

December 28, 2022

To Whom It May Concern:

**Re: 6018 Norwalk Blvd Whittier, CA 90601**

Thank you for contacting Athens Services regarding above referenced project. As background, Athens Services is a family-owned waste collection and recycling company proudly serving the City of Whittier.

Please let this letter serve as an official notice that Athens Services intends to serve as the waste hauler for 6018 Norwalk Blvd Whittier, CA 90601.

If you have any questions or need further information, please contact us at 888-336-6100.

Sincerely,

Lita Cahuana  
Athens Services  
Municipal Account Manager



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

January 26, 2023

Pickard Architects

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Attn: David Pickard

**Subject: Will Serve Request for 6018 Norwalk Blvd; Whittier**

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

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

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

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

Katrina Regan  
Planning Supervisor  
SouthEast Region - Anaheim Planning & Engineering



January 4, 2023

Ref. DOC 6796217

Mr. David W. Pickard III  
Esq. AIA, President  
Pickard Architects  
13215 Penn Street, Suite 300  
Whittier, CA 90602

Dear Mr. Pickard:

**Will Serve Letter for Golden Oaks Senior Living LP**

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on January 3, 2023. The proposed project is located within the jurisdictional boundary of District No. 18. 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' South Plant Outfall Trunk Sewer, located in Reichling Lane at Norwalk Boulevard. The Districts' 18-inch diameter trunk sewer has a capacity of 1.3 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2019.
2. The wastewater generated by the proposed project will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average recycled flow of 17.5 mgd.
3. The expected increase in average wastewater flow from the project, described in the application as 25 senior living apartments, is 2,090 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://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](mailto:dcurry@lacs.org).

Very truly yours,



Donna J. Curry  
Customer Service Specialist  
Facilities Planning Department

DC:dc

Will Serve Letter Only



Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at

Sincerely,

SCE Design Representative

## Appendix B



As your Southern California Edison (SCE) Design Representative for this project, I am committed to providing you with excellent customer service. The following information is intended to help explain SCE's planning and permitting process for the electric infrastructure needed to serve your Project.

Depending on the scope of work necessary to serve your project (electric facility installation, removal, relocation, rearrangement and/or replacement), it may be necessary for you to submit an Advanced Engineering Fee. This Fee will be applied to certain expenses associated with preliminary design and engineering work required to estimate the cost for SCE to perform the electric work associated with your project. Please note: Depending on factors such as resource constraints, construction or relocation of SCE facilities requirements, the need for environmental review, and so forth, delays in meeting your projected completion date may occur. To help minimize the potential for delays it is imperative that you provide all requested information as early as possible.

If the project results in the need for SCE to perform work on SCE electrical facilities that operate at between 50 and 200 kilovolts (kV), please be advised these facilities are subject to the California Public Utilities Commission's (CPUC's) General Order 131-D (GO 131-D) Permit to Construct (PTC) requirements. For the CPUC PTC review, the CPUC acts as the lead agency under the California Environmental Quality Act (CEQA). Depending on the scope of SCE's work, certain exemptions to the PTC requirements may be available. If no exemptions are available, the PTC application preparation and environmental approval process could take a minimum of 24 - 48 months.

If you anticipate that your project will require work to be performed on SCE electrical facilities operated at between 50 kV and 200 kV, please inform me at your earliest possible convenience for further assistance to determine the potential G.O.131-D permitting requirements and/or permitting exemption(s).

In order for SCE to determine the required electrical utility work necessary to support your project, and to determine any permitting requirements and costs associated with constructing these facilities, project plans and a completed Customer Project Information Sheet will need to be submitted.

If you have any additional questions, please feel free to call me at

Sincerely,

SCE Design Representative



# City of Whittier

13230 Penn Street, Whittier, California 90602-1772  
(562) 567-9500 Fax (562) 567-2874 www.cityofwhittier.org

January 4, 2023

David W. Pickard III  
Pickard Architects  
13215 Penn Street  
Whittier, CA 90602

Subject: 6018 Norwalk Boulevard (8174-041-028) – Golden Oaks Senior Living

## Water Facilities

The above-referenced property is within the water and sewer service area of the City of Whittier.

The City of Whittier has a 6-inch cast iron pipe in Norwalk Boulevard in the frontage of APN 8174-041-028. All water service connections, whether existing or proposed, are governed by the latest version of the City of Whittier Municipal Code Title 13, Division I and City of Whittier Water Utility Standard Specifications.

## Sewer Facilities:

A city-owned 10-inch and 8-inch sewer exists on Norwalk Boulevard and alley east of Norwalk Boulevard, respectively. This system will receive sewage flow generated by a said development pending the following:

The developer shall conduct a flow study to determine if the existing sewer system has sufficient capacity to accept increased sewage from the proposed project. Any deficiencies caused by the proposed development shall be mitigated by the developer as approved by the City Engineer.

Developer shall be responsible for all improvements, including but not limited to plans, permits, easements, unknowns, and unforeseen conditions. All improvements are subject to the review and approval of the City Engineer. In addition, all new sewer and water connection and permit fees shall be paid by the developer.

If you have questions regarding water and/or sewer, please contact Raul Flore at (562) 567-9525.

Sincerely,

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Kyle Cason, P.E.  
Director of Public Works