER	UB	UTILITY BOX
EVLT	ELECTRICAL VAULT	WD	WOOD
GA	GUY ANCHOR	WIF	WROUGHT IRON FENCE
GM	GAS METER	WM	WATER METER
GP	GUARD POST	WV	WATER VALVE
GUT	GUTTER	WVLT	WATER VAULT
HP	HIGH POINT	N	NORTH
ICB	IRRIGATION CONTROL BOX	S	SOUTH
ICV	IRRIGATION CONTROL VALVE	E	EAST
MB	MAILBOX	W	WEST
MH	MANHOLE	VG	V-GUTTER
O-H	BLDG OVERHANG		

SYMBOLS

CONC CONCRETE
ASPH ASPHALT
TREE
BUSH
PALM TREE
M/B MAIL BOX
LIGHT STANDARD
TS TRAFFIC SIGNAL
STREET LIGHT
SIGN (10')
SIGN (5')
STORM DRAIN MANHOLE
S SIGN
F/H FIRE HYDRANT
POWER POLE
TRANSFORMER BOX
GUYWIRE/ANCHOR
M METER
POST (NO LABEL)
P=XXX.X PAD ELEVATION
CB CATCH BASIN
DI DROP INLET
LP LIGHT POLE
SEWER MANHOLE
HANDICAP

STREET RIGHT OF WAY
OPEN SPACE EASEMENT
PROPOSED FENCE/GARDEN WALL
BLOCK WALL
RETAINING WALL
TREE LINE
BRUSH LINE
OVERHEAD ELECTRIC LINE
EXISTING SEWER MAIN & FLOW DIRECTION
EXISTING WATER MAIN
EXISTING STORM DRAIN & FLOW DIRECTION
PROPOSED SEWER MAIN
PROPOSED WATER MAIN
PROPOSED STORM DRAIN
TOP OF SLOPE
TOE OF SLOPE
GAS VALVE
V VALVE
MH MANHOLE
CONCEPTUAL 6X12 FILTERRA
CONCEPTUAL OPEN AREAS
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
ADA PATH OF TRAVEL
UB UTILITY BOX
SP STAND PIPE
WATER VALVE



VICINITY MAP
N.T.S.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF FOLGER STREET BEING N69°42'37"W AS SHOWN ON THE TRACT MAP FILED IN BOOK 587 AT PAGE 9 OF MAP RECORDS, LOS ANGELES COUNTY, CALIFORNIA.

ALTA SURVEY PROVIDED BY C&V CONSULTING, INC. ON JUNE 15, 2016

BENCHMARK STATEMENT:
CITY OF INDUSTRY BENCH MARK NUMBER G-1 DESCRIBED AS; "BRASS CAP ON S. CB GALE AVE ±15 FT. E. OF E.C.R. OF S.E. CB RETURN ±40 FT E. ℄ SIMSON AVE." ELEVATION = 344.003 (NAVD29)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06037C1700F OF PANEL 1700 OF 2350, EFFECTIVE SEPTEMBER 26, 2008. AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANGE FLOODPLAIN.

UTILITY INFORMATION:
WATER – SUBURBAN WATER SYSTEMS
SEWER – COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS – SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY – SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE – AT&T
CABLE TV – CHARTER CO.
FIRE – COUNTY OF LOS ANGELES FIRE DEPARTMENT
SHERIFF – COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT
SCHOOL – HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

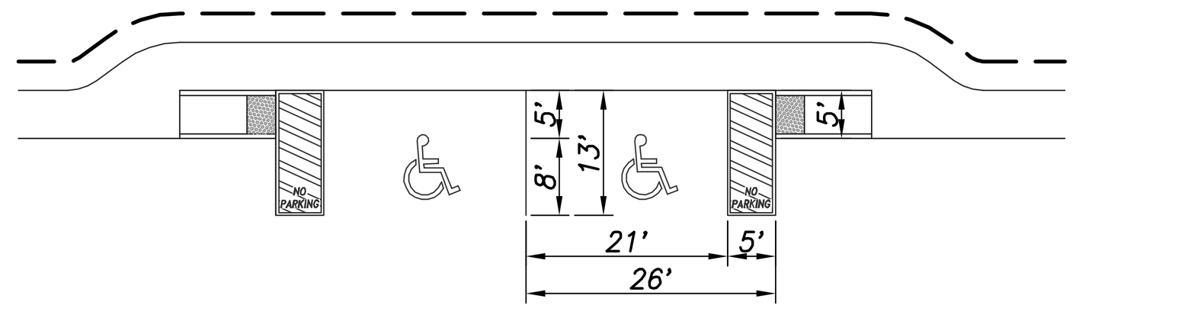
GENERAL NOTES:
1. APN: 8242-004-900
2. CURRENT ADDRESS: 16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
3. EXISTING LAND USE: VACATED EDUCATION/INSTITUTIONAL SCHOOL SITE
4. PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
5. VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES.
6. NO. OF EXISTING LOTS: 1
7. EXISTING GENERAL PLAN HHIA COMMUNITY: H9-RESIDENTIAL (0-9 DU/NET ACRE)
8. PROPOSED GENERAL PLAN HHIA COMMUNITY: SAME AS EXISTING, NO CHANGE.
9. COMMUNITY PLAN: HACIENDA HEIGHTS
10. EXISTING LA COUNTY ZONE: R1 RESIDENTIAL.
11. NO. OF PROPOSED LOTS: 1
12. NO OF PROPOSED RESIDENTIAL DWELLINGS: 86
13. PROPOSED DENSITY: 8.5 DU'S/NET ACRE
14. PROPOSED DEMOLITION: ALL EXISTING ON-SITE BUILDINGS, PARKING, PAVED AREAS, TREES AND GROUNDS.
15. NO OAK TREES ON SITE.
16. PROPOSED GRADES MAY CHANGE DURING FINAL ENGINEERING PLAN CHECK PROCESS.
17. LOT LINE ADJUSTMENTS IF NECESSARY MAY OCCUR PRIOR TO FINAL ENGINEERING.
18. PROJECT SITE MAY BE DEVELOPED IN MAP OR CONSTRUCTION PHASES. PHASED MAP DEVELOPMENT ALLOWED.
19. DRY UTILITIES MAY BE LOCATED IN COMMON UTILITY TRENCH WHERE POSSIBLE.
20. ALL UTILITIES TO BE UNDERGROUND TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
21. PIPE SIZING FOR STORM DRAIN IMPROVEMENTS SHALL BE DETERMINED DURING FINAL HYDROLOGY REPORT.
22. SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEWER STUDY AND SEWER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS.
23. WATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH WATER STUDY AND WATER DIVISION IN LOS ANGELES COUNTY PUBLIC WORKS AND SUBURBAN WATER SYSTEMS.
24. LANDSCAPE AND IRRIGATION PLAN PROVIDED BY LANDSCAPE ARCHITECT SHALL BE PROVIDED IN ACCORDANCE WITH ADOPTED WATER EFFICIENT LANDSCAPE GUIDELINES.
25. REFER TO LOW IMPACT DEVELOPMENT (LID) PLAN PROVIDES GUIDANCE FOR WATER QUALITY TREATMENT AND MAINTENANCE OF SUCH FACILITIES.
26. FILTERRA DEVICES OR SIMILAR ALONG HINNEN AVENUE, FOLGER STREET, AND GLENELDER AVENUE ADJACENT TO PROJECT SITE TO BE LOCATED BACK OF STREET RIGHT OF WAY TO BE MAINTAINED BY HOA. FILTERRA'S OR SIMILAR PRODUCT TO ADDRESS CO-MINGLED WATER.
27. CROSS LOT DRAINAGE PERMITTED IN FRONT YARDS IN UNDERGROUND PIPE OR CURB CUT OUTLET FROM RESIDENTIAL LOTS. MAY BE PART OF BMP/LID PLANS.
28. ON-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PRIVATELY MAINTAINED BY HOA.
29. OFF-SITE WATER, SEWER, STORM DRAIN AND APPURTENANT WET UTILITY DEVICES ARE PUBLICLY MAINTAINED (HINNEN AVENUE, FOLGER STREET, GLENELDER AVENUE RIGHT OF WAY AND RELATED EASEMENTS)
30. POST BOX RECEPTACLES TO BE LOCATED BEHIND THE SIDEWALK AND IN GROUPS TO SERVE TWO OR MORE DWELLINGS.
31. RESIDENTIAL CONDOMINIUM PLAN TO BE SUBMITTED TO CA. DRE.
32. PARALLEL PARKING MINIMUM 8'x26'.

BUILDING SETBACK INFORMATION:

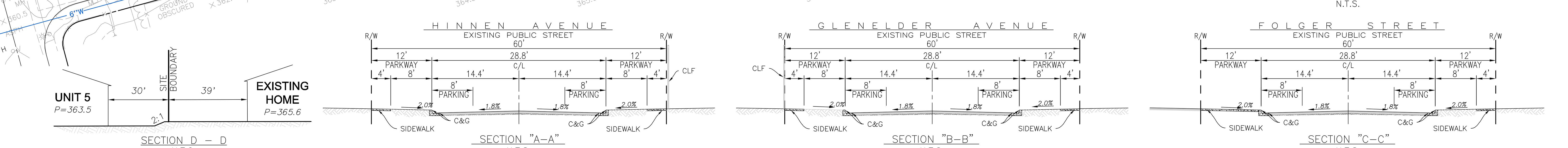
PERIMETER UNITS
FRONT YARD – 10 FEET
INTERIOR SIDE YARD – 5 FEET
STREET SIDE YARD – 10 FEET
REAR YARD – 13 FEET

INTERIOR UNITS
FRONT YARD – 12 FEET
SIDE YARD – 5 FEET
REAR YARD – 11 FEET

EASEMENT NOTES
EASEMENTS FOR ACCESS (INGRESS/EGRESS), MAINTENANCE OF DESIGNATED WATER, SEWER, STORM DRAIN, WATER QUALITY NEEDS, OR APPURTENANT FACILITIES ARE TO BE PROVIDED OVER PRIVATE DRIVE WAY AND FIRE LANES FOR EMERGENCY SERVICES, LOS ANGELES COUNTY PUBLIC WORKS, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AND DRY UTILITY SERVICES AS DEEMED APPROPRIATE.



ADA PARALLEL PARKING
SCALE 1" = 20'



PRIVATE DRIVEWAY "A" & FIRE LANE — TYPICAL SECTION N.T.S.
HINNEN AVENUE — SECTION "A-A" N.T.S.
GLENELDER AVENUE — SECTION "B-B" N.T.S.
FOLGER STREET — SECTION "C-C" N.T.S.
SECTION D – D N.T.S.

PREPARED FOR: LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000

PLANS PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC.
UNDER THE SUPERVISION OF SHAWN YU R.C.E. 87239

DESIGNED: S.Y./V.V.
DRAWN: AM
CHECKED: V.V.
DATE: 04/04/2018
SCALE: PER PLAN

VESTING TENTATIVE TRACT MAP NO. 082159
FOR 86 DETACHED CONDOMINIUMS
16234 FOLGER STREET, HACIENDA HEIGHTS, CA 91745
APN: 8242-004-900

SUBMITTAL DATE

SHEET 2 OF 3

W.O. 3916-22X GLENELDER PRELIMINARY TENTATIVE TRACT MAP

PLOTTED BY: Alex Martinez DATE: Nov. 26, 2018 01:14:36 PM FILE: F:\1037\Planning\SA_TTM_082159\Exh_TTM\Sht-2_TTM_082159.dwg

SEE SHT. NO. E-2217

U-112
U-119
U-120
U-123
U-124

CITY OF INDUSTRY

CITY OF LOS ANGELES

INDUSTRY

PUENTE

LA PUENTE ADULT H.S
VALLEY CONT. H.S.

WORKMAN & TEMPLE HOMESTEAD HISTORICAL PARK

CITY OF INDUSTRY BOUNDARY

CONNECTION POINT

PROJECT

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
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: 405

SEE SHT. NO. E-2172

SEE SHT. NO. E-2261

SEE SHT. NO. E-2219

E 4,297,000
N 4,114,000

MAP REV
11-30-10

DATA BASE REV
02-24-93

E-2218

CONSOLIDATED S.M.D.

E-2218

1127.1129.2218

T:678:D2

E-2219

U-117
U-118
U-119
U-124
U-125
U-126

SEE SHT. NO. E-2218

SEE SHT. NO. E-2173

SEE SHT. NO. E-2262

SEE SHT. NO. E-2220

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: 1037

MAP REV
02-09-12

DATA BASE REV
03-07-07

E-2219

CONSOLIDATED S.M.D.

E-2219

T:678:D4

0827.0929.2219

U-117
U-126

SEE SHT. NO. E-2219

SEE SHT. NO. E-2174

SEE SHT. NO. E-2263

SEE SHT. NO. E-2221

LOS ANGELES COUNTY

CITY OF LA HABRA HEIGHTS

SCEC

OTTERBEIN REGIONAL PARK

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
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: 253

E 4,297,000.0000
N 4,099,000

MAP REV
02-09-12

DATA BASE REV
02-15-89

CONSOLIDATED S.M.D.

E-2220

T:678:D7

0827.0929.2220


MH 261
MH 262
MH 263
Trim Line
EXTRA STRENGTH PIPE
EXTRA STRENGTH PIPE IN MAIN LINE & HOUSE LATERALS
Surface over Sewer
Top of M.H.
Construct 6" Chimney Per S.4-9
12" V.C.P.
Grade of South Curb
Top of J.C.
15" V.C.P.
18" V.C.P.
146.46
308.51
PAGE 3
P.C. 3091
J.N. 1100.02
NO CHARGE FOR CONNECTIONS
19,747
TRACT
Nº 17217
GALE AVE.
CHARLEMONT AVE.
STIMSON AVE.
6' Sanitary Sewer Easement
PARTITION OF LANDS OF CHARLOTTE M. ROWLAND DECEASED
S.C.C. 1098 B. 4-45
ISSUE NO PERMITS - STREET TO BE DOUBLE LINED
Proposed Widening Line
GALE AVENUE
15" V.C.P. Sewer
Shown at left
BARFORD AVE.
15" Stub
Page 2
Page 4
Page 10

MH 222
MH 225
MH 261
Trim Line
EXTRA STRENGTH PIPE IN MAIN LINE
Surface over Sewer
Flowline of Ditch on West side
18" V.C.P. 0.60%
COLLECT CHARGES AS INDICATED
PAGE 4
P.C. 3091
J.N. 1100.02
19,748
MANHOLE DETAIL
REIMBURSEMENT CHARGE - CALL MAIN OFFICE
PARTITION OF LANDS OF CHARLOTTE M ROWLAND DECEASED
S.C.C. 1098 B.4-45
Proposed Widening Line
STIMSON
AVENUE
TRACT
ISSUE NO PERMITS - STREET TO BE DOUBLE LINED. ALSO FUTURE STORM DRAIN ON WEST SIDE.
Nº 3193
M.B. 35, 79-82

MH 219
JOIN 36" TRUNK
MH 220
MH 701
MH 221
MH 222
Trim Line
EXTRA STRENGTH PIPE IN MAIN LINE
Surface over Sewer
PAGE 5
P.C. 3091
J.N.1100.02
COLLECT CHARGES AS INDICATED
19,749
Exist. J.C.
Syphon M.H.
Syphon M.H
0+40.76
0+57.00
2+63.96
3+98.0
7+50.00
11+00.00
206.96
18" V.C.P.
1.24%
0.32%
18" V.C.P. 0.60%
El. 317.46 33" Inlet on East
El. 317.25 36" Outlet on West
El. 319.03 8" Inlet on North
El. 320.25 0+57.00
El. 323.50 2+63.96
El. 325.48 4+00.00
El. 325.14 3+96.00
El. 326.58 7+50.00
El. 328.66 10+98.00
El. 328.76 11+02.00
PROVIDE LONG RADIUS 1/8 BENDS
10" & 12" V.C.P.
0.52%
31.96%
Flow line of Exist. Ditch on West side
Jacked 68' of 36" steel pipe 5/16" thick under tracks & backfill with sand
Encase
Cradle
30" Gas Line
El. 324.94 Top of 30" Gas Line
132.04
350.00
348.00
PARTITION OF
REIMBURSEMENT CHG.-CALL MAIN OFF.
REIMBURSEMENT CHARGE-CALL MAIN OFFICE
LANDS OF CHARLOTTE M. ROWLAND DECEASED
S.C.C. 1098 B. 4-45
0+57.00 Syphon M.H. Per S-a-150
Constr. 202.96 ft. of concrete encasement per S-a-150
10" & 12" V.C.P. SEWER
¢ 15" V.C.P. SEWER
SEE DETAIL PAGE 4
Bridge
STIMSON
¢ FLOOD CONTROL CHANNEL
SAN JOSE
CREEK
TRACT
Exist. 36" R.C.P. Trunk Sewer San. Dist. No. 21
Existing J.C. 0+40.76
Cradle 8' of 15" V.C.P. over exist. gas line per S-a-119
Exist. Rock & oil Pavement
Encase 4' of 18" V.C.P. per S-a-119 under R.R. R/W
So. Counties Gas Co.
EDISON CO. R/W
R.R. Wigwag Signal Concrete Base
Culvert
U.P.R.R.
¢ of tracks
¢ 18" V.C.P. SEWER
¢ of St.
Encase 32' of 18" V.C.P. per S-a-119 under R.R. R/W
Jack 64' of 36" steel pipe 5/16" thick under tracks & backfill with sand
Proposed Widening Line
Southern Counties Gas Co.
Tel. Pole
7+50.00 M.H.
11+00.00 M.H. Offset outlet 1' Easterly
18"x6" Y.S.
PAGE 4
AVENUE
ISSUE NO PERMITS - STREET TO BE DOUBLE LINED. ALSO FUTURE STORM DRAIN ON WEST SIDE.
No 3193 M.B. 35, 79-82
No 3193 M.B. 35, 79-82

MH 263
MH 264
MH 265
MH 468
Trim Line
EXTRA STRENGTH PIPE IN.O. MAIN LINE
P.C. 3624
PAGE 3
NO CHARGE FOR CONNECTIONS
22,694
P.C. 3623
PAGE 2
COLLECT CHARGES AS INDICATED
22,693
Grade of Future South Curb
Grade of South Curb
Surface over Sewer
15" V.C.P.
0.48 %
83.00
237.14
223.54
ISSUE NO PERMITS TO NORTH SIDE OF GALE AVE.
PROPOSED WIDENING LINE
So. Counties Gas
GALE
Dirt Surface
AVENUE
Curb Line
Suburban Water Systems
LOT 2
LOT 1
TRACT № 17217
15
16
17
TRACT № 21865
REIMBURSEMENT CHARGE - CALL MAIN OFFICE
NO CHARGE FOR CONNECTIONS
Trim Line

MH 470

MH 481

MH 482

P.C. 3622
PAGE 4

NO CHARGE FOR CONNECTIONS

22695

P.C. 3622
PAGE 3

NO CHARGE FOR CONNECTIONS

22694

Trim Line

TRACT

FOLGER ST.

HINNEN AVENUE

(PROPOSED SCHOOL)
LOT 102

Nº 21865

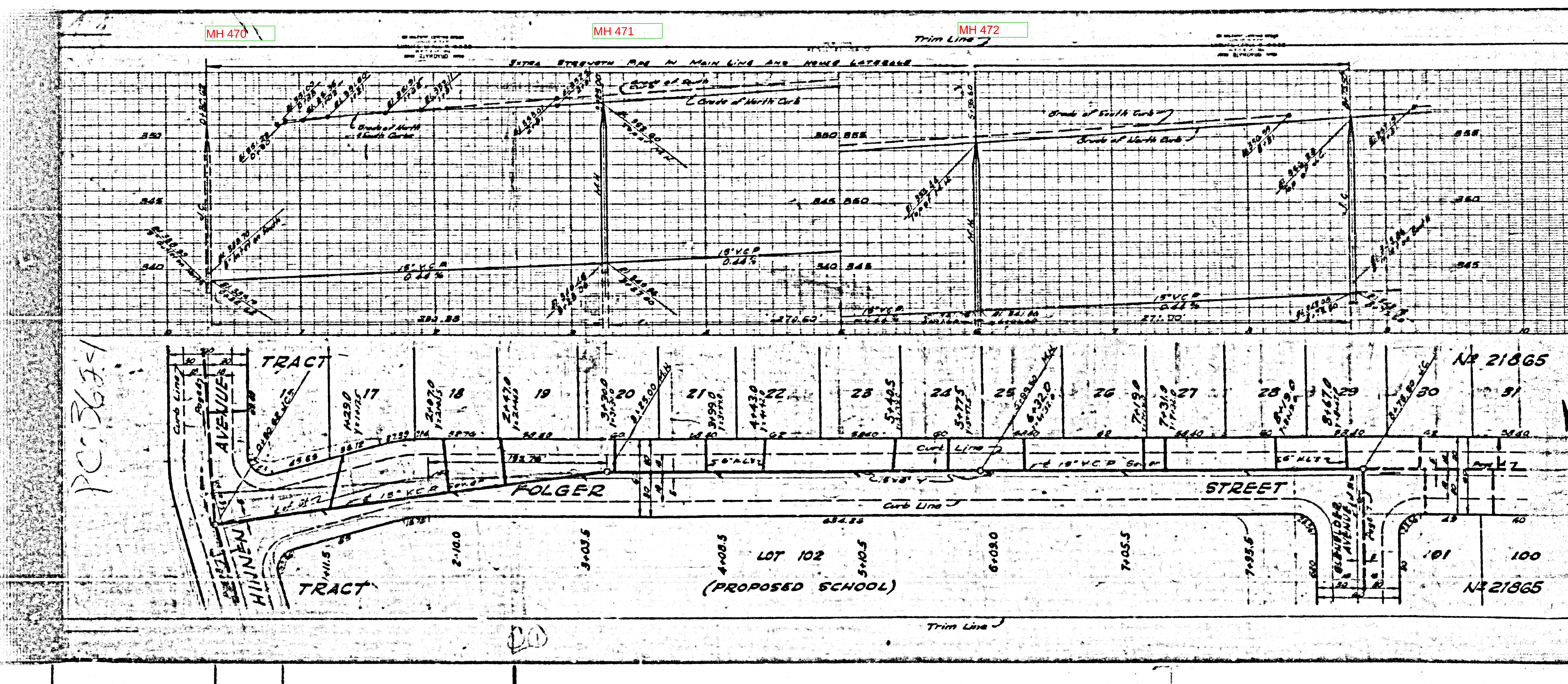
Curb Line

Sewer

Trim Line

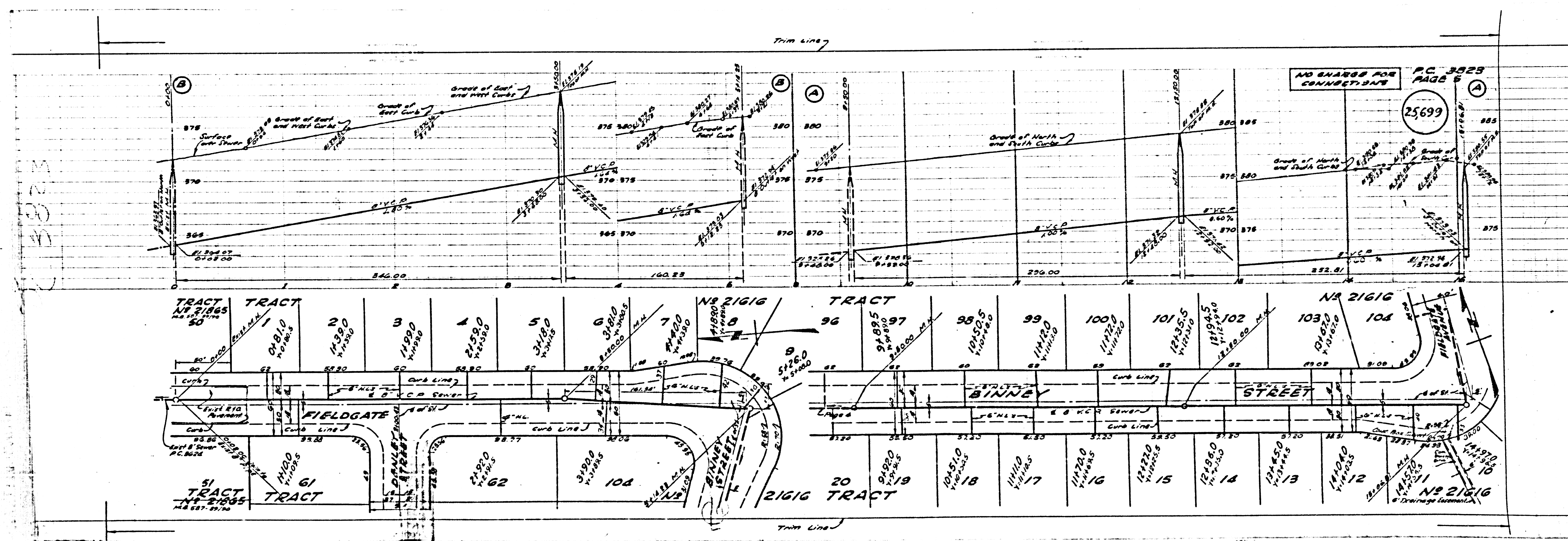
(13)


MH 473
MH 468
MH 470
Trim Line
EXTRA STRENGTH PIPE IN MAIN LINE & HOUSE LATERALS
P.C. 3624
PAGE 8
NO CHARGE FOR CONNECTIONS
22,696
Grade of South Curb
Grade of North Curb
Construct 6" Chimneys per Std.
Grade of East Curb
Grade of West Curb
TRACT
No 21865
No 21865 (PROPOSED SCHOOL) LOT 102
(PROP. SCHOOL) LOT 102
FOLGER STREET
FIELDGATE AVENUE
GALE AVE.
HINNEN AVENUE
FOLGER ST.
Curb Line
Trim Line

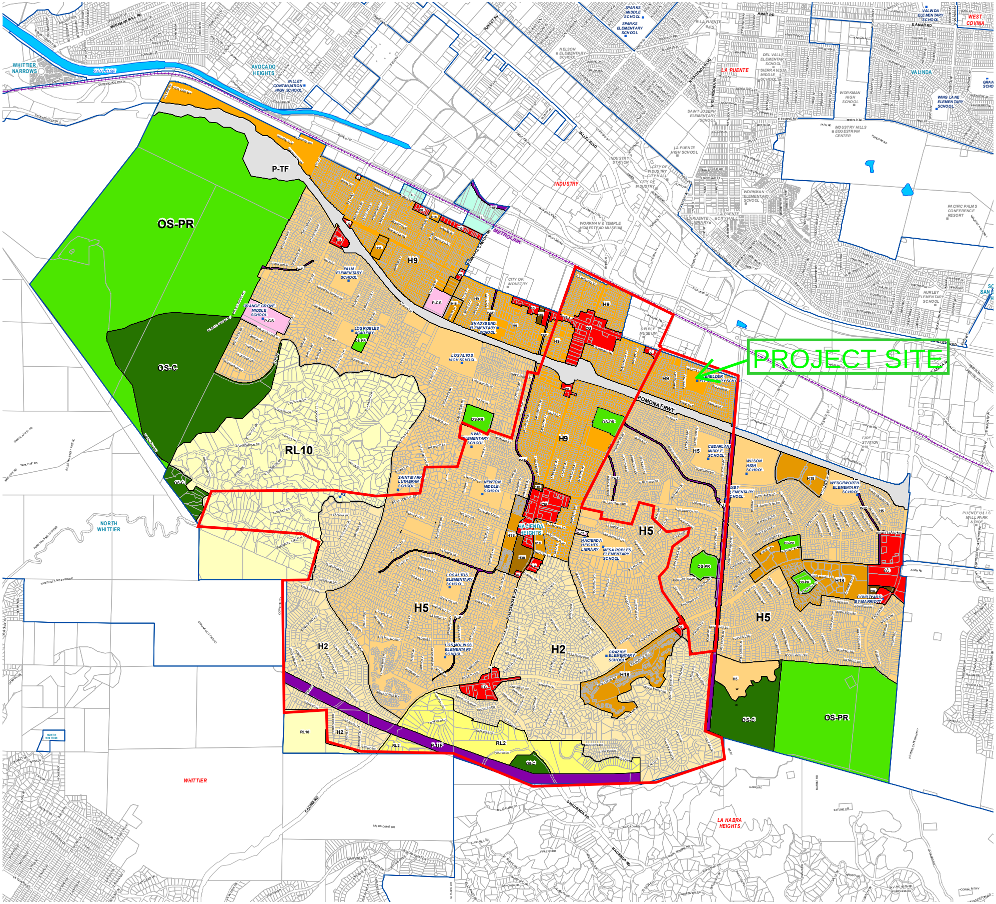


MH 470
MH 471
MH 472
MH 473
Trim Line
EXTRA STRENGTH PIPE IN MAIN LINE AND HOUSE LATERALS
Grade of South Curb
Grade of North Curb
15" V.C.P.
0.44%
TRACT
AVENUE
FOLGER
STREET
Curb Line
LOT 102
(PROPOSED SCHOOL)
Nº 21865

Trim Line
MH 473
MH 475
MH 478
P.C. 3624
PAGE 6
NO CHARGE FOR CONNECTIONS
22,699
EXTRA STRENGTH PIPE IN MAIN LINE
P.C. 3624
PAGE 7
NO CHARGE FOR CONNECTIONS
22,698
273.00'
244.00
TRACT
FOLGER
STREET
BOEHLEN ST.
GLENELDER
AVENUE
Curb Line
101
84
83
63
62
Nº 21865
LOT 102
(PROPOSED SCHOOL)
TRACT
Nº 21865
Trim Line



Trim Line
NO CHARGE FOR CONNECTIONS
P.C. 3823
PAGE 5
25699
Grade of North and South Curbs
Grade of East and West Curbs
8" V.C.P.
TRACT
Nº 21865
Nº 21616
FIELDGATE
BINNEY
STREET
Curb Line
Trim Line



Los Angeles County

HACIENDA HEIGHTS Community Plan

Land Use Policy

LEGEND

Land Use Policy

- RL10 - Rural Lands 10 (1du/10ac)
- RL2 - Rural Lands 2 (1du/2ac)
- H2 - Residential 2 (0-2 du/ac)
- H5 - Residential 5 (0-5 du/ac)
- H9 - Residential 9 (0-9 du/ac)
- H18 - Residential 18 (9-18 du/ac)
- H30 - Residential 30 (18-30 du/ac)
- H50 - Residential 50 (30-50 du/ac)
- CG - General Commercial
- P-CS - Public and Semi-Public Community Serving
- P-UF - Public and Semi-Public Utilities and Facilities
- P-TF - Public and Semi-Public - Transportation Facilities
- IL - Light Industrial
- OS-PR - Open Space Parks and Recreation
- OS-C - Open Space Conservation

Base Features

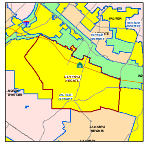
- Cultural Feature
- Lot, Cut/Deed, Subdivision and Easement Line
- Parcels
- City / Unincorporated Community Boundary

Transit Lines

- Metrolink
- Transitways
- Light Rail - Existing
- Light Rail - Proposed
- Light Rail - Under Construction

DATA SOURCES
Land Use:
Los Angeles County Department of Regional Planning
City Boundaries:
Los Angeles County Department of Regional Planning, 2009
Streets/Freeways:
Thomas Bros. Map, 2001
* Depicts approved Pacific Heights Subdivision Tract Map 51153, subject to boundary modification upon final recordation.

VICINITY MAP:



KEY MAP:

Current as of: May 2011
Adopted May 24, 2011

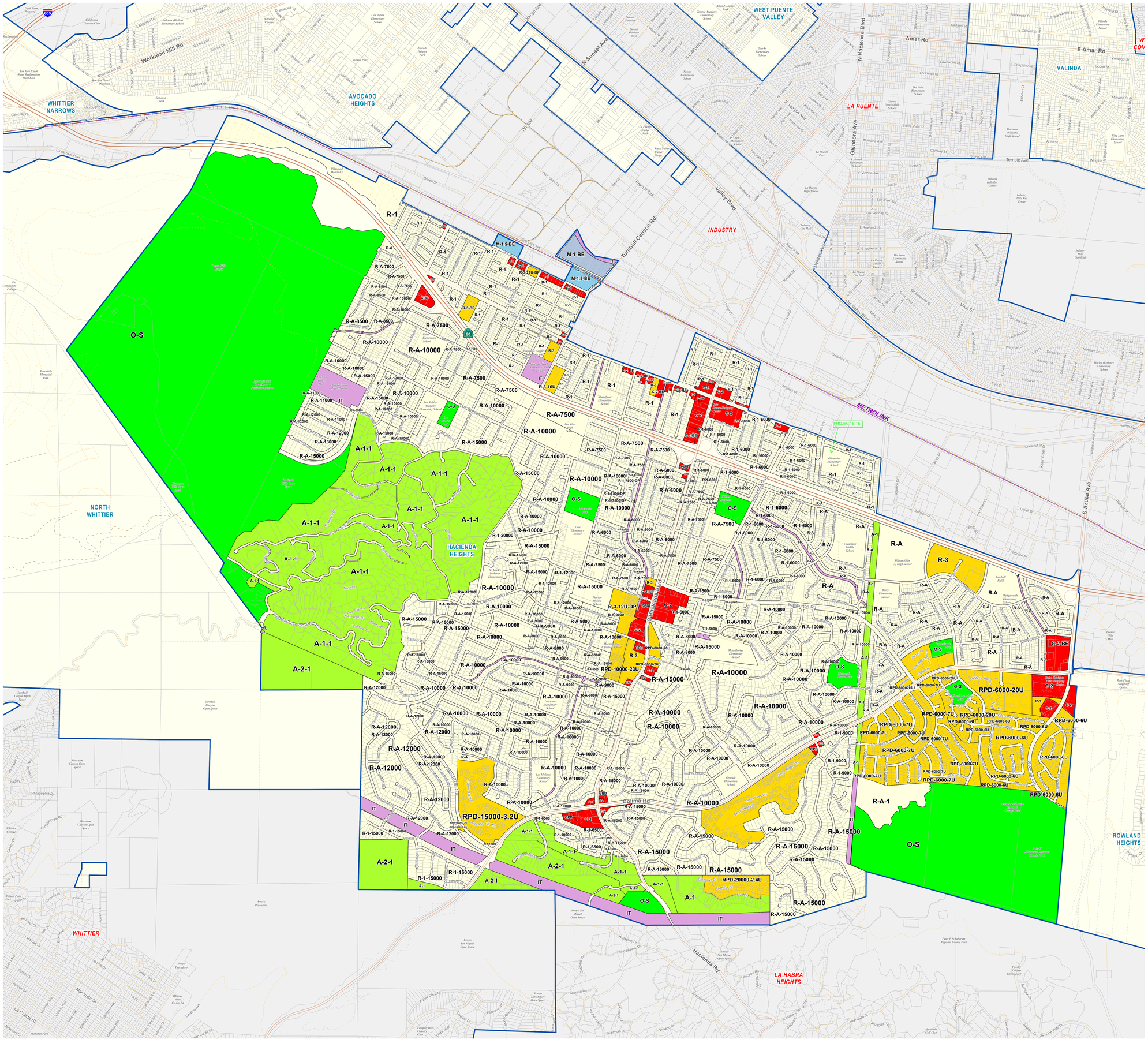
Scale in Feet
0 350 700 1,400 2,100 2,800

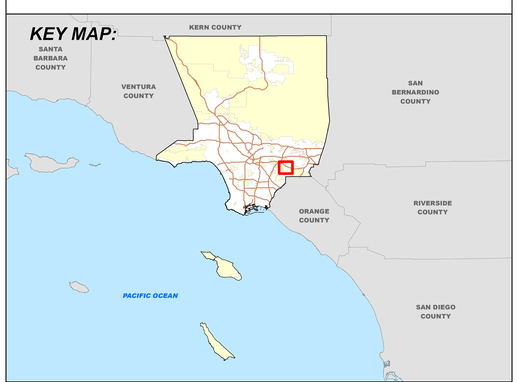
LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Los Angeles County

Zoning

Hacienda Heights





LEGEND:

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3-()U -Limited Density Multiple Residence
- R-3-()U - Limited Multiple Residence (SMMCZ only)
- R-4-()U - Medium Density Multiple Residence
- R-5-()U - High Density Multiple Residence
- R-A - Residential Agricultural
- R-C - Rural Coastal
- RPD - Residential Planned Development
- A-1 - Light Agricultural
- A-2 - Heavy Agricultural
- A-2-H - Heavy Agricultural Including Hog Ranches
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-H - Commercial Highway
- C-M - Commercial Manufacturing
- C-MJ - Major Commercial
- C-R - Commercial Recreation
- C-RU - Rural Commercial
- CPD - Commercial Planned Development
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- M-2 - Heavy Manufacturing
- M-2.5 - Aircraft and Heavy Manufacturing
- M-3 - Unclassified
- MPD - Manufacturing--Industrial Planned
- B-1 - Buffer Strip
- B-2 - Corner Buffer
- D-2 - Desert-Mountain
- IT - Institutional
- R-R - Resort And Recreation
- P-R - Parking Restricted
- SP - Specific Plan
- SR-D - Scientific Research and Development
- O-S - Open Space
- O-S-P - Open Space - Parks
- O-S-DR - Open Space - Deed Restricted
- MXD - Mixed Use Development
- MXD-RU - Rural Mixed Use Development
- W - Watershed

Base Layers

- Metrolink Stations
- Metro Rail Stations
- Metrolink
- Transitways
- Light Rail - Existing
- Light Rail - Proposed
- Light Rail - Under Construction
- Lot, Cut/Deed, Subdivision and Easement Line
- Parcels
- City / Unincorporated Community Boundary
- Incorporated City
- Unincorporated Areas
- National Forest

Latest Zone Change Ordinance: 2017-0029Z (7/18/2017)

NOTE:

Zoning reflects the most current designation as of the date listed "Current as of" below. The most recent zone change ordinances have been incorporated by the GIS section as of their effective date, with the latest Zone Change Ordinance showing in the yellow box above.

The location of zoning boundaries is as accurate as can be portrayed at this scale. For more precise boundary locations, please use our interactive mapping application GIS-NET3, located at the following URL: http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html. Or, contact the Land Development coordinating Center (LDCC) at (213) 974-6411.

For more detailed information about the uses / densities allowed in these zoning categories, please see the Title 22 section of the Department of Regional Planning's webpage:

http://planning.lacounty.gov/luz

Current as of: 9/12/2017

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
http://planning.lacounty.gov/gis

Scale in Feet

0 350 700 1,400 2,100 2,800

Date: 6/19/15

PLACEWORKS

0 2,500 5,000 10,000 Feet

0 0.5 1 2 Miles

City of Industry

Sphere of Influence Boundary

Zoning

Industrial (I)

Industrial - Commercial Overlay (IC Overlay)

Commercial (C)

Commercial - Adult Business Overlay (AB)

Institutional (INST)

Automobile Zone (AZ)

Recreation and Open Space Zone (ROS)

ZONING

CITY OF INDUSTRY

Printed: 9/29/2015

Cedarlane Academy

Claimed
16333 Cedarlane Drive, Hacienda Heights, CA 91745
Hacienda La Puente Unified School District
(626) 933-8002
School website
Contact info
Grades K-8
Students 554
Type Public
See contact info and more

6/10 New! GREATSCHOOLS RATING

Reviews
49
Students
554
Type
Public
16333 Cedarlane Drive, Hacienda Heights, CA 91745

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Save
Review

6/10

Cedarlane Academy

See the 3 nearest high-performing schools

Nearby schools
Save
Review