

SEWER AREA STUDY

VTTM No. 83705

C.I. 1228, PC 2930, PC 1309, PC 8922

SMD Index E-2018, E-2019

Prepared for:

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Property:

VTTM No. 83705

APNs 5389-009-029, 5389-009-030, 5389-009-031

8601 Mission Drive

City of Rosemead, CA 91770

Prepared by:

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Dane P. McDougall R.C.E. 80705

February 2022

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INTRODUCTION

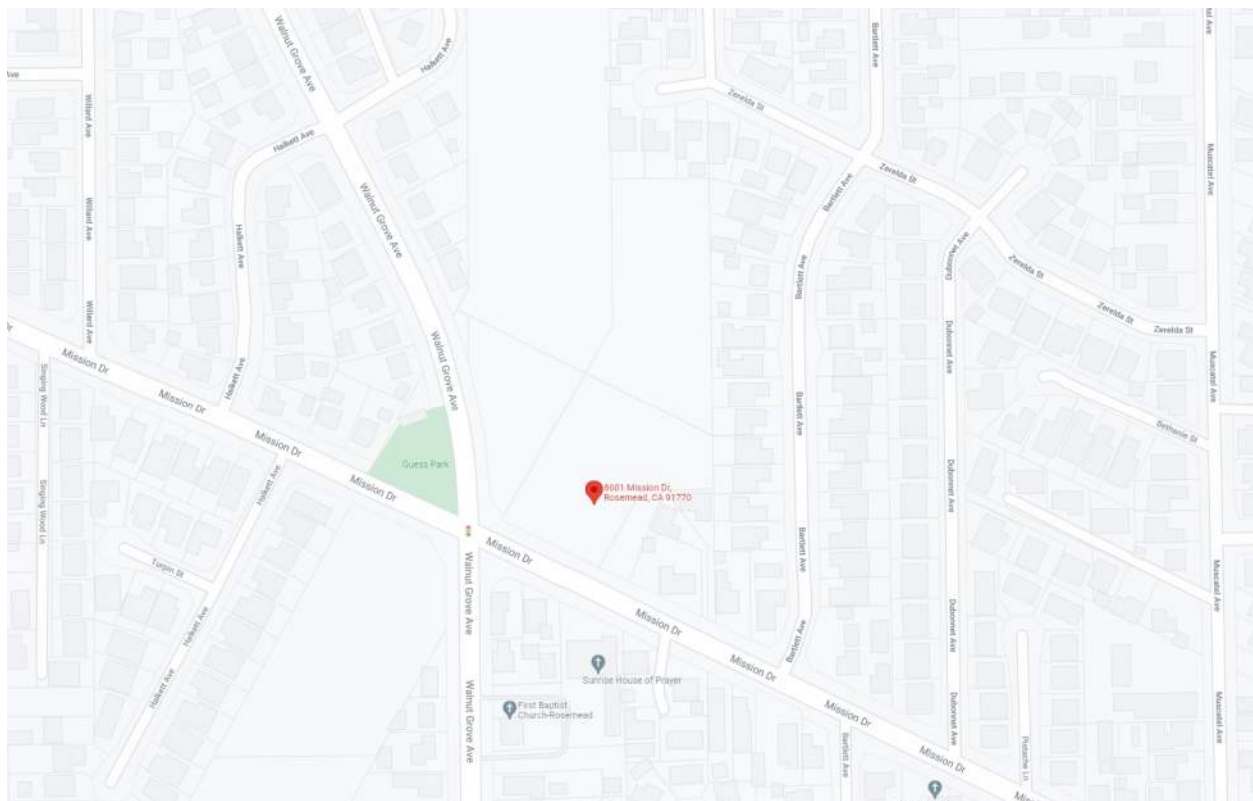
The following Area Study has been prepared by C&V Consulting, Inc. to determine and show:

- A.** The capacity of the existing sewer segments from proposed development site to the Los Angeles County Sanitation District (LACSD) maintained trunk sewers.
- B.** The existing sewer facility will adequately service the proposed development.

This analysis will include any and all tributary flow to the sewer system from the proposed development to the LACSD trunk line downstream of the proposed development. All tributary area within this area study has been developed.

SITE DESCRIPTION

The project is located at 8601 Mission Drive, in the City of Rosemead, California. The site is bounded by single family houses to the north, Mission Drive to the south, undeveloped land and a planting nursery to the west, and more single-family homes to the east. The project site is currently vacant with no visible traces of impervious coverage. Thus, pervious coverage is assumed to be 100% for the existing condition of the site.



PROJECT DESCRIPTION

The proposed development encompasses 3 parcels as shown on the Assessor’s Parcel Map at approximately 3.435 acres. The project proposes the construction of thirty-seven (37) dwelling units, (29 single family homes and 4 duplexes) with private garages, private drive aisles, hardscape, associated landscaping, and guest parking areas. The private drive aisle provides access to the residences via one driveway entrance/exit along Mission Drive. Drive aisles and parking areas will be composed of asphalt concrete pavement, and landscaping will be incorporated in open space areas. The proposed sewer system will be gravity fed and flow will be towards a local sewer line located along Mission Drive, which conveys and connects to the Los Angeles County Sanitation District No. 15 18” sewer trunk.

AP Number	Size (ac)
5389-009-029	0.17
5389-009-030	1.48
5389-009-031	1.73

METHODOLOGY

This study will investigate the sewerage discharge route along Mission Drive from the proposed development (VTTM No. 83705) to the Los Angeles Sanitation District No. 15 existing 18" sewer trunk located on Mission Drive near Ivar Avenue. The subject route of the sewer main will be analyzed by segments based on sewer pipe size, slope, and tributary area.

Reach #1A segment is along Mission Drive, from the connection of the project site Manhole 396 to Manhole 397 and consisting of an existing 8" VCP sewer main with a slope of 0.40%. This segment includes the project site (Area #1A) and the upstream tributary Area #1.

Reach #1B segment is along Mission Drive, from Manhole 397 to Manhole 398 and consisting of an existing 8" VCP sewer main with a slope of 0.76%. This segment includes the upstream tributary areas of Reach #1A.

Reach #2A segment is along Mission Drive, from the connection of the project site Manhole 398 to Manhole 551 and consisting of an existing 8" VCP sewer main with a slope of 0.76%. This segment includes the upstream tributary Area #2 and the upstream tributary areas of Reach #1B.

Reach #3A segment is along Mission Drive, from the connection of the project site Manhole 551 to Manhole 508 and consisting of an existing 8" VCP sewer main with a slope of 0.76%. This segment includes the upstream tributary Area #3 and the upstream tributary areas of Reach #2A.

Reach #4A segment is along Mission Drive, from the connection of the project site Manhole 508 to Manhole 515 and consisting of an existing 8" VCP sewer main with a slope of 0.76%. This segment includes the upstream tributary Area #4 and the upstream tributary areas of Reach #3A.

Reach #4B segment is along Mission Drive, from the connection of the project site Manhole 515 to Manhole 543 and consisting of an existing 8" VCP sewer main with a slope of 1.00%. This segment includes the upstream tributary areas of Reach #4A.

Reach #5A segment is along Mission Drive, from the connection of the project site Manhole 543 to Manhole 540 and consisting of an existing 8" VCP sewer main with a slope of 0.64%. This segment includes the upstream tributary Area #5 and the upstream tributary areas of Reach #3A.

Sewer Area Study

Rosemead, VTTM No. 83705

Reach #5B segment is along Mission Drive, from the connection of the project site Manhole 540 to Manhole # connecting to the Los Angeles Sanitation District No. 15 existing 18" sewer trunk and consisting of an existing 8" VCP sewer main with a slope of 14.76%. This segment includes the upstream tributary areas of Reach #5A.

SEWER PIPE CAPACITY ANALYSIS

The existing sewer pipes were analyzed per County Standard S-C4 for a maximum design depth at half full for pipes less than 15" and three fourths full for pipes 15" and greater. The design depth for the existing pipe was obtained by using the Manning's Equation with "n=0.013".

To calculate the pipe capacity, Kutter's formula was utilized as shown below:

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{\left(41.65 + \frac{0.00281}{S}\right)n}{\sqrt{R}}}$$

Detailed results for each segment have been tabulated in Appendix B. Details of calculations for each reach of pipe has been included in Appendix B following the table. Data were obtained from corresponding Sewer As-Built plans atlas map in Appendix C for the analysis.

The tributary sewer flow rate (Q) for the studied sewer lines are analyzed based on County standards as follows:

For Tributary Areas:

$$Q = Z * A$$

A = Tributary Area (Acre)

Z = Zoning Coefficients (Refer to the LACDPW guideline information within Appendix E)

For the Project Site

$$Q = (0.001 \text{ cfs/unit}) \times (37 \text{ units}) = 0.037 \text{ cfs}$$

(0.001 cfs/unit for proposed condominiums per County standard zoning coefficient within Appendix E)

The tributary areas were calculated by reference scaling the County of Los Angeles Sewer Maintenance Division's Atlas Index Maps and referencing County of Los Angeles Assessor's map. The zoning coefficients were referencing the LACDPW guidelines and the Zoning Map provided by the City of Rosemead in Appendix G. City of Rosemead's classification of Single Family Residential matches the density description

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of Los Angeles County Zone R-1, so the zoning coefficient of R-1 is used for Rosemead's zoning area of Single Family Residential. Medium-Density Residential applies to the County R-3 coefficient value.

Churches were taken into consideration of separate calculation. Per County requirements, sewage flow from churches were calculated based on square footage (refer to Exhibit E.

Formula: (Area in square feet/1000ft²) * (50 gallons per day) * (0.0000015 cfs per 1 gallon a day)

For the Project Site (Proposed: 37 Units)

Q = 0.001 cfs/ Dwelling Unit = 0.037 cfs (worst case density)

(Refer to the LACDPW guideline information within Appendix E)

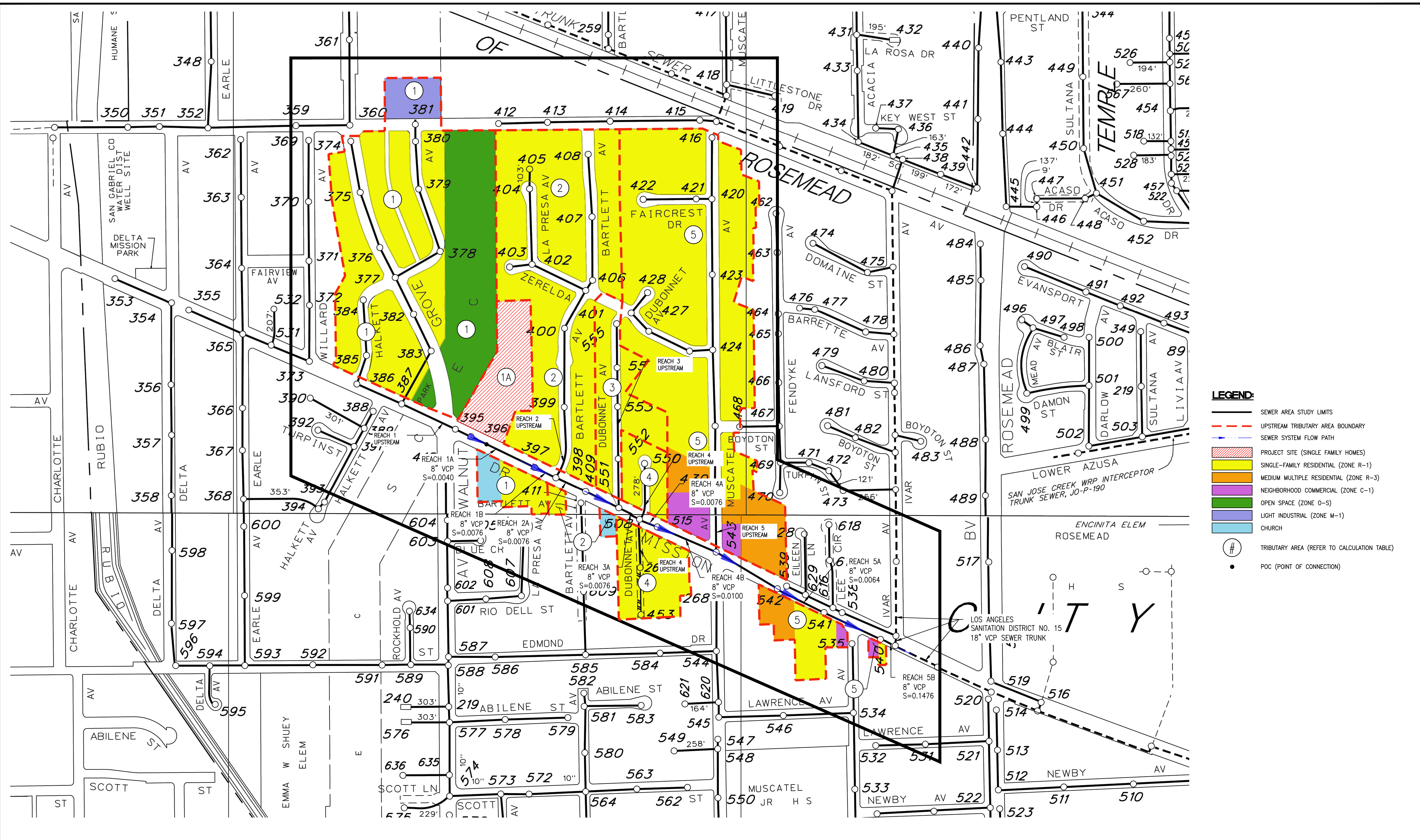
City of Rosemead's classification of Light Industrial will utilize LA County's M-1 industrial coefficient.

CONCLUSION

The existing sewer system being analyzed in this area study has a design capacity above the calculated cumulative flow. The peak discharge at the downstream end of the sewer system 8" pipe entering the County Sanitation District No. 15 existing 18.3" sewer trunk main is calculated to be a rate of 0.3514 cfs with a flow depth of 1.63 inches. Reach #5A has the highest flow depth and cumulative flow percentages of 88% and 79% respectively. Refer to Appendix B for calculations and tabulated results. Therefore, we conclude that the existing sewer system has adequate capacity for the proposed development.

Appendix A

SEWER AREA STUDY EXHIBIT



- LEGEND:**
- SEWER AREA STUDY LIMITS
 - UPSTREAM TRIBUTARY AREA BOUNDARY
 - SEWER SYSTEM FLOW PATH
 - PROJECT SITE (SINGLE FAMILY HOMES)
 - SINGLE-FAMILY RESIDENTIAL (ZONE R-1)
 - MEDIUM MULTIPLE RESIDENTIAL (ZONE R-3)
 - NEIGHBORHOOD COMMERCIAL (ZONE C-1)
 - OPEN SPACE (ZONE O-S)
 - LIGHT INDUSTRIAL (ZONE M-1)
 - CHURCH
 - # TRIBUTARY AREA (REFER TO CALCULATION TABLE)
 - POC (POINT OF CONNECTION)

<p>PREPARED BY:</p> <p>CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING</p>	<p>9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET</p>	<p>TR 83705 8601 MISSION DRIVE, ROSEMEAD</p> <p style="text-align: center;">SEWER AREA STUDY EXHIBIT</p> <p>SCALE: 1"=200' DATE: 02/2022 DRAWN BY: ES SHEET 1 OF 1 SHEETS</p>
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Appendix B

SEWER AREA STUDY TABLE & DEPTH OF FLOW CALCULATIONS

Sewer Area Study Table

TR 83705
8601 Mission Drive

* Calculated using the Kutter's Formula with n=0.013 and assuming 1/2 full for pipe (<15") and 3/4 full for pipe (>15")
 ** Based on current land use and coefficients per LA County, (Attach supporting calculations)
 ***Flow depth and Cumulative flow capacity is based on the assumption of 1/2 full for pipe (<15") and 3/4 full for pipe (>15")
 ****Calculations for pipe flow, and flow depth shown on following sheets

LASD = Los Angeles Sanitation District
 POC = Point of Connection

Street Name	Segment		Pipe		*Capacity (cfs)		Tributary Area #	Tributary Area (Acres)	Zone	Zoning Coefficient	Calculated Flow (cfs)	**Cumulative Calculated Flow (cfs)	***Cumulative Depth (in)	As-Built Construction Plan #	Comments	***Percentage Full / Capacity	
	MH #	MH #	Size (in.)	Slope (%)	1/2 Full (<15")	3/4 Full (>15")										Flow Depth	Cumulative Flow
Reach #1 Upstream Tributary Area Mission Drive	396	PROP MH	8	0.40	0.349		1	10.36	Single-Family Residence (R-1)	0.004	0.0414						
							1	7.53	Open Space/Park/Agriculture	0.001	0.0075						
							1	1.25	Light Industrial	0.021	0.0263	0.0752	1.86	C.I. 1226	Rosemead	46%	22%
Reach #1A Mission Drive	PROP MH	397	8	0.40	0.349		1A	3.435	Single Family Residence Proposed 37 Units x 0.001		0.0370						
								0.60	Church (26,225 ft^2 / 1000ft^2) * 50 gal/day * 0.0000015cfs)		0.0020						
								0.63	Single-Family Residence (R-1)	0.004	0.0025	0.1167	2.28	C.I. 1226	Project Site Rosemead 37 Units	57%	33%
Reach #1B Mission Drive	397	398	8	0.76	0.472		1	0.32	Single-Family Residence (R-1)	0.004	0.0013	0.1180	1.97	C.I. 1226	Rosemead	49%	25%
Reach #2A Mission Drive	398	551	8	0.76	0.482		2	14.79	Single-Family Residence (R-1)	0.004	0.0592						
								0.22	Church (9,580 ft^2 / 1000ft^2) * 50 gal/day * 0.0000015cfs)		0.0007	0.1779	2.39	C.I. 1226	Rosemead	60%	37%
Reach #3A Mission Drive	551	508	8	0.76	0.482		3	3.06	Single-Family Residence (R-1)	0.004	0.0122	0.1901	2.47	C.I. 1226	Rosemead	62%	39%
Reach #4A Mission Drive	508	515	8	0.76	0.482		4	3.55	Single-Family Residence (R-1)	0.004	0.0142	0.2043	2.56	C.I. 1226	Rosemead	64%	42%
Reach #4B Mission Drive	515	543	8	1.00	0.553		4	1.11	Single-Family Residence (R-1)	0.004	0.0044	0.2087	2.42	C.I. 1226	Rosemead	60%	38%
Reach #5A Mission Drive	543	540	8	0.64	0.442		5	19.31	Single-Family Residence (R-1)	0.004	0.0772						
								3.62	Medium Multiple Residential (R-3)	0.012	0.0434						
								1.36	Neighborhood Commercial	0.015	0.0204	0.3498	3.52	C.I. 1226	Rosemead	88%	79%
Reach #5B Mission Drive	540	LASD POC	8	14.76	2.129		5	0.07	Single-Family Residence (R-1)	0.004	0.0003						
								0.09	Neighborhood Commercial	0.015	0.0014	0.3514	1.63	C.I. 1226	Rosemead	41%	17%

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 1 Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.004	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.349	cfs

Reach 1 Cumulative Depth of Flow "What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.15	ft
Depth of Flow	1.86	in
Slope, S	0.004	ft/ft
Manning's n	0.013	(unitless)
Central Angle	4.273	radians
Flow Area, A	0.061	sf
Wetted Perimeter	0.670	ft
Hydraulic Radius, R	0.092	ft
Cumulative Flow, Q	0.076	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 1A Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.004	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.349	cfs

Reach 1A Cumulative Depth of Flow "What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.19	ft
Depth of Flow	2.28	in
Slope, S	0.004	ft/ft
Manning's n	0.013	(unitless)
Central Angle	4.031	radians
Flow Area, A	0.082	sf
Wetted Perimeter	0.751	ft
Hydraulic Radius, R	0.109	ft
Cumulative Flow, Q	0.117	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 1B Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.0076	ft/ft
Manning's Coefficient, n	0.0132	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.472	cfs

Reach 1B Cumulative Depth of Flow "What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.16	ft
Depth of Flow	1.97	in
Slope, S	0.0076	ft/ft
Manning's n	0.013	(unitless)
Central Angle	4.207	radians
Flow Area, A	0.067	sf
Wetted Perimeter	0.692	ft
Hydraulic Radius, R	0.096	ft
Cumulative Flow, Q	0.119	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 2A Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.0076	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.482	cfs

Reach 2A Cumulative Depth of Flow

"What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.20	ft
Depth of Flow	2.39	in
Slope, S	0.0076	ft/ft
Manning's n	0.013	(unitless)
Central Angle	3.970	radians
Flow Area, A	0.088	sf
Wetted Perimeter	0.771	ft
Hydraulic Radius, R	0.114	ft
Cumulative Flow, Q	0.178	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 3A Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.0076	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.482	cfs

Reach 3A Cumulative Depth of Flow "What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.21	ft
Depth of Flow	2.47	in
Slope, S	0.0076	ft/ft
Manning's n	0.013	(unitless)
Central Angle	3.927	radians
Flow Area, A	0.092	sf
Wetted Perimeter	0.785	ft
Hydraulic Radius, R	0.117	ft
Cumulative Flow, Q	0.190	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 4A Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.0076	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.482	cfs

Reach 4A Cumulative Depth of Flow

"What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.21	ft
Depth of Flow	2.56	in
Slope, S	0.0076	ft/ft
Manning's n	0.013	(unitless)
Central Angle	3.880	radians
Flow Area, A	0.096	sf
Wetted Perimeter	0.801	ft
Hydraulic Radius, R	0.120	ft
Cumulative Flow, Q	0.204	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 4B Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.0100	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.553	cfs

Reach 4B Cumulative Depth of Flow

"What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.20	ft
Depth of Flow	2.42	in
Slope, S	0.0100	ft/ft
Manning's n	0.013	(unitless)
Central Angle	3.956	radians
Flow Area, A	0.089	sf
Wetted Perimeter	0.776	ft
Hydraulic Radius, R	0.115	ft
Cumulative Flow, Q	0.209	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 5A Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.0064	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	0.442	cfs

Reach 5A Cumulative Depth of Flow "What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.29	ft
Depth of Flow	3.52	in
Slope, S	0.0064	ft/ft
Manning's n	0.013	(unitless)
Central Angle	3.382	radians
Flow Area, A	0.148	sf
Wetted Perimeter	0.967	ft
Hydraulic Radius, R	0.153	ft
Cumulative Flow, Q	0.350	cfs

Kutter's Formula

$$Q = Ac\sqrt{RS}$$

Where A = Flow area (sf)
 R = Hydraulic Radius (ft)
 S = Pipe slope (ft/ft)

$$C = \frac{41.685 + \frac{0.00281}{S} + \frac{1.811}{n}}{1 + \frac{(41.65 + \frac{0.00281}{S})n}{\sqrt{R}}}$$

Reach 5B Pipe Capacity

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow (50% full)	0.333	ft
Slope	0.1476	ft/ft
Manning's Coefficient, n	0.013	(unitless)
Central Angle	3.142	radians
Flow Area	0.175	sf
Wetted Perimeter	1.047	ft
Hydraulic Radius	0.167	ft
Pipe Capacity	2.129	cfs

Reach 5B Cumulative Depth of Flow

"What-If Analysis"

Pipe Diameter	8	in
Pipe Diameter	0.667	ft
Depth of Flow	0.14	ft
Depth of Flow	1.63	in
Slope, S	0.1476	ft/ft
Manning's n	0.013	(unitless)
Central Angle	4.408	radians
Flow Area, A	0.051	sf
Wetted Perimeter	0.625	ft
Hydraulic Radius, R	0.082	ft
Cumulative Flow, Q	0.352	cfs

Appendix C

SEWER AS-BUILTS, SEWER MAINTENANCE DIVISION MAPS, & SEWER ATLAS MAPS

CITY OF ROSEMEAD

C.I. 1226 B-114

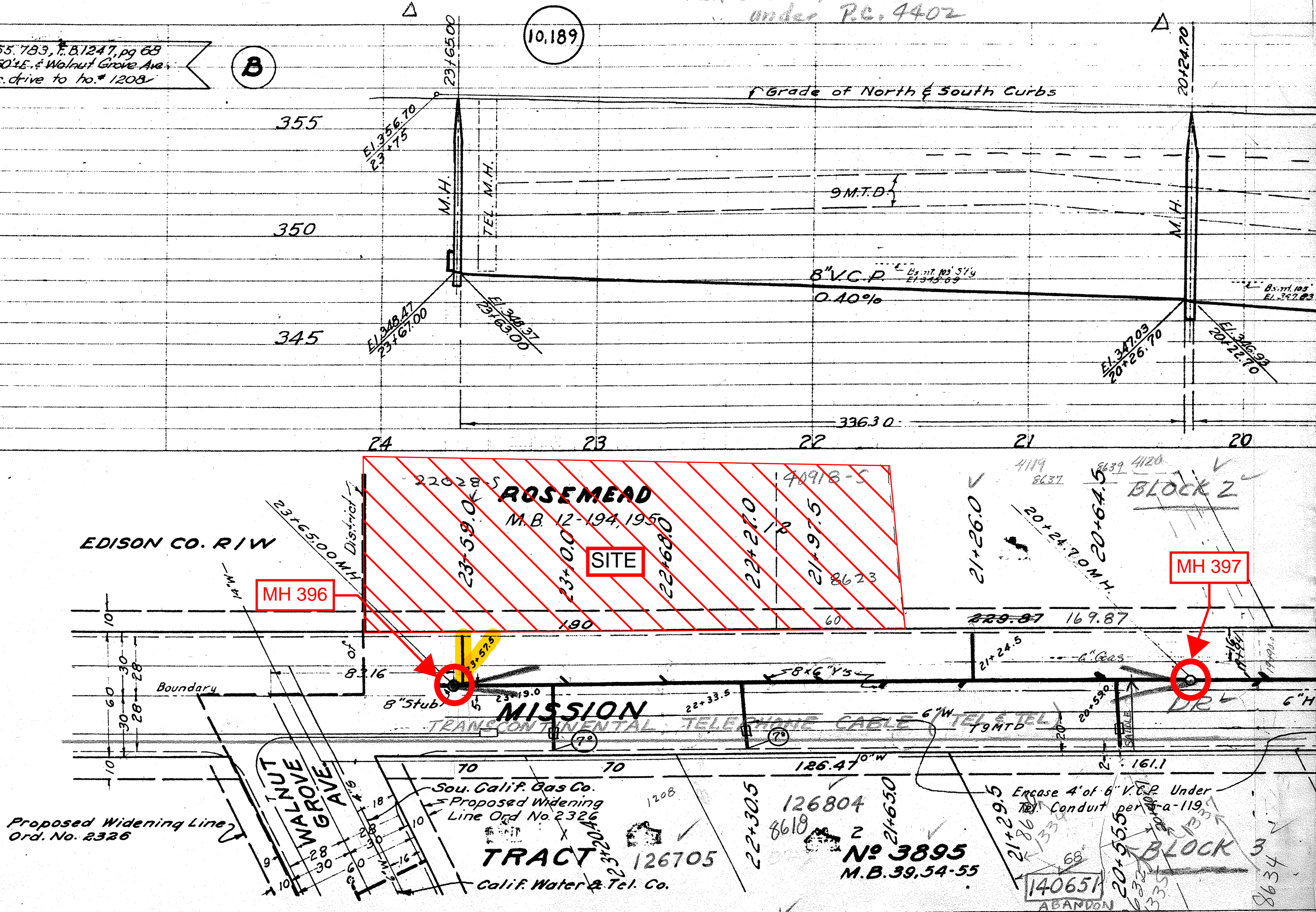
4-B

Pacific Tel. & Tel. Installation
under P.C. 4402

B.M. WM-92, Elev. = 355.783, T. B. 1247, pg 68
Mission Dr. (S. side) 160' E. & Walnut Grove Ave.
Bt. spk. in N. end conc. drive to ho. # 1208

(B)

(10,189)



Proposed Widening Line
Ord. No. 2326

Sou. Calif. Gas Co.
Proposed Widening
Line Ord No. 2326

TRACT 126705
Cali. Water & Tel. Co.

No. 3895
M.B. 39, 54-55

140651
ABANDON

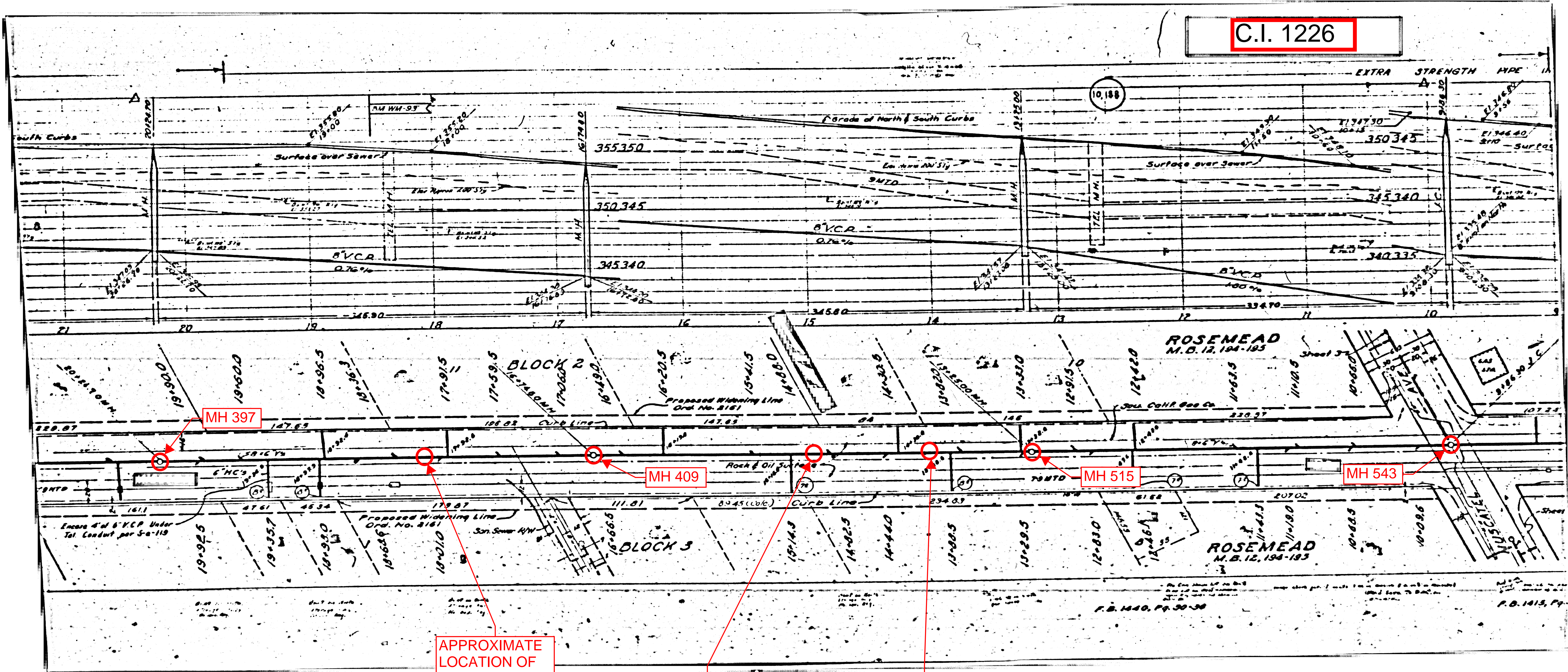
H. C'S. 6 FT. DEEP

F. B. 1415, Pg. 12

EXCEPT AS NOTED

2018

C.I. 1226



APPROXIMATE LOCATION OF MH 398 PER AS-BUILT PC-2930

APPROXIMATE LOCATION OF MH 551 PER ATLAS MAP E-2018

APPROXIMATE LOCATION OF MH 508 PER AS-BUILT 1309

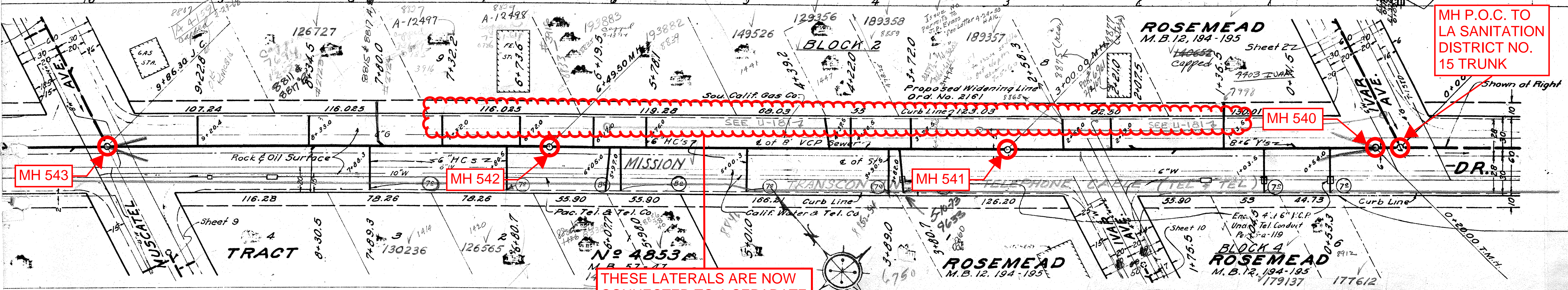
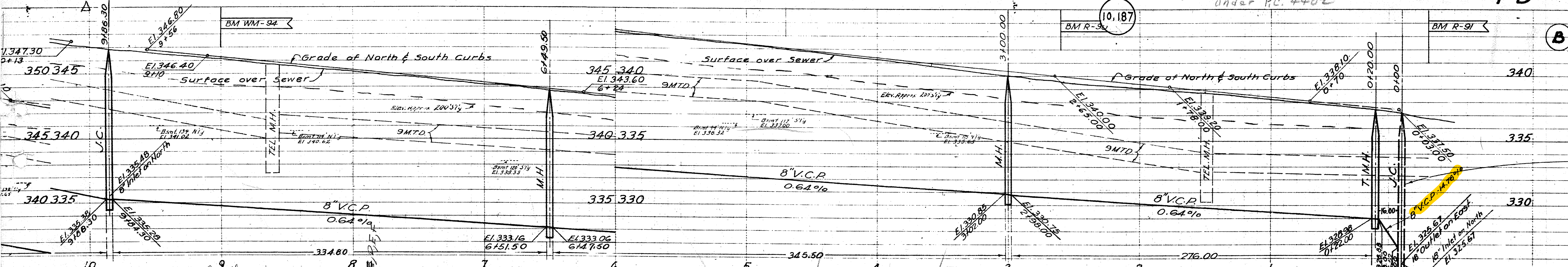
CITY OF ROSEMEAD

C.I. 1226

4-B

EXTRA STRENGTH PIPE IN MAIN LINE AND HOUSE CONNECTIONS

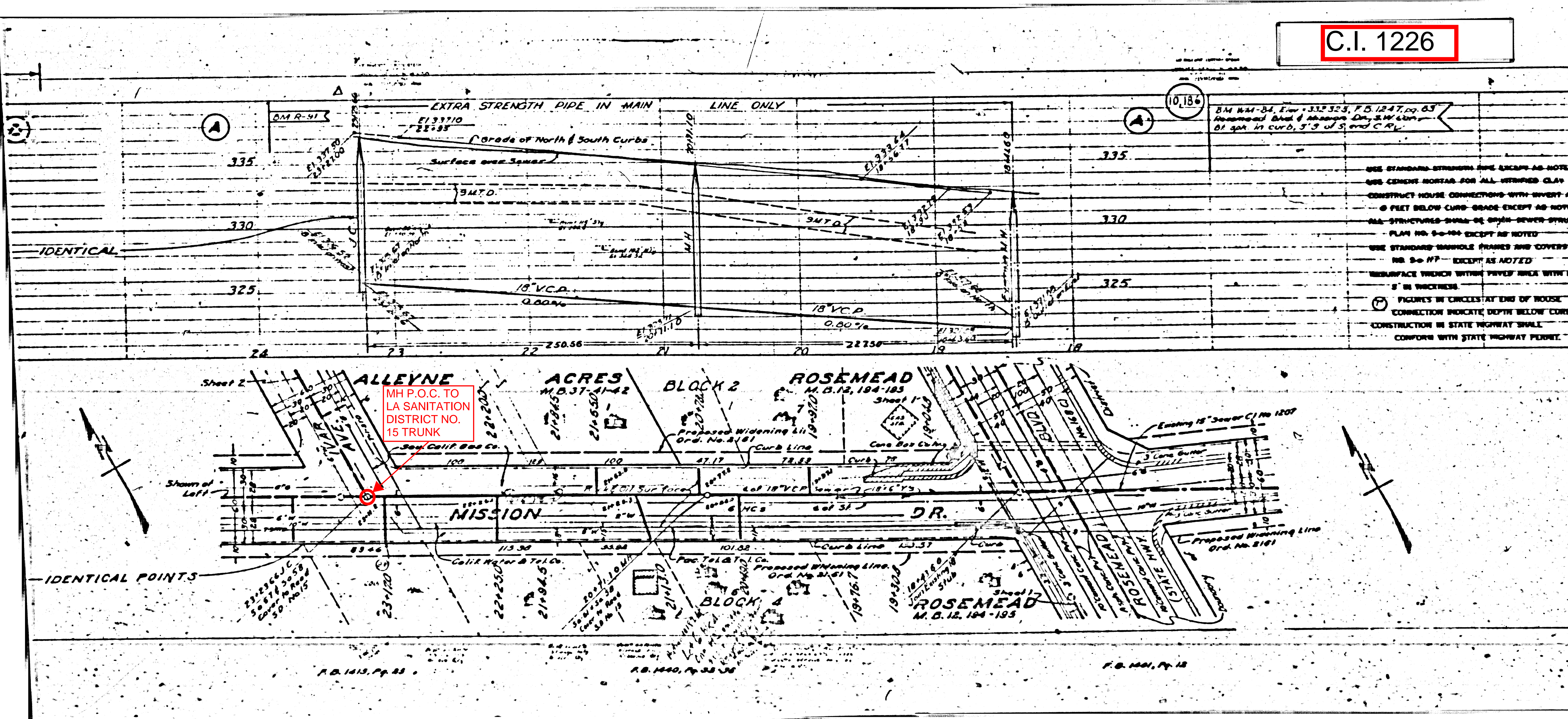
Pacific Tel. & Tel. Installation
under P.C. 4402



MH P.O.C. TO
LA SANITATION
DISTRICT NO.
15 TRUNK

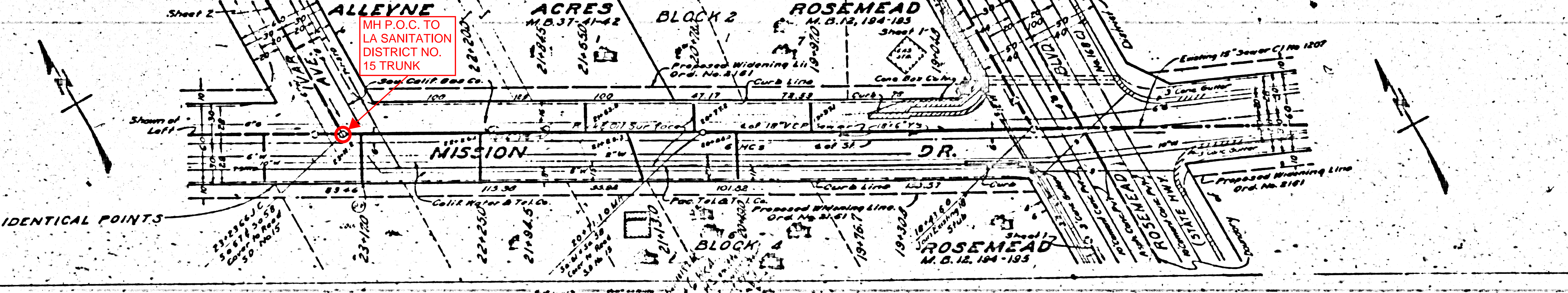
THESE LATERALS ARE NOW
CONNECTED TO A SEPARATE
MAINLINE PER INDEX MAP
E-2019 AND PC 8922

C.I. 1226



- USE STANDARD STRENGTH PIPE EXCEPT AS NOTED.
- USE CEMENT MORTAR FOR ALL SETTING CLAY PIPE JOINTS.
- CONSTRUCT HOUSE CONNECTIONS WITH INVERT AT CURB LINE.
- 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
- ALL STRUCTURES SHALL BE SPAN-SEWER STRUCTURES AS PER PLAN NO. S-494 EXCEPT AS NOTED.
- USE STANDARD MANHOLE FRAMES AND COVERS AS PER PLAN NO. S-497 EXCEPT AS NOTED.
- RESURFACE PAVED WITHIN PAVED AREA WITH PAVED ROCK AND 1" 2" IN THICKNESS.
- FIGURES IN CIRCLES AT END OF HOUSE CONNECTION INDICATE DEPTH BELOW CURB GRADE.
- CONSTRUCTION IN STATE HIGHWAY SHALL CONFORM WITH STATE HIGHWAY PRACTICE.

MHP.O.C. TO LA SANITATION DISTRICT NO. 15 TRUNK



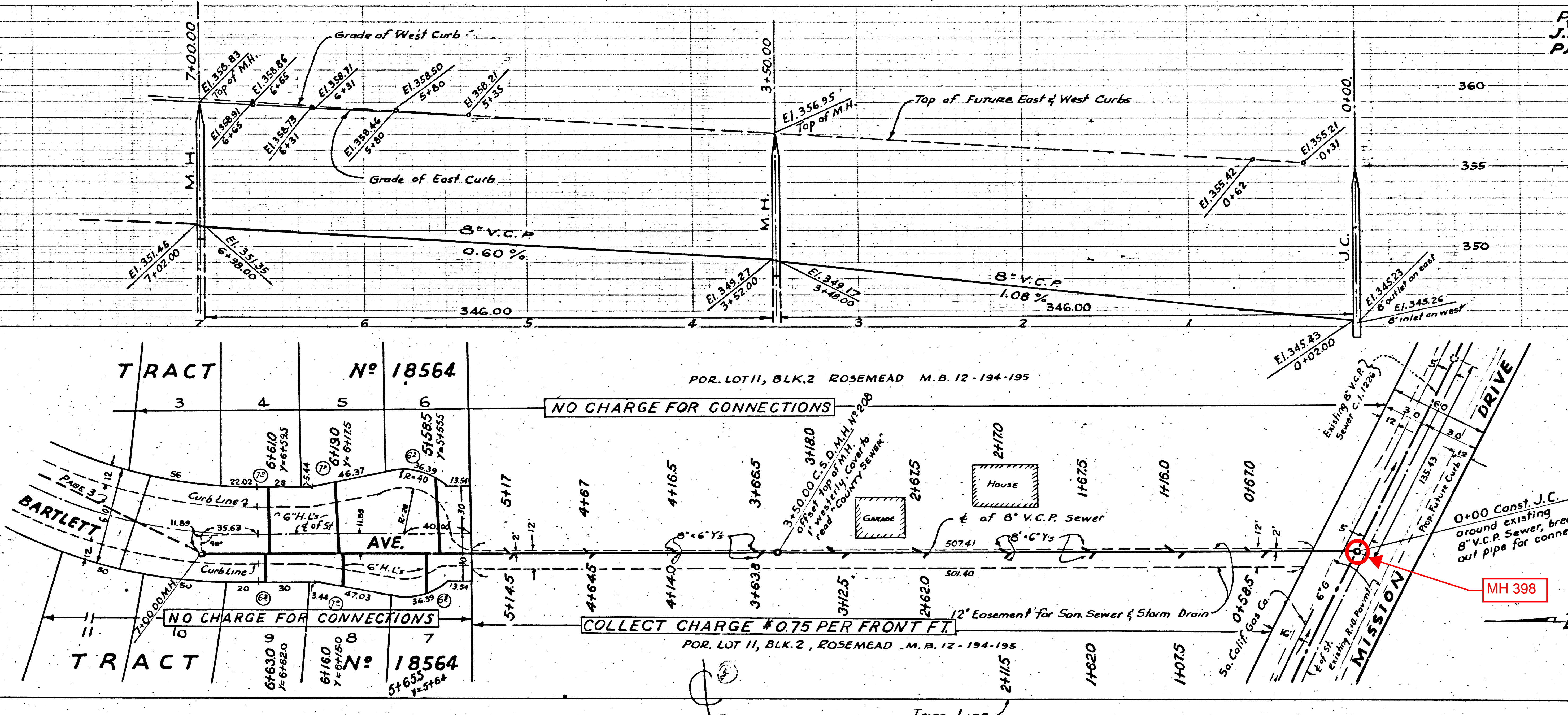
C.I. 2930

930
975.22
3

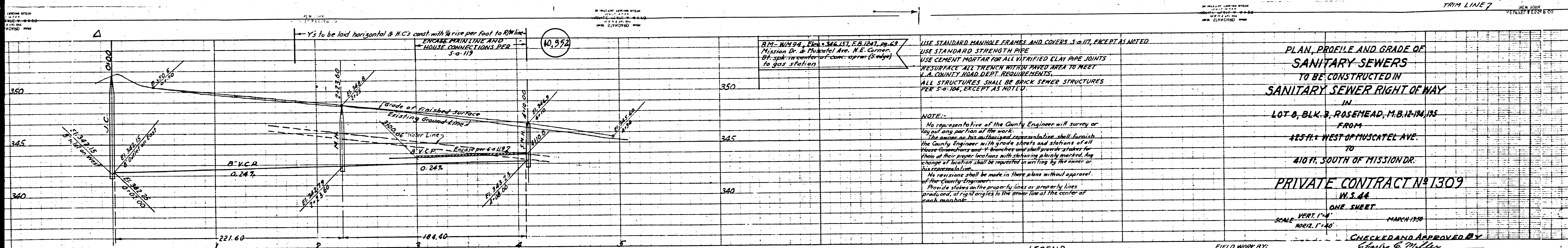
18,037

PC. 2930
J.N. 0975.22
PAGE 2

18,036

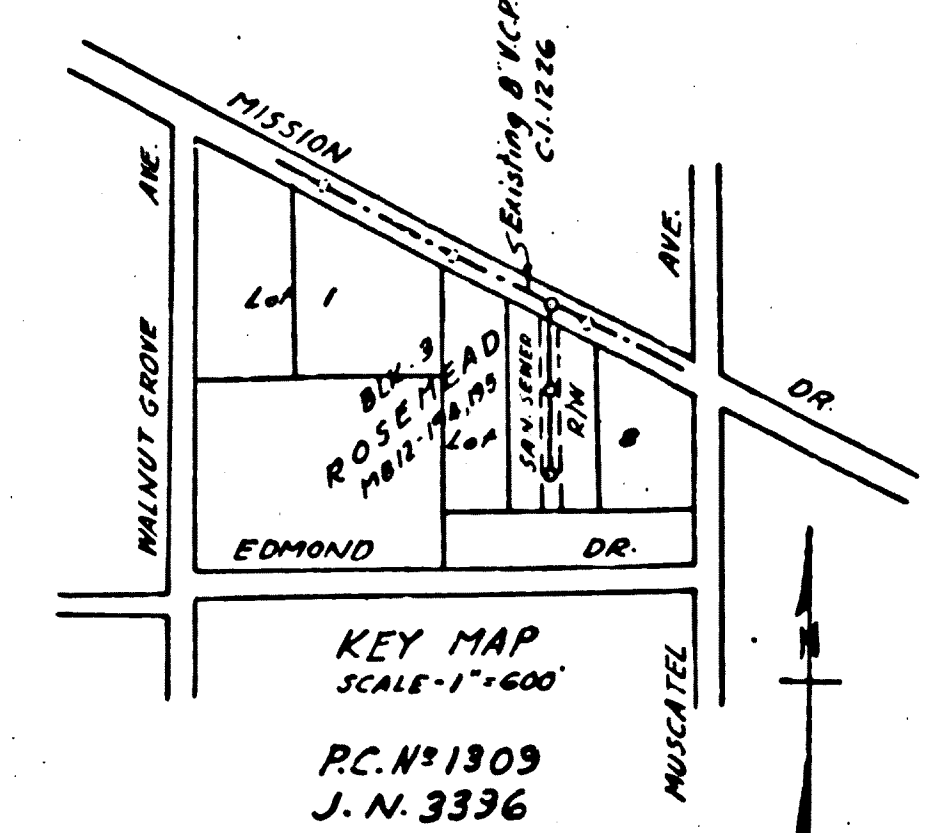
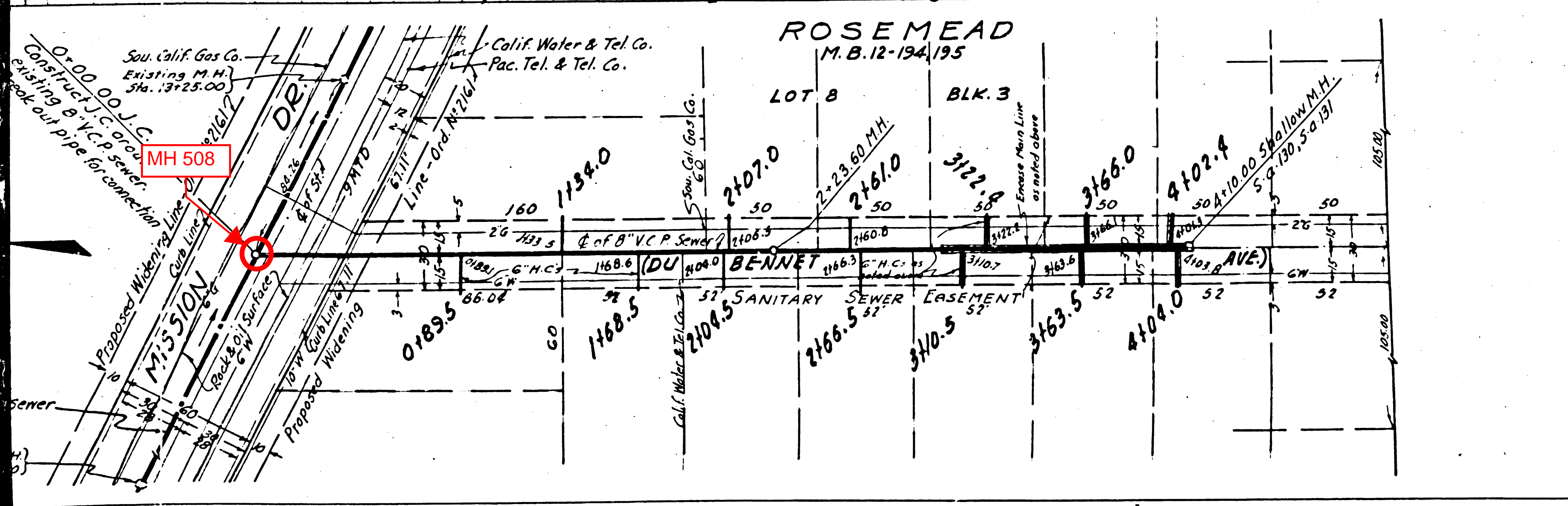


PC 1309



USE STANDARD MANHOLE FRAMES AND COVERS S-9-117, EXCEPT AS NOTED
 USE STANDARD STRENGTH PIPE
 USE CEMENT MORTAR FOR ALL VITRIFIED CLAY PIPE JOINTS
 RESURFACE ALL TRENCH WITHIN PAVED AREA TO MEET L.A. COUNTY ROAD DEPT. REQUIREMENTS.
 ALL STRUCTURES SHALL BE BRICK SEWER STRUCTURES PER S-9-104, EXCEPT AS NOTED.

NOTE:-
 No representative of the County Engineer will survey or lay out any portion of the work.
 The owner or his authorized representative shall furnish the County Engineer with grade stakes and stations of all house connections and 14' branches and shall provide stakes for them at their proper locations with stationing plainly marked. Any change of location shall be requested in writing by the owner or his authorized representative.
 No revisions shall be made in these plans without approval of the County Engineer.
 Provide stakes on the property lines at property lines and provide a flag or signal to the sewer line at the center of each manhole.



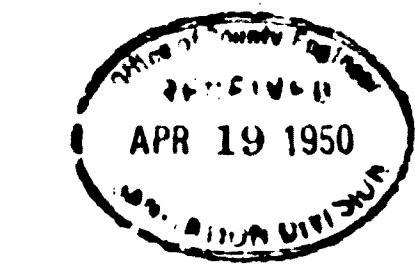
LEGEND
 SEE PLAN No. S-9-64

NOTE:-
 GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLAN AND PROFILE GRADE POINTS FOR TOP OF CURB, CENTER LINE OF STREET, CENTER LINE OF ALLEY AND TOP OF MANHOLES ARE SHOWN BY CIRCLE ON PROFILE. AT ALL POINTS BETWEEN SAID DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
 ELEVATIONS ARE IN FEET ABOVE U.S.G.S. DATUM OR MEAN SEA LEVEL.
 THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE A PART OF THE SPECIFICATIONS. WORK SHALL BE CONSTRUCTED ACCORDING TO SPECIFICATIONS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER.
 BEFORE WORK CAN BE STARTED THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE L.A. COUNTY ROAD DEPT., 211 SOUTH MAIN ST., AND MAKE A DEPOSIT WITH THE COUNTY ENGINEER, 828 L.A. COUNTY ENGINEERING BLDG., SUFFICIENT TO COVER THE COST OF CONSTRUCTION INSPECTION AND REEDED PLANS.
 APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY, PIPE OR STRUCTURE, WITHIN THE LIMITS OF THIS PROJECT.

COUNTY OF LOS ANGELES, CALIFORNIA
 APPROVED *[Signature]* COUNTY ENGINEER
 OFFICE ENGINEER
 FOR CHIEF ENGINEER OF COUNTY
 SANITATION DISTRICT NO. 12

CHECKED AND APPROVED BY
[Signature]
 Reg. Civil Engineer No. 122.

FIELD WORK BY:
 C.E. GLIDDEN - L.S. 2311



Checked by *[Signature]* 4-11-50
 Office of County Engineer
 Reg. C. No. 6322

REVIEWED *Donald F. Lee* 4-26-73
 DESIGN SECTION 8
 DATE

ROSEMEAD BUILDING DISTRICT NO. 5.07

Ref. C. 8922 J.N. 077962

GENERAL SEWER NOTES

NOTICE TO CONTRACTOR

1. WORK SHALL BE CONSTRUCTED ACCORDING TO THE STD. SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1970 EDITION WITH 1971 AND 1972 SUPPLEMENTS) AND THE COUNTY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED APRIL 16, 1972 AND SHALL BE INSPECTED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER.
2. ALL PIPES STANDARD DEPTH EXTRA STRENGTH VITRIFIED CLAY PIPE, EXCEPT AS NOTED.
3. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE (213) 679-4747, EXT. 2181, AT LEAST 24 HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
5. ALL MANHOLES SHALL BE EITHER RECON-OR-P-3 OR PRECAST CONCRETE PER S-36, EXCEPT AS NOTED.
6. VITRIFIED CLAY PIPE JOINTS SHALL BE TYPE "D", "E" OR "G" PER SECTION 504-2 OF STANDARD SPECIFICATIONS FOR ALL VITRIFIED CLAY PIPE JOINTS.
7. REFER TO SECTION 5-10.41 OF STANDARD SPECIFICATIONS REGARDING SAFETY MARKERS.
8. SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 504-2.3.2 OF STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
9. TYPE "B" MANHOLES MAY BE USED FOR CONNECTION TO MAIN LINE SEWERS, EXCEPT AS NOTED.
10. ALL SEWER PIPES AND APPURTENANCES SHALL BE ABANDONED OR REMOVED IN ACCORDANCE WITH SEC. 504-3 OF THE STANDARD SPECIFICATIONS.
11. FOR LEGEND SEE STANDARD PLAN S-1.
12. CONTRACTOR SHALL MAINTAIN SEWER SERVICE AT ALL TIMES DURING CONSTRUCTION OF MAIN LINE SEWER AND HOUSE LATERALS.
13. PRIOR TO TRENCH EXCAVATION THE CONTRACTOR SHALL SUBMIT TO AND OBTAIN APPROVAL FROM THE COUNTY ENGINEER OF A DETAILED PLAN SHOWING THE DESIGN OF SHIELDING, BRACING, SLOPING OR WINDING PROVISIONS FOR PROTECTION FROM THE HAZARD OF CAVING GROUND IF SUCH PLAN VARIES FROM THE SHIELDING SYSTEM STANDARDS AS FURNISHED BY THE CONSTRUCTION SAFETY BOARD. IT SHALL BE PREPARED BY A REGISTERED CIVIL OR STRUCTURAL ENGR.
14. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER THE SEWER SHALL BE ENCASED PER S-28, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
15. ALL CONCRETE CROSS BUTTERS, CURBS, CUTTERS, DRIVEWAYS AND DRIVEWAYS SHALL BE TOLERED OR JACKED PER LOS ANGELES COUNTY ROAD DEPARTMENT REQUIREMENTS.
16. USE LOCKING MANHOLE FRAMES AND COVERS PER S-35, EXCEPT AS NOTED.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS NOTED ON THIS PLAN.

THE CONTRACTOR IS REQUIRED TO TAKE PRE CAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY MARKING AND COORDINATION PRIOR TO CONSTRUCTION.

THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF COUNTY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS SEWER PROJECT.

LEGEND

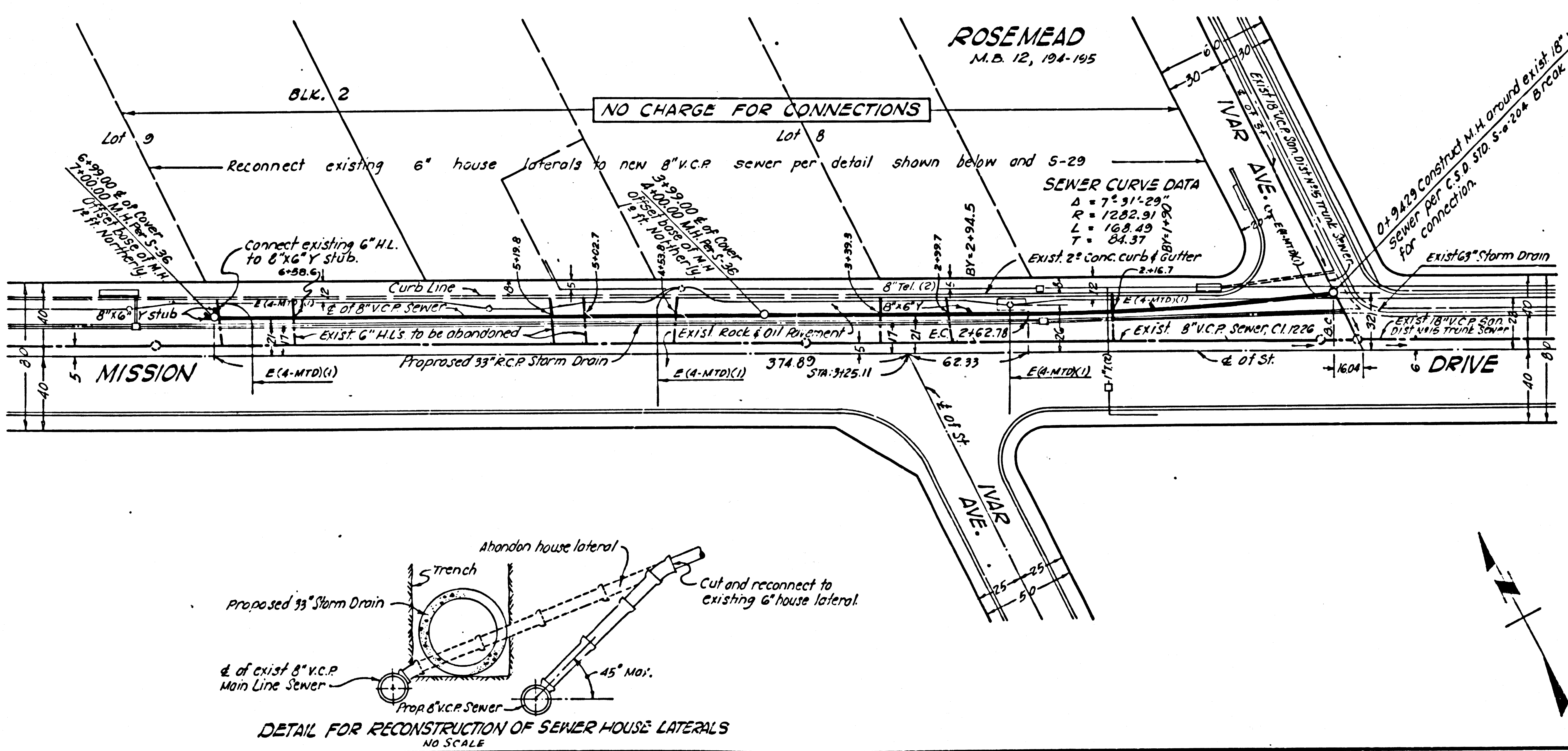
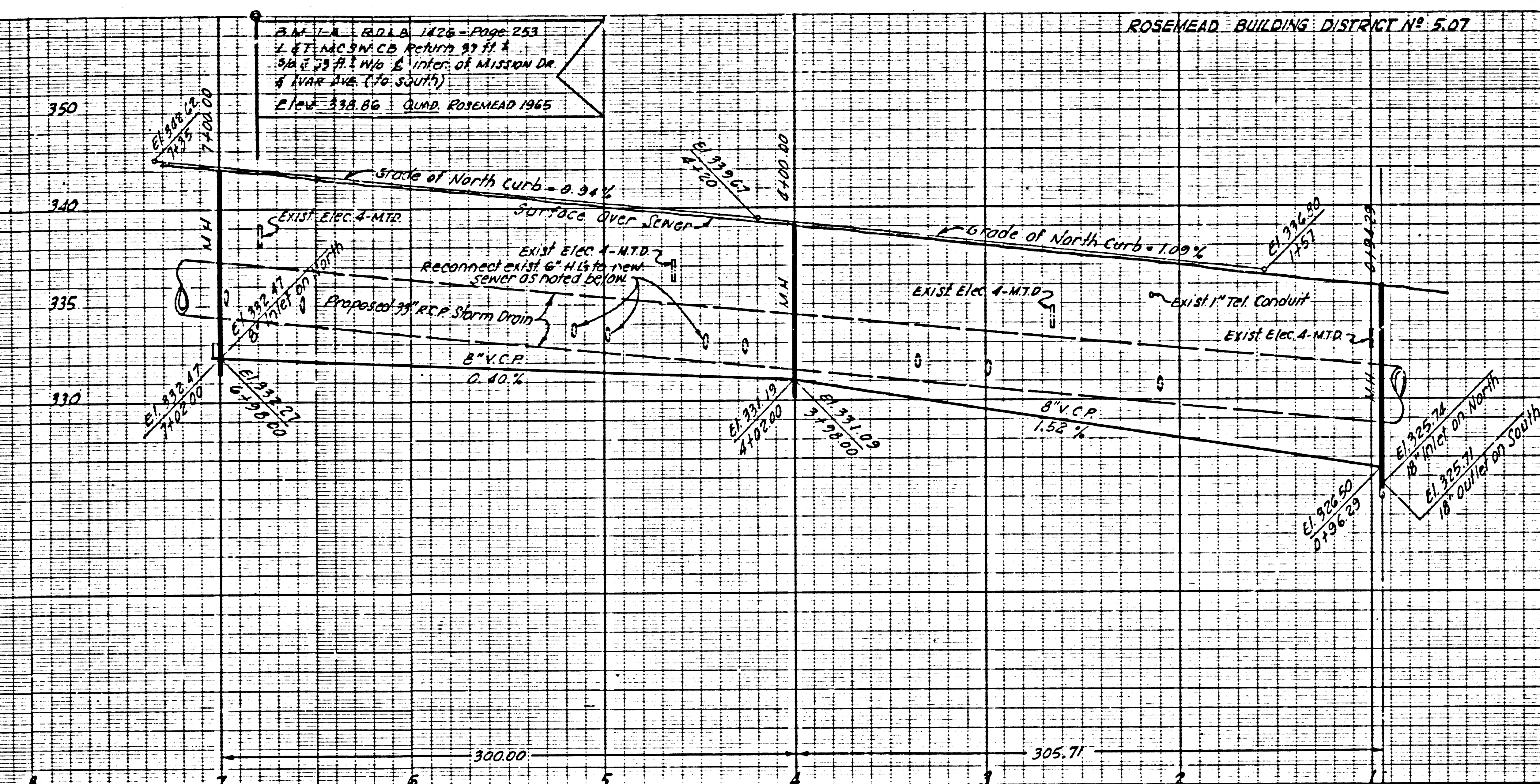
MIN. PUBLIC SAFETY REQUIREMENTS	S-1
BRICK MANHOLE	S-2
MANHOLE STEP	S-3
BEDDING FOR SEWER PIPE	S-7
STANDARD WYE OR TEE SUPPORT	S-21
STREPPERS	S-25
ALLOWABLE TRENCH WIDTH	S-29
NON REINFORCED PRECAST CONCRETE MANHOLE	S-36
RECONSTRUCTION OF SANITARY SEWER ABOVE LATERALS	S-28
LOCKING MANHOLE FRAMES AND COVER	S-35

STREET RESURFACING

STREET RESURFACING METHODS SHALL BE IN ACCORDANCE WITH SECTION 5-10.41 OF STANDARD SPECIFICATIONS. ALL REVISIONS OF RESURFACING TRENCH WIDTH PAVED AREA, IN MISSION DRIVE FROM STA. 0+83 TO STA. 2+40, WITH PREMIUM DRUG AND 6" IN THICKNESS (TYPE-I) IN 5 INCHES OF AGGREGATE BASE MATERIALS.

THE UNDERGROUND UTILITY COMPANIES WITHIN THE LIMITS OF THIS PROJECT ARE AS FOLLOWS:

1. SOUT CALIF EDISON CO.
2. PACIFIC TEL AND TEL CO.



Company Stationer Plates shall be used for printing the following as indicated and no other plates shall be used (where indicated) (S-10-101)

Components of construction of manholes shall be as indicated on drawings.

No connections for the disposal of industrial wastes shall be made without the approval of the County Engineer.

Check and correct the plan and profile of the sewer lines and the location of the manholes.

PROFILE, GRADE AND ALIGNMENT OF SANITARY SEWERS TO BE CONSTRUCTED IN MISSION DRIVE

CASH CONTRACT NO. 4123

COUNTY OF LOS ANGELES
 W.S. 44
 HARVEY T. BRANDT COUNTY ENGINEER

DESIGNED BY: *John D. Parkhurst* APPROVED BY: *John D. Parkhurst*
 REG. C.E. NO. 10570 SANITATION DIVISION ENGINEER
 DATE: 4-25-73 DATE: 4-26-73

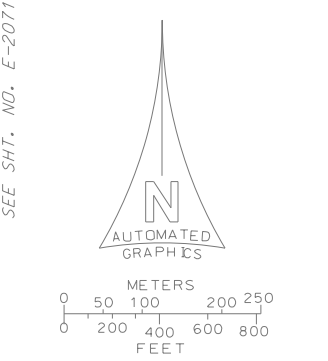
JOHN D. PARKHURST
 CHIEF ENGINEER COUNTY SANITATION DISTRICT NO. 5
 APPROVED BY: *[Signature]*
 OFFICE ENGINEER

PROJECT ENGINEER		DESIGNER		CHECKER		REFERENCES	
C.E. NO.		C.E. NO.		C.E. NO.		C.E. NO.	
DATE		DATE		DATE		DATE	
REVISIONS		SCALE HORIZ. 1" = 20'		JOB NO. 4123		SHEET 1 OF 1 SHTS. DWG. NO.	

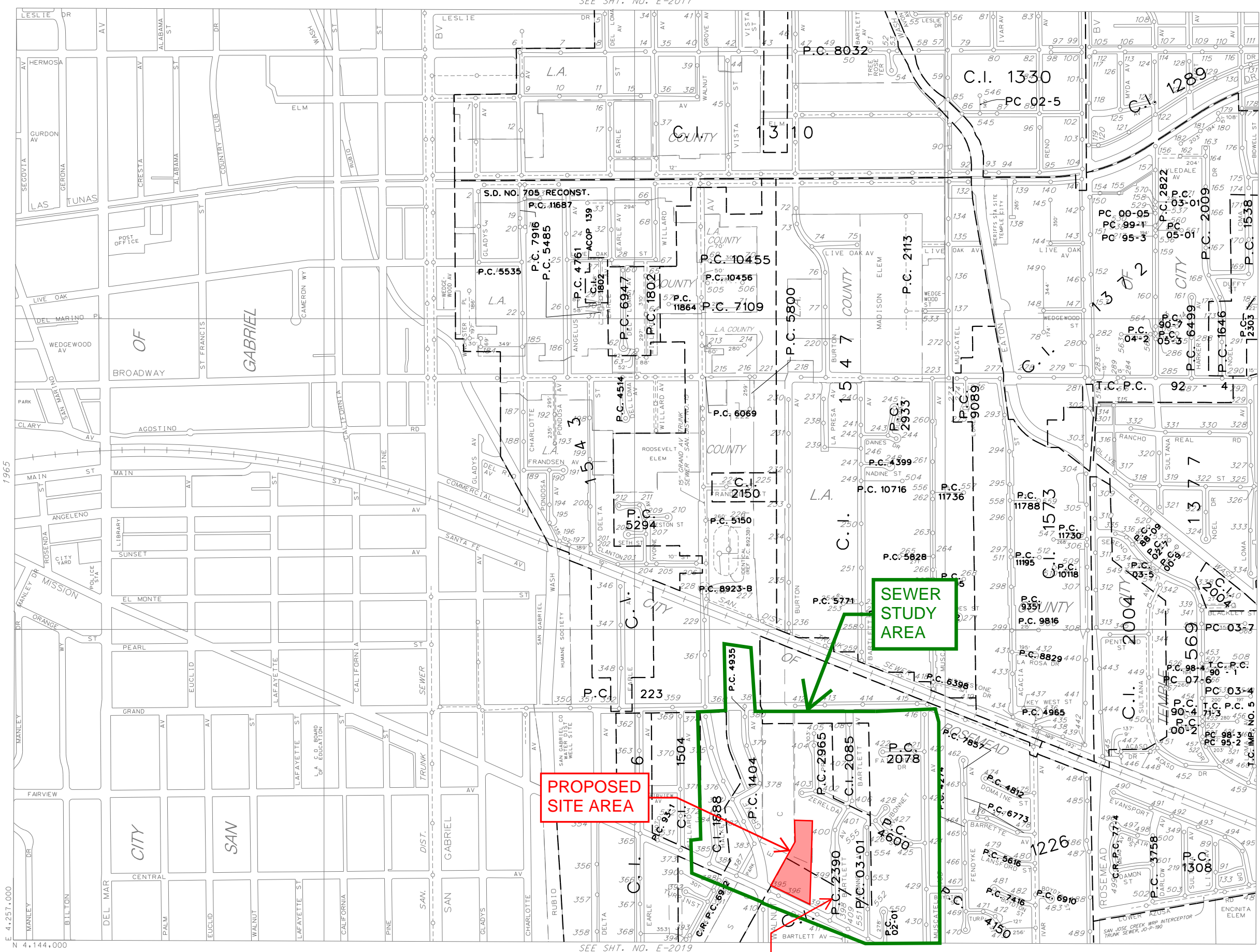
PROJECT ENGINEER
 DESIGNER
 CHECKER
 REFERENCES

SEE SHT. NO. E-2017

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.



- LEGEND**
- ○ ○ ○ ○ CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
 - ○ ○ ○ ○ PLASTIC SEWERS
 - ○ ○ ○ ○ CONCRETE SEWERS
 - ○ ○ ○ ○ CLAY SEWERS, LINED
 - ○ ○ ○ ○ CEMENT SEWERS, LINED
 - FORCE MANS
 - - - 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: 571



PROPOSED SITE AREA

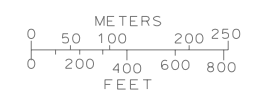
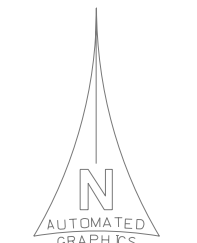
SEWER STUDY AREA

PC 2930 NOT PC 2390

SANITATION DISTRICT NO. 15 TRUNK SEWER

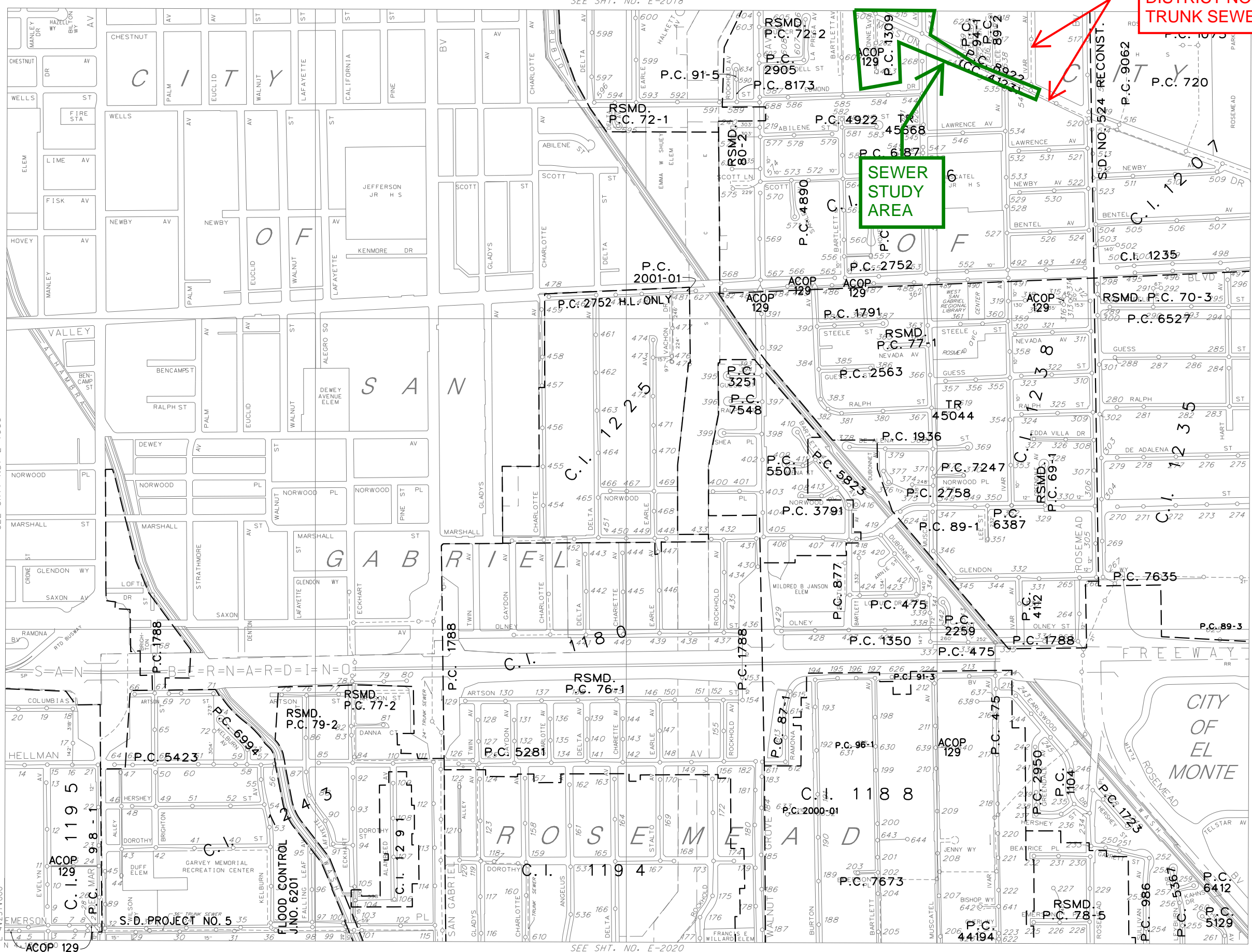
SEWER STUDY AREA

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.



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.D. CLEANOUT
 - L.H. LAMP HOLE
 - PUMP STATION
- TOTAL MH'S THIS MAP: 642



SEE SHT. NO. E-2018

SEE SHT. NO. E-2020

SEE SHT. NO. E-1966

SEE SHT. NO. E-2072

Appendix D

VESTING TENTATIVE TRACT MAP

(PROJECT SITE)

LEGAL DESCRIPTION:
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF ROSEMEAD, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 12 IN BLOCK 2 OF ROSEMEAD, IN THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 194 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, DISTANT THEREON NORTH 64° 21' 00" WEST 229.87 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 28° 53' 15" EAST 162.14 FEET; THENCE NORTH 89° 02' 15" EAST, 124.80 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT; THENCE ALONG SAID EASTERLY LINE NORTH 00° 57' 45" WEST 457.92 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO THEODORE SWAN, RECORDED IN BOOK 14446 PAGE 314, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED, NORTH 64° 21' 00" WEST 194.56 FEET TO A POINT IN THE EASTERLY LINE OF THE SOUTHERN CALIFORNIA EDISON COMPANY'S RIGHT OF WAY, SHOWN AS PARCEL NO. 19 ON LICENSED SURVEYOR'S MAP FILED IN BOOK 30 PAGE 4, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE, SOUTH 00° 22' 01" EAST 254.20 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF SAID PARCEL NO. 19; THENCE CONTINUING ALONG SAID EASTERLY LINE AND THE PROLONGATION THEREOF SOUTH 28° 53' 15" WEST, 399.39 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 12; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 64° 21' 00" EAST 190.00 FEET TO THE POINT OF BEGINNING.

APN'S: 5389-009-030 AND A PORTION OF 5389-009-031

PARCEL 2:
THAT PORTION OF LOT 12 IN BLOCK 2 OF ROSEMEAD, IN THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGE 194 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 12, DISTANT THEREON SOUTH 0° 35' 49" EAST 254.68 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE NORTH 64° 04' 21" WEST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 194.56 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN CALIFORNIA EDISON COMPANY AS SHOWN ON MAP OF RECORDS OF SURVEY FILED IN BOOK 30 PAGES 1 TO 7, INCLUSIVE OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY; THENCE NORTH 89° 55' 39" EAST 173.95 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT DISTANT THEREON NORTH 0° 35' 49" EAST 85.23 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 0° 35' 49" WEST 85.23 FEET TO THE POINT OF BEGINNING.

APN: 5389-009-031 (REMAINDER OF)

PARCEL 3:
THAT PORTION OF PARCEL 2, IN THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 52 PAGE 27 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST LINE OF SAID PARCEL WHICH IS DISTANT NORTH 64° 21' 00" WEST 169.87 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUING ALONG SAID SOUTHWEST LINE NORTH 64° 21' 00" WEST 60.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NORTH 28° 53' 15" EAST 162.14 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 89° 02' 15" EAST 38.00 FEET TO A POINT IN THE SAID NORTHERLY LINE WHICH IS SOUTH 89° 02' 15" WEST 86.80 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

APN: 5389-009-029

SITE ADDRESS:
8601 MISSION DRIVE, ROSEMEAD, CA 91770

VESTED OWNER:
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST LATTER DAY SAINTS, A UTAH CORPORATION SOLE, AS TO PARCEL 1;

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AS TO PARCEL 2; AND

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, AS TO PARCEL 3.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 84°33'56" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "WNRA" AND "GVRS".

DATUM STATEMENT:
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE V, NORTH AMERICAN DATUM OF 1983, 2010 EPOCH, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.999977 WAS USED FOR THIS PROJECT AT NORTHING 1854566.862, EASTING 6537139.963. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:
LA COUNTY PUBLIC WORKS BENCHMARK NO. 1G4146
ELEV: 356.863 (NAVD83)
DESCRIBED AS: CSBM MON IN WELL 21FT W/O BCR @ NW COR MISSION DR & BARTLETT AVE MKD (19-2A 1971 RE 7078)

FLOOD NOTE:
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1675F, NOT PRINTED, EFFECTIVE SEPTEMBER 26, 2008.

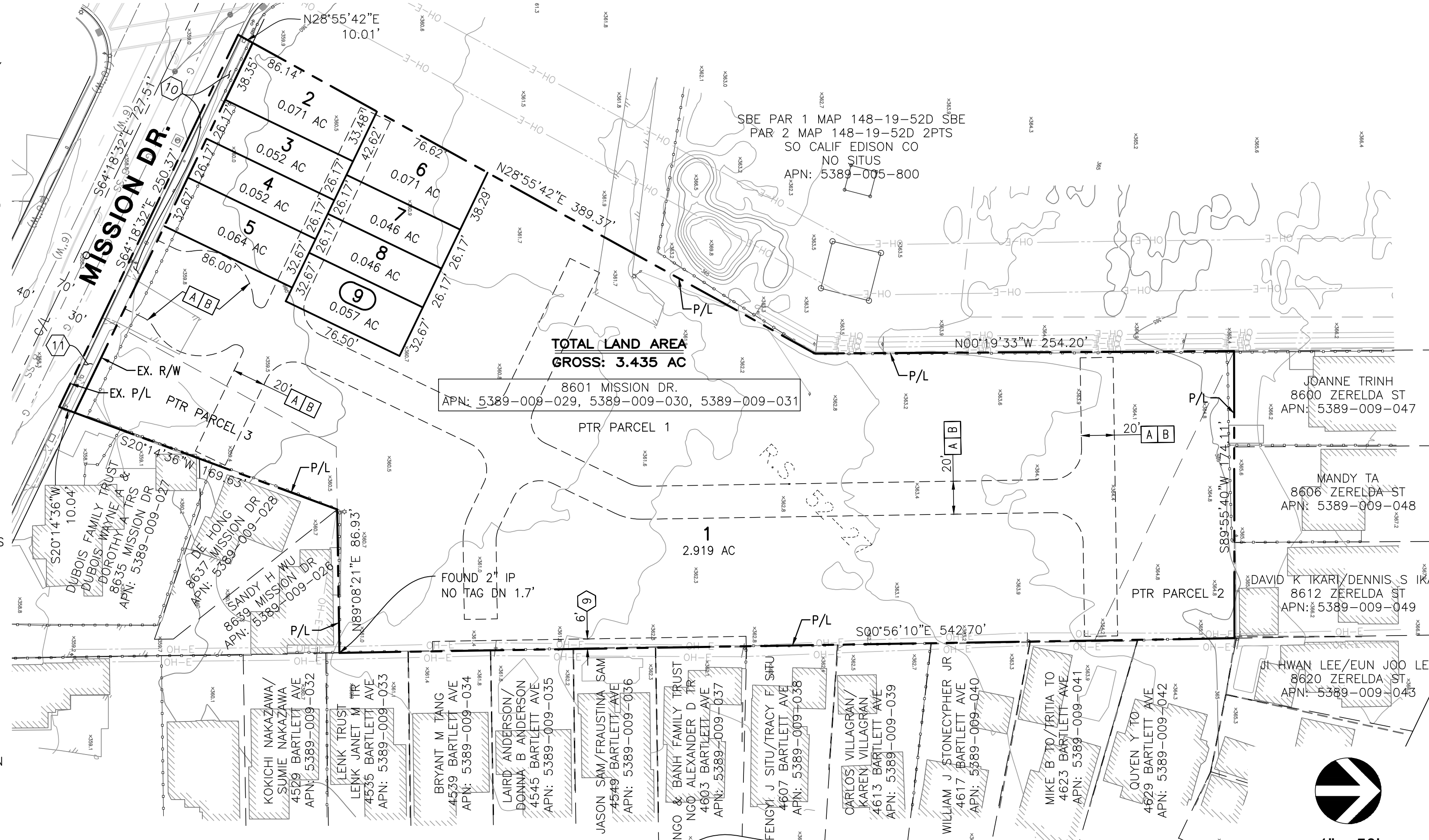
LAND USE SUMMARY:
GROSS AREA: 3.435 AC
NET AREA: 3.378 AC
TOTAL PROPOSED RESIDENTIAL LOTS: 9
TOTAL PROPOSED DWELLING UNITS: 37 CONDOS

NUMBERED LOT SUMMARY	
LOT	AREA
1	127,151 S.F.
2	3,089 S.F.
3	2,250 S.F.
4	2,250 S.F.
5	2,809 S.F.
6	3,095 S.F.
7	2,002 S.F.
8	2,002 S.F.
9	2,499 S.F.

VESTING TENTATIVE TRACT MAP NO. 83705

FOR CONDOMINIUM PURPOSES

IN THE CITY OF ROSEMEAD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



EXISTING EASEMENTS:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO.: 2607186878A-19 DATED SEPTEMBER 22, 2021.

- (#) DENOTES PLOTTED ITEM
- 5 ALL WATER DEVELOPED THEREON IN EXCESS OF THAT WHICH CAN BE REASONABLY USED FOR IRRIGATION AND DOMESTIC USE THEREON, AS RESERVED IN DEED FROM SAN MARINO LAND COMPANY, RECORDED IN BOOK 4179 PAGE 217 OF DEEDS. EASEMENT LOCATION IS INDETERMINATE FROM RECORD
- 6 AN EASEMENT FOR WATER MAINS AND CONNECTIONS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 4179 OF DEEDS, PAGE 217. IN FAVOR OF: SAN MARINO LAND COMPANY. EASEMENT LOCATION IS INDETERMINATE FROM RECORD.
- 8 AN EASEMENT FOR LAYING OF AND MAINTENANCE OF WATER PIPE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 05, 1936 AS BOOK 14446, PAGE 314 OF OFFICIAL RECORDS. IN FAVOR OF: ELLINOR M. TIMM. EASEMENT LOCATION IS INDETERMINATE FROM RECORD.
- (9) AN EASEMENT FOR AN ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 04, 1960 AS INSTRUMENT NO. 1960-3377 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
- (10) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1971 AS INSTRUMENT NO. 1971-5248 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ROSEMEAD
- (11) AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 03, 1972 AS INSTRUMENT NO. 1972-3016 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF ROSEMEAD

PROPOSED EASEMENTS:

- (A) INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES
- (B) INDICATES AN EASEMENT FOR PUBLIC UTILITIES [SEWER/WATER/ETC.]

UTILITY PURVEYORS & SERVICES:

WATER: CALIFORNIA AMERICAN WATER
1-(888) 237-1333

FRONTIER: (800) 483-5000
FRONTIER: (833) 747-9645
CHARTER/SPECTRUM: 1 (888) 438-2427

SEWER: LOS ANGELES COUNTY SANITATION DISTRICT
(562) 699-7411

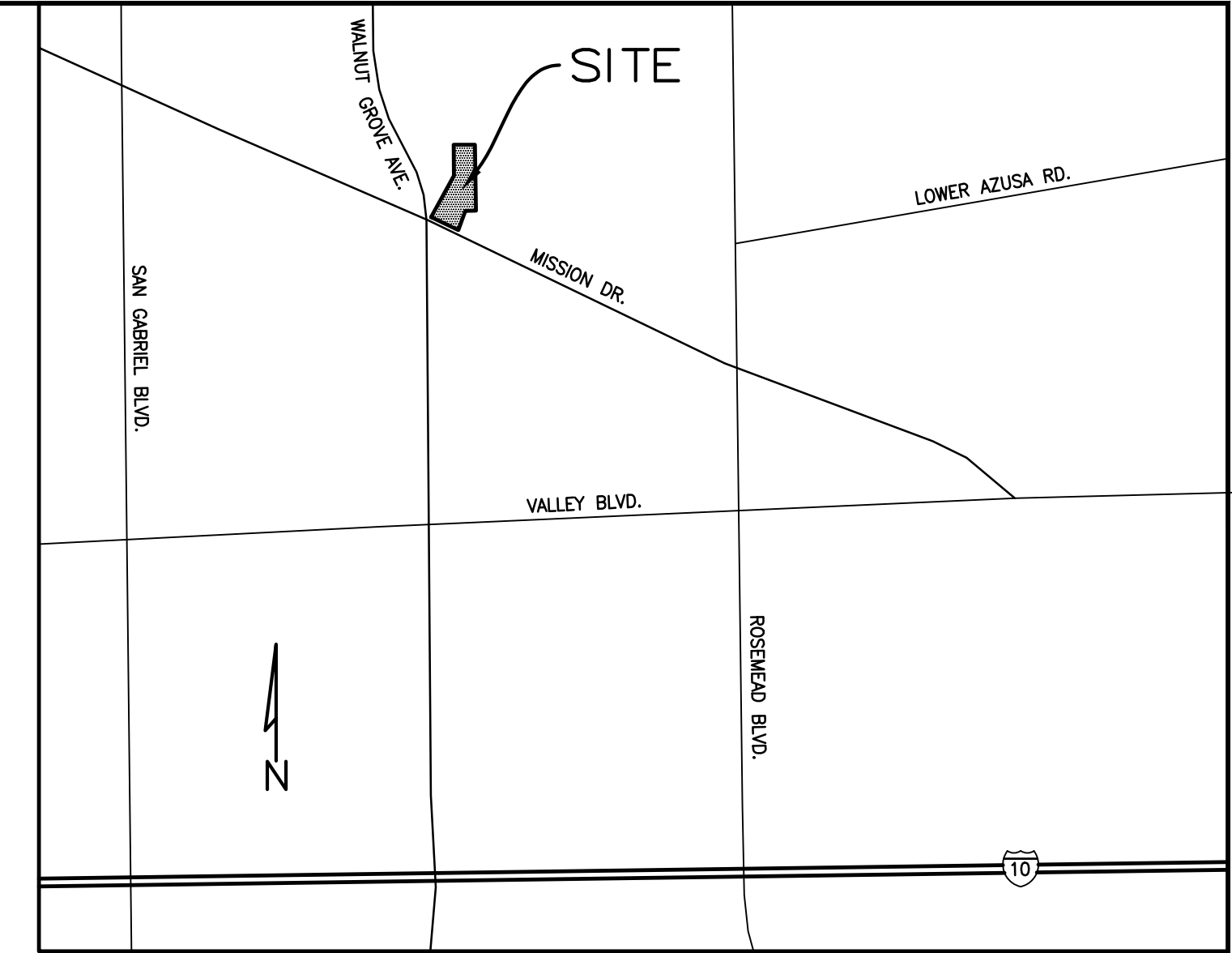
TRASH/REFUSE:
CONSOLIDATED DISPOSAL SERVICES: (626) 288-7466
CONSOLIDATED - BULKY ITEMS PICK UP:
1 (800) 299-4898

ELECTRIC: SOUTHERN CALIFORNIA EDISON
(800) 655-4555

SCHOOL DISTRICT: ROSEMEAD SCHOOL DISTRICT
(626) 312-2900

GAS: SOUTHERN CALIFORNIA GAS COMPANY
(800) 427-2200

TELEPHONE/CABLE:
AT&T: (800) 310-2355



DEVELOPER:
BORSTEIN ENTERPRISES
11766 WILSHIRE BOULEVARD, SUITE 820
LOS ANGELES, CA 90025
(310) 582-1991
CONTACT: ERIK PFAHLER

CIVIL ENGINEER:
C&V CONSULTING, INC.
8830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949) 916-3800
CONTACT: RYAN BITTNER, P.E.

ARCHITECT:
ARCHITEYK
29222 DAKOTA DRIVE
VALENCIA, CA 91354
(949) 939-1310

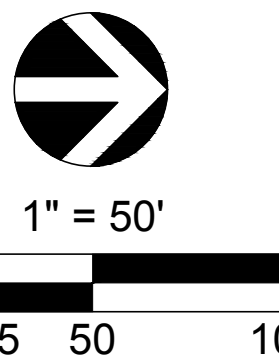
EXISTING LAND USE:
LAND USE: UNDEVELOPED LAND
EXISTING ZONING: R-1 SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE:
- SINGLE FAMILY RESIDENTIAL
- DUPLEXES - AFFORDABLE
PROPOSED ZONING: P-D, PLANNED DEVELOPMENT

ASSESSORS PARCEL NUMBER:
5389-009-029, 5389-009-030, & 5389-009-031

LEGEND:

- AP ANGLE POINT
- ASPH ASPHALT PAVEMENT
- BC BUILDING CORNER
- BEG BEGIN
- BO BLOW-OFF VALVE
- BLDG BUILDING
- BW BLOCK WALL
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CF CURB FACE
- CLF CHAIN LINK FENCE
- CMF CORRUGATED METAL FENCE
- CONC CONCRETE PAVEMENT
- DI DRAIN INLET
- DWY DRIVEWAY
- FH FIRE HYDRANT
- GM GAS METER
- Hr RETAINED HEIGHT
- LS LANDSCAPING
- MH MANHOLE
- MTR METER
- PKWY PARKWAY
- P/L PROPERTY LINE
- RET RETAINING
- ROW RIGHT-OF-WAY
- SFH SINGLE-FAMILY HOME
- ST LT STREET LIGHT
- TE TRASH ENCLOSURE
- TEMP TEMPORARY
- TF TRANSFORMER
- WF WOOD FENCE
- WL WALL
- WM WATER METER
- V VALVE
- BO BLOW-OFF VALVE
- DI DRAIN INLET
- FH FIRE HYDRANT
- LS LIGHT STANDARD
- SM STORM DRAIN MANHOLE
- SS SANITARY SEWER MANHOLE
- SP SIGN POST
- GM GAS METER
- WM WATER METER
- V UTILITY VALVE
- UP UTILITY/POWER POLE
- BS BLOCK/RETAINING SCREEN WALL
- BL BLOCK/RETAINING LOW WALL
- PL PLANTER/DECORATIVE WALL
- OW OVERHEAD WIRE
- EA EDGE OF ASPHALT PAVEMENT
- WI WOOD/WROUGHT IRON FENCE
- CF CHAIN LINK FENCE
- DF DIRECTION OF FLOW
- 93 MINOR CONTOUR (1' INTERVAL)
- 100 MAJOR CONTOUR (5' INTERVAL)
- 91.5 SPOT ELEVATION
- CE CENTERLINE
- EX EX. BOUNDARY
- EA EASEMENT
- EX EX. LOT LINE
- PL PROP. LOT LINE
- PR PROP. RETAINING WALL



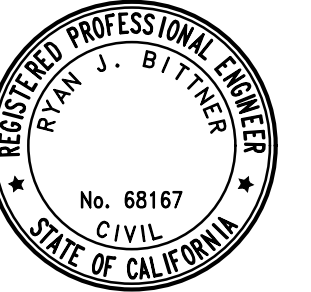
SHEET INDEX:

- 1 - TENTATIVE MAP
- 2 - PRELIMINARY GRADING PLAN
- 3 - PRELIMINARY UTILITY PLAN
- 4 - FIRE ACCESS & HYDRANT LOCATION PLAN

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON FEBRUARY 16, 2022.

RYAN J. BITTNER, R.C.E. 68167



REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'D

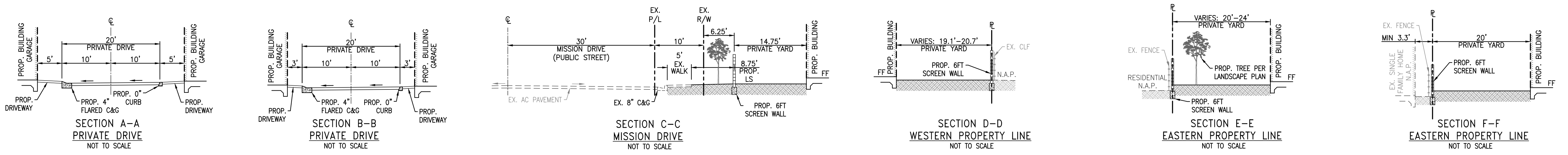
DATE: _____

CITY OF ROSEMEAD:
APPROVED BY:

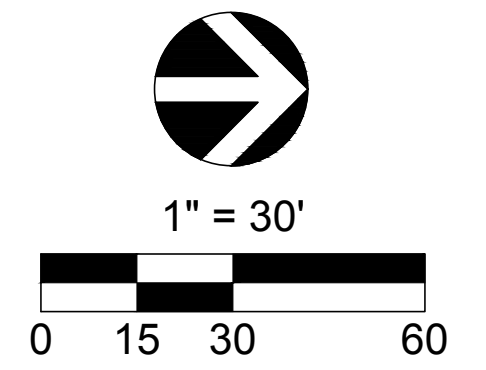
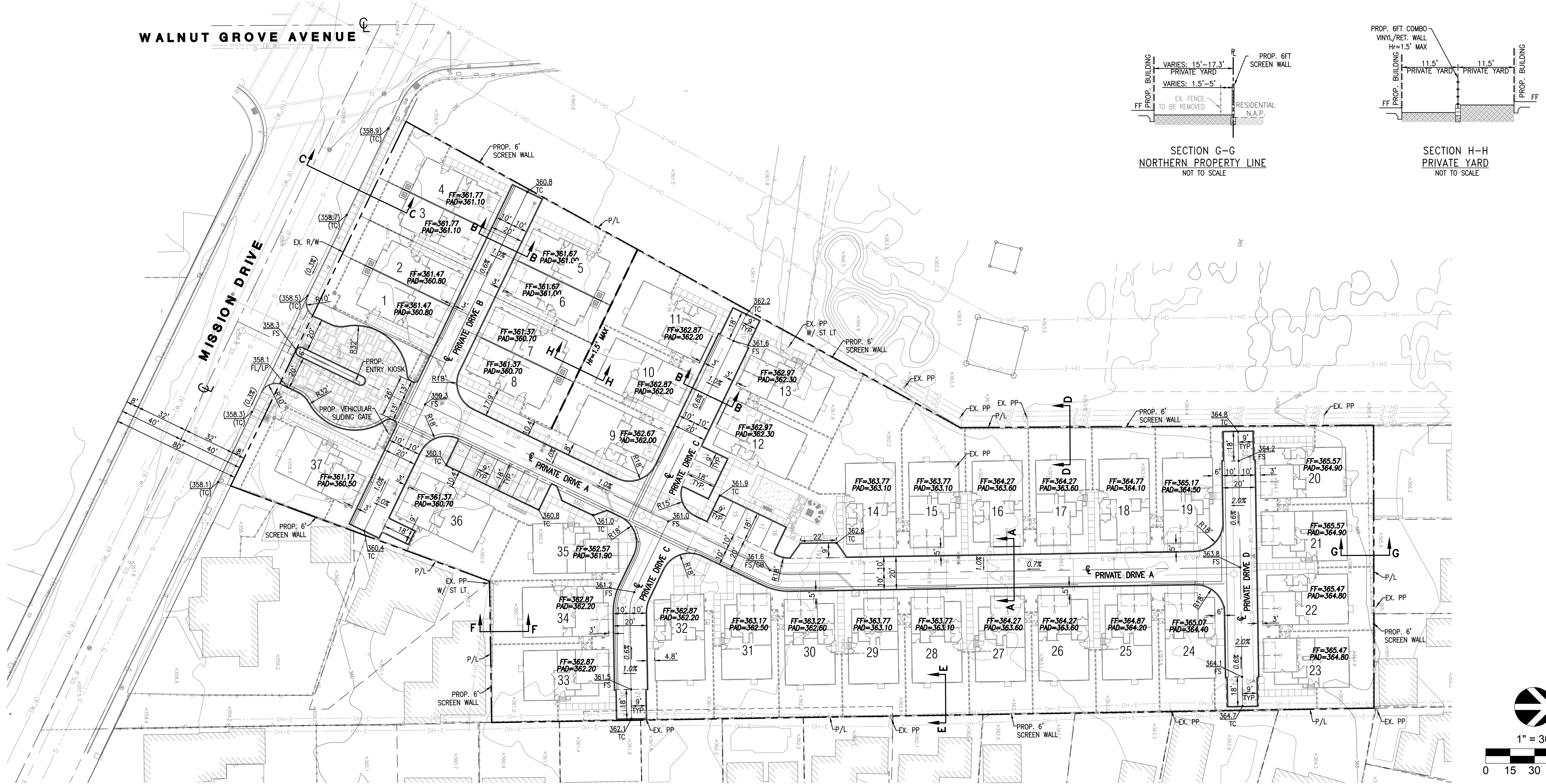
MICHAEL CHUNG, PE DIRECTOR OF PUBLIC WORKS
DATE: _____

PLANS PREPARED BY:
DESIGN BY: DA MONTH: 02/2022
DRAWN BY: DA MONTH: 02/2022
CHECKED BY: MM MONTH: 02/2022

8601 MISSION DRIVE	DWG. NO.
VESTING TENTATIVE TRACT MAP NO. 83705 TENTATIVE MAP	
CITY OF ROSEMEAD	SHEET 1 of 4



WALNUT GROVE AVENUE



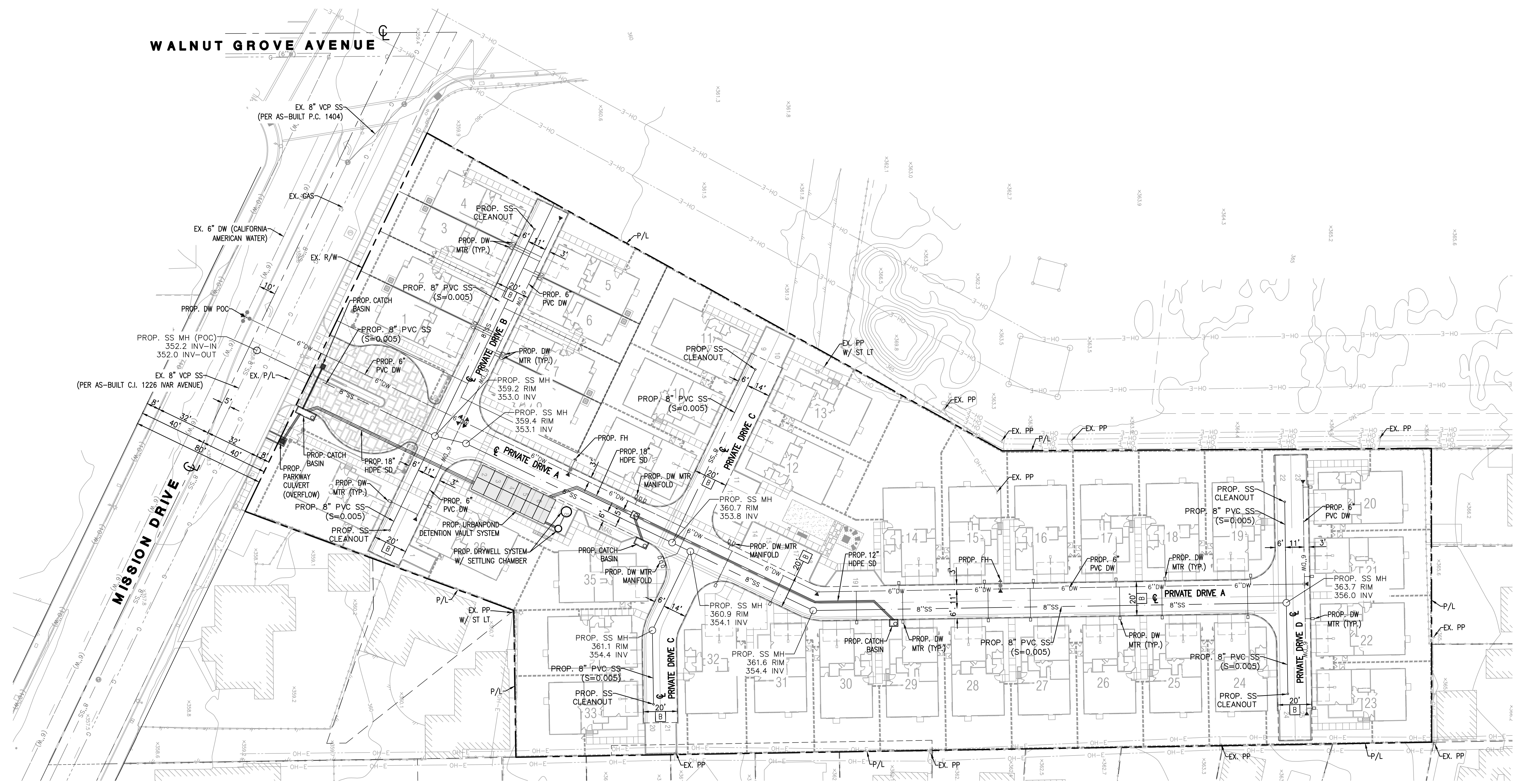
REVISIONS			
NUMBER	DATE	INITIALS	APP'VD.

CITY OF ROSEMEAD:
APPROVED BY:
MICHAEL CHUNG, PE.
DIRECTOR OF PUBLIC WORKS
DATE: _____

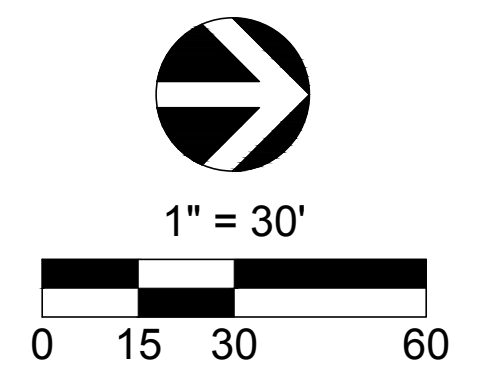
PLANS PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
DESIGN BY: DA MONTH: 02/2022
DRAWN BY: DA MONTH: 02/2022
CHECKED BY: MM MONTH: 02/2022

8601 MISSION DRIVE
VESTING TENTATIVE TRACT MAP NO. 83705
PRELIMINARY GRADING PLAN
CITY OF ROSEMEAD
DWG. NO. _____
SHEET 2 OF 4

DATE: 02/19/22



PROPOSED EASEMENTS:
 [B] INDICATES AN EASEMENT FOR PUBLIC UTILITIES [SEWER/WATER/ETC.]



REVISIONS			
NUMBER	DATE	INITIALS	APP'VD.

CITY OF ROSEMEAD:
 APPROVED BY:
 MICHAEL CHUNG, PE.
 DIRECTOR OF PUBLIC WORKS
 DATE: _____

PLANS PREPARED BY:

 CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING
 DESIGN BY: DA MONTH: 02/2022
 DRAWN BY: DA MONTH: 02/2022
 CHECKED BY: MM MONTH: 02/2022

8601 MISSION DRIVE
 VESTING TENTATIVE TRACT MAP NO. 83705
 PRELIMINARY UTILITY PLAN
CITY OF ROSEMEAD
 DWG. NO. _____
 SHEET 3 OF 4

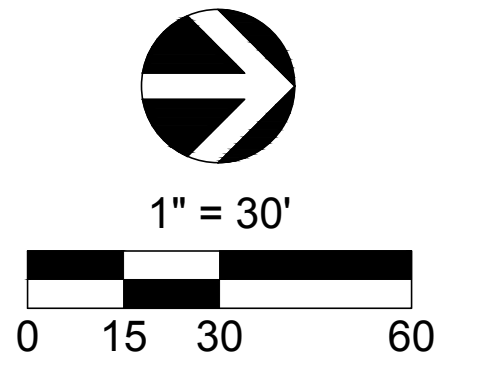
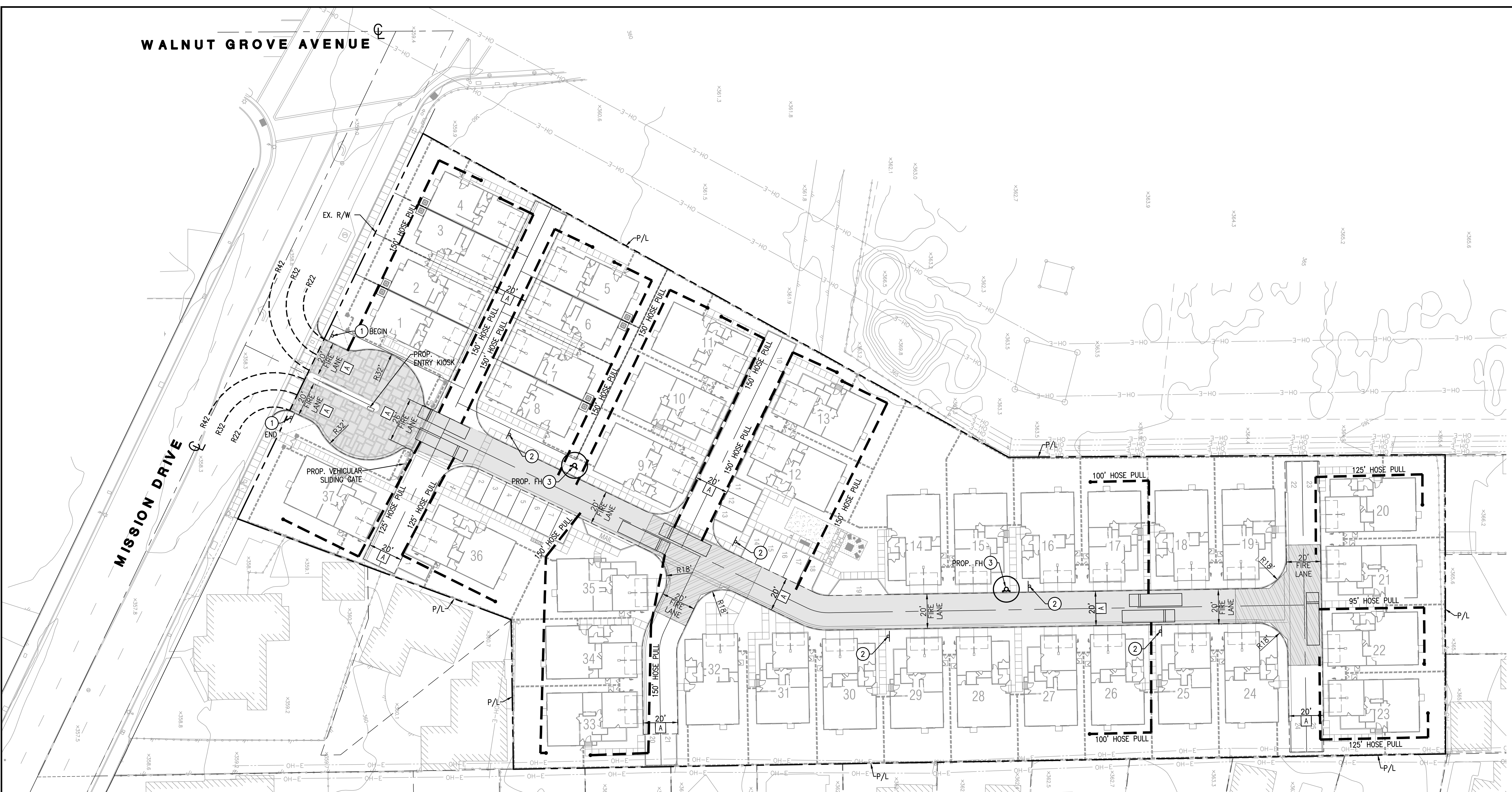
PLAN SET: P01 | PROJ: 8601MISSIONDRIVE | DWG: 8601MISSIONDRIVE_P01 | DATE: 02/16/22

WALNUT GROVE AVENUE

- CONSTRUCTION NOTES:**
- 1 — INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 1 HEREON.
 - 2 — INSTALL "FIRE LANE" SIGN PER DETAIL 2 HEREON.
 - 3 — PROPOSED PUBLIC FIRE HYDRANT

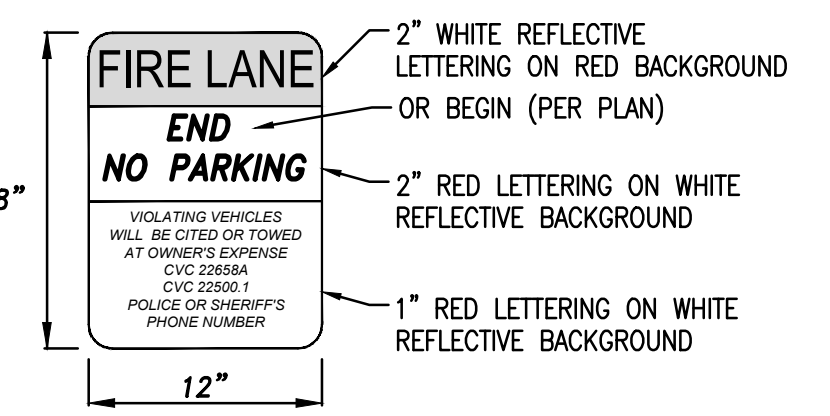
LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE TRUCK ACCESS
- EX. POWER POLE
- PROPOSED SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE TRUCK
- HOSE PULL
- PROPERTY LINE
- FH FIRE HYDRANT
- PR. PROPOSED
- EX EXISTING
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- TYP. TYPICAL
- BLDG BUILDING

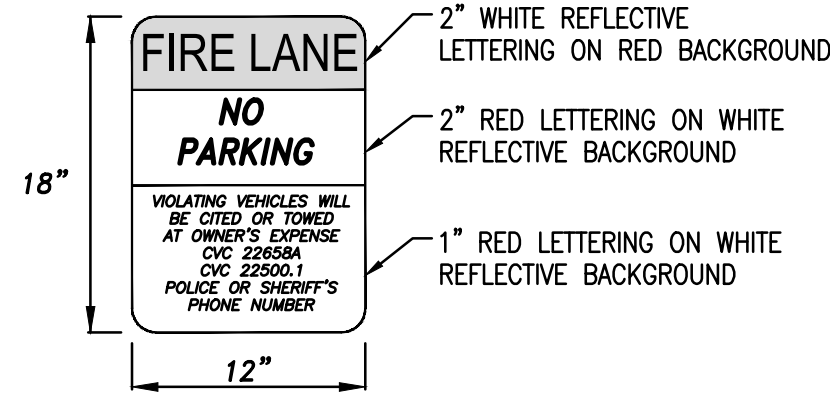


PROPOSED EASEMENTS:

[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES



1 **BEGIN & END NO PARKING SIGN OR BEGIN (PER PLAN)**
NOT TO SCALE



2 **NO PARKING SIGN**
NOT TO SCALE

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'D.

CITY OF ROSEMEAD:
APPROVED BY:

MICHAEL CHUNG, P.E.
DIRECTOR OF PUBLIC WORKS
DATE: _____

PLANS PREPARED BY:
C&V
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9430 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
949 816-3000
WWW.CVIC-INC.NET

DESIGN BY: DA MONTH: 02/2022
DRAWN BY: DA MONTH: 02/2022
CHECKED BY: MM MONTH: 02/2022

8601 MISSION DRIVE

VESTING TENTATIVE TRACT MAP NO. 83705
FIRE ACCESS & HYDRANT LOCATION PLAN

CITY OF ROSEMEAD

DWG. NO. _____
SHEET 4 OF 4

DWG. P:\86018\86018.dwg DATE: 02/16/22

Appendix E

LACDPW SEWER AREA STUDY GUIDELINES

LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

AREA STUDY

An area study must be made for all private contract sewer projects. See attached sample. The area study must include the following items:

1. Area being served - In Acres
2. Determined Tributary area to main line being designed (incl. areas of future devel.)- In Acres
3. Existing and Land Use Zoning
4. Anticipated Sewer Discharge in cfs of total area based on zoning, and/or heavy water users
5. Existing or proposed utilities if in conflict
6. Existing and proposed sewers showing pipe size and grade leading up to the trunk line in order for you to evaluate the impact of your proposed development on the existing system
7. Direction of sewer flow
8. Contour lines
9. Scale not to be less than 1"=600'
10. North arrow pointing up or to the left

ZONING COEFFICIENTS

<u>ZONE</u>	<u>COEFFICIENT (cfs/Acre)</u>
Agriculture	0.001
Residential	
R-1	0.004
R-2	0.008
R-3	0.012
R-4	0.016 *
Commerical	
C-1 through C-4	0.015 *
Heavy Industrial	
M-1 through M-4	0.021 *

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

The coefficient to be used for any zoned areas not listed will be determined by the County based upon the intended development and use.

The County shall determine which of the coefficients or combination of coefficients shall be used for design as determined by the established or proposed zoning in the study area. Any modifications to these coefficients due to topography, development, or hazard areas, shall be approved by the Department of Public Works.

Estimated Average Daily Sewage Flows for Various Occupancies

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

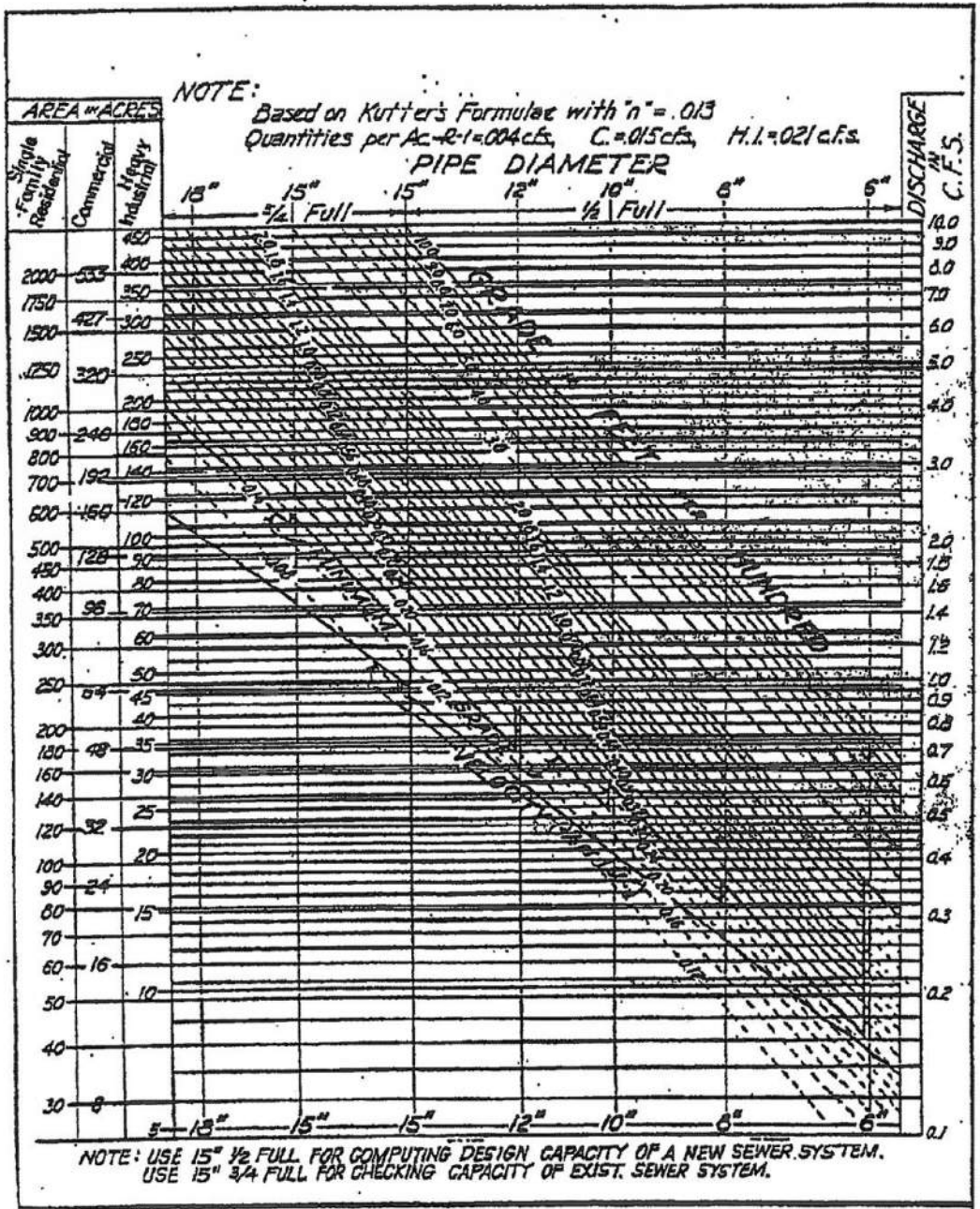
*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

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

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

* Use 0.001 (cfs/unit) for condominiums only



FLOW DIAGRAM FOR THE DESIGN OF CIRCULAR SANITARY SEWERS

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS		COUNTY ENGINEER STANDARD S-C4
DATE: 3/80 DESIGN: <i>S.P.R.C.E.</i>		1000003
<i>[Signature]</i> ASSISTANT DEPUTY	<i>[Signature]</i> COUNTY ENGINEER	

TABLE 1
LOADINGS FOR EACH CLASS OF LAND USE

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
RESIDENTIAL				
Single Family Home	Parcel	260	1.22	0.59
Duplex	Parcel	312	1.46	0.70
Triplex	Parcel	468	2.19	1.05
Fourplex	Parcel	624	2.92	1.40
Condominiums	Parcel	195	0.92	0.44
Single Family Home (reduced rate)	Parcel	156	0.73	0.35
Five Units or More	No. of Dwlg. Units	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
COMMERCIAL				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft ²	100	0.43	0.23
Supermarket	1000 ft ²	150	2.00	1.00
Shopping Center	1000 ft ²	325	3.00	1.17
Regional Mall	1000 ft ²	150	2.10	0.77
Office Building	1000 ft ²	200	0.86	0.45
Professional Building	1000 ft ²	300	1.29	0.68
Restaurant	1000 ft ²	1,000	16.68	5.00
Indoor Theatre	1000 ft ²	125	0.54	0.28
Car Wash				
Tunnel - No Recycling	1000 ft ²	3,700	15.86	8.33
Tunnel - Recycling	1000 ft ²	2,700	11.74	6.16
Wand	1000 ft ²	700	3.00	1.58
Financial Institution	1000 ft ²	100	0.43	0.23
Service Shop	1000 ft ²	100	0.43	0.23
Animal Kennels	1000 ft ²	100	0.43	0.23
Service Station	1000 ft ²	100	0.43	0.23
Auto Sales/Repair	1000 ft ²	100	0.43	0.23
Wholesale Outlet	1000 ft ²	100	0.43	0.23
Nursery/Greenhouse	1000 ft ²	25	0.11	0.06
Manufacturing	1000 ft ²	200	1.86	0.70
Dry Manufacturing	1000 ft ²	25	0.23	0.09
Lumber Yard	1000 ft ²	25	0.23	0.09
Warehousing	1000 ft ²	25	0.23	0.09
Open Storage	1000 ft ²	25	0.23	0.09
Drive-in Theatre	1000 ft ²	20	0.09	0.05

TABLE 1
(continued)
LOADINGS FOR EACH CLASS OF LAND USE

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
COMMERCIAL				
Night Club	1000 ft ²	350	1.50	0.79
Bowling/Skating	1000 ft ²	150	1.76	0.55
Club	1000 ft ²	125	0.54	0.27
Auditorium, Amusement	1000 ft ²	350	1.50	0.79
Golf Course, Camp, and Park (Structures and Improvements	1000 ft ²	100	0.43	0.23
Recreational Vehicle Park	No. of Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Laundry	1000 ft ²	3,825	16.40	8.61
Mortuary/Cemetery	1000 ft ²	100	1.33	0.67
Health Spa, Gymnasium				
With Showers	1000 ft ²	600	2.58	1.35
Without Showers	1000 ft ²	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
INSTITUTIONAL				
College/University	Student	20	0.09	0.05
Private School	1000 ft ²	200	0.86	0.45
Church	1000 ft ²	50	0.21	0.11

Appendix F

LOS ANGELES COUNTY SANITATION DISTRICT – WILL SERVE LETTER



November 8, 2021

Ref. DOC 6338995

Mr. Marco Midence
Senior Project Engineer
C&V Consulting, Inc.
9830 Irvine Center Drive
Irvine, CA 92618

Dear Mr. Midence:

Will Serve Letter for 8601 Mission Drive

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on October 8, 2021. The proposed project is located within the jurisdictional boundary of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Grand Avenue Trunk Sewer, located in Mission Drive at Ivar Avenue. The Districts' 18-inch diameter trunk sewer has a capacity of 5.9 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2013.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 66.9 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 site, described in the application as 35 single-family homes, is 9,100 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

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

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

Very truly yours,

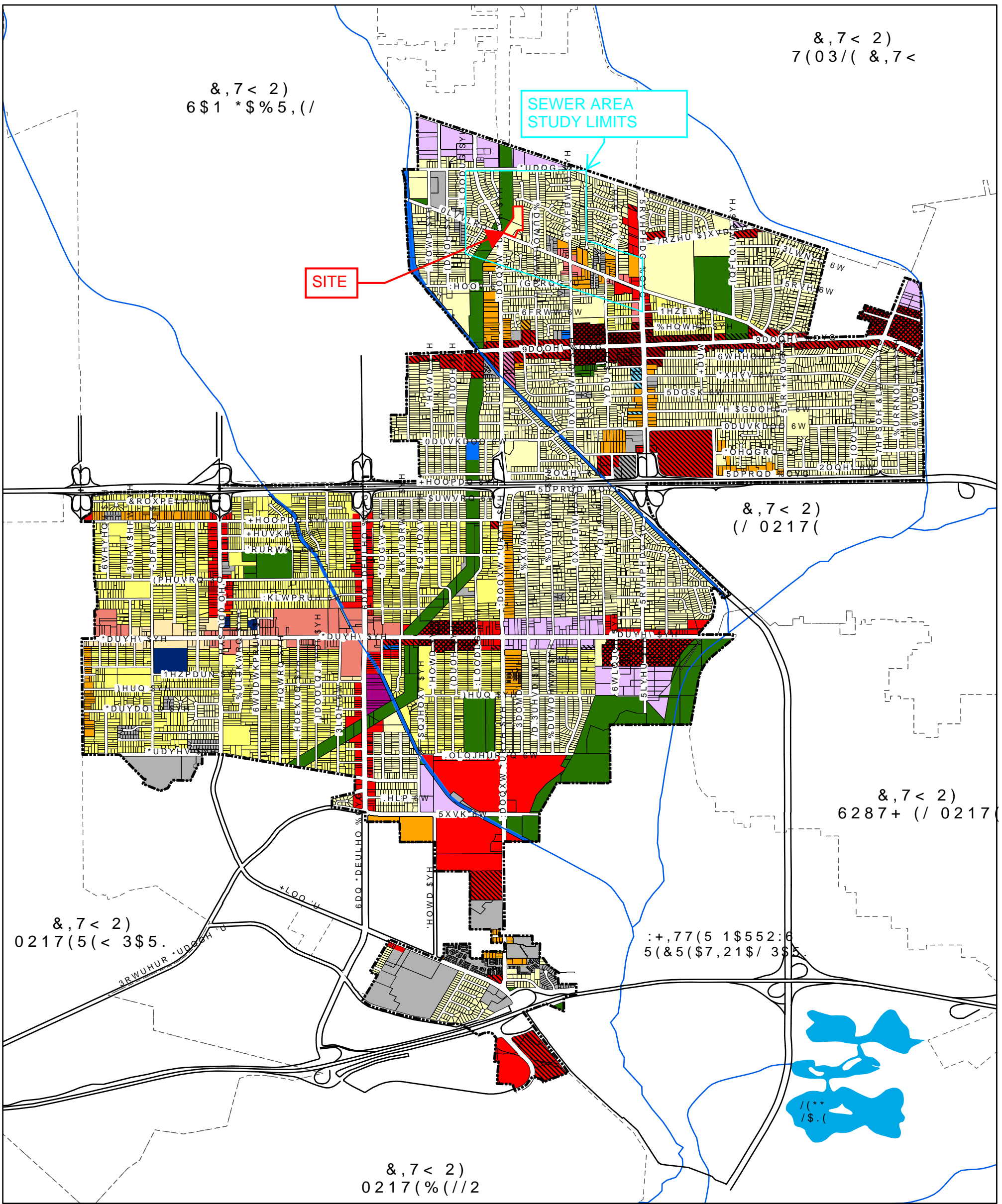


Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:dc

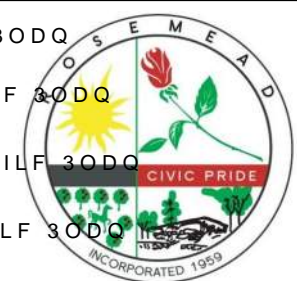
Appendix G

CITY OF ROSEMEAD ZONING MAP



- 5 6LQJOH)DPLO\ 5HVLGH DØ 3DUNLQJ
- 5 /LJKW 0XOWLSOH 5HVLGH WBDØ3URIHVLRQDO 2IILFH
- 5 0HGLXP 0XOWLSOH 5HVLGHQWLDO 0 /LJKW ,QGxVWUL
- & 1HLJKERUKRRG &RPPH 0L[HG 8VH
- & 0HGLXP &RPPHUFLO 3 ' 3ODQQHG 'HYHORSPHQW
- & 5HJLRQDO &RPPHUFLO 2 6 2SHQ 6SDFH
- &% ' &HQWXUDO %XVLQHVV -LWU&LW\ %RXQGDU\

- *63 *DUYH\ \$YHQXH 6SHFLILF 3ODQ
- *63 08 *DUYH\ \$YHQXH 6SHFLILF 3ODQ ,QFHQWLYLJHG 0L[8VH
- *63 26 3 *DUYH\ \$YHQXH 6SHFLILF 3ODQ 2SHQ 6SDFH 3DUNLQJ
- *63 5 & *DUYH\ \$YHQXH 6SHFLILF 3ODQ 5HVLGHQWLDO &RPPHUFLO
- 5 & 08'2 5HVLGHQWLDO &RPPHUFLO 0L[HG 8VH 'HYHORSPHQW 2YHUOD\
- ' 2 'HVLJQ 2YHUOD\



&LW\ RI 5RVHPHDG
=RQLQJ 0DS

\$GRSWG E\ 2UGLQDQFH 1R RQ
\$PHQG E\ 2UGLQDQFH 1R RQ
\$PHQG E\ 2UGLQDQFH 1R RQ 6
\$PHQG E\ 2UGLQDQFH 1R RQ
\$PHQG E\ 2UGLQDQFH 1R RQ
\$PHQG E\ 2UGLQDQFH 1R RQ



:KLOH WKH &LW\ RI 5RVHPHDG PDNHV HYHU\ HIIRUW WR PDLQWDLQ DQG GLVWULEXWH DFFXUDWH LQIRUPDWLRQ QR ZDUUDQWLHV DQ
,Q QR HYHQW VKDOO WKH &LW\ RI 5RVHPHDG EH OLDEOH LQ DQ\ ZD\ WR WKH XVHUV RI WKH GDWD 8VHUV RI WKLV GDWD VKDOO KROG WK