

**Appendix H. Water Study**

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WATER STUDY  
**PLACENTIA**  
**MIXED-USE**

Placentia, California

Prepared for

*Orangethorpe Investment Partners, LLC  
c/o Blackwood Real Estate  
1000 Newport Center Drive  
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Prepared By:

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Date Prepared: June 2021

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## 1.0 INTRODUCTION

### 1.1 PURPOSE OF STUDY

The purpose of this study is to determine if the current water infrastructure in the City of Placentia has the capacity to supply water to the proposed Placentia Mixed-Use project.

### 1.2 SITE DESCRIPTION

The Placentia Mixed-Use project site encompasses a total area of approximately 2.7 acres and is in the City of Placentia. The existing site consists of commercial car dealership-related development, and associated parking.

The site is bounded to the north and east by commercial developments, to the south and west by Orangethorpe Avenue, South Placentia Avenue, and an existing commercial development. A Preliminary Site Diagram was prepared by AO Architects and is included as Appendix 1 of this report. A Vicinity Map is shown below (Figure 1).

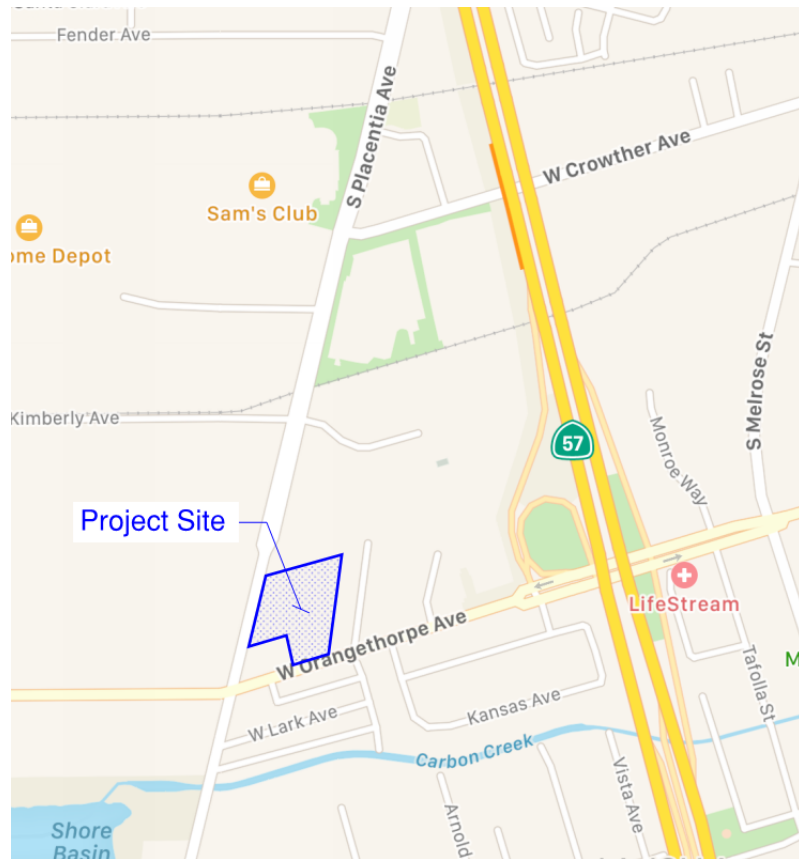


Figure 1 - Vicinity Map -

### 1.3 EXISTING WATER FACILITIES

Water for domestic service and fire protection is provided to the project site by Golden State Water Company (GSWC). There is an existing 12-inch waterline in South Placentia Avenue as shown on the Placentia-Yorba Linda Water System Map in Figure 2.

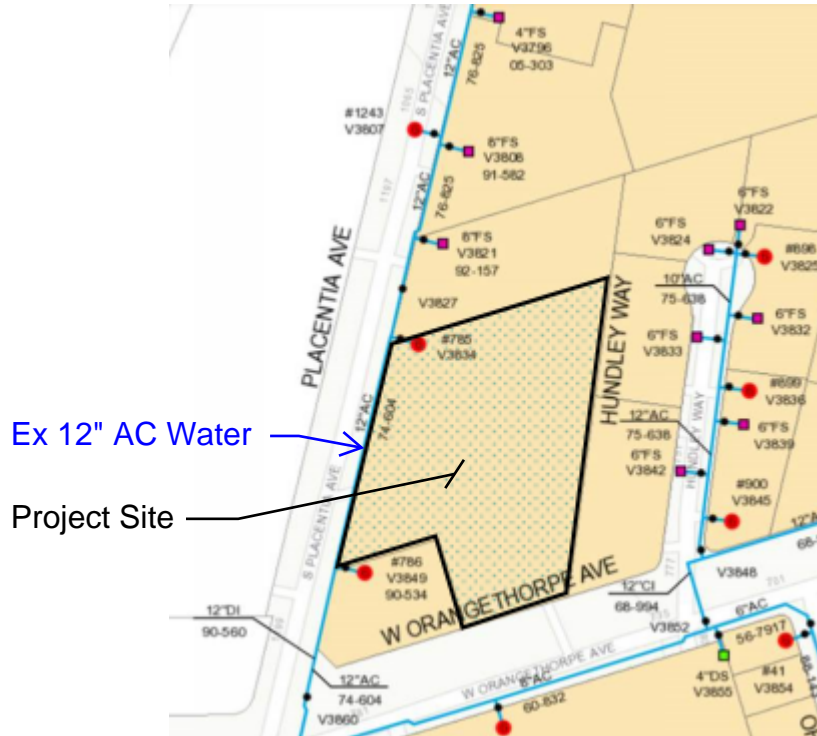


Figure 2 – Placentia-Yorba Linda Water Service Map

Golden State Water Company provided the following pressure range in the existing 12" water system near the project site:

- High Pressure: 95 psi
- Low Pressure: 76 psi

A copy of the email correspondence and GSWC contact information is provided in Appendix 2.

### 1.4 PROPOSED DEVELOPMENT

The proposed project consists of a mixed-use development with an above-ground parking structure. The project site will encompass approximately 2.7 acres. Construction of retail, recreation area with pool, mail/parcel room, co-work area, and a leasing office are included in the proposed development, along with up to 260 residential units.

## 2.0 PROPOSED WATER SERVICE & CONCLUSION

Golden State Water Company has provided a Will Serve Letter, included in Appendix 2, stating water service is available for the proposed development and can be provided from the existing water facility in South Placentia Avenue.

GSWC provided a pressure range of 76 – 95 psi in the existing 12" water main in South Placentia Avenue. Based on a discussion with Idez Castro, GSWC considers pressures above 40 psi to be adequate for domestic and fire service. Additionally, the project site is in a relatively flat area and GSWC currently does not have any issues providing water service to the existing developments. Therefore, improvements to the existing water system in South Placentia Avenue are not anticipated to be required.

### **3.0 APPENDICES**

Appendix 1 Preliminary Site Diagram

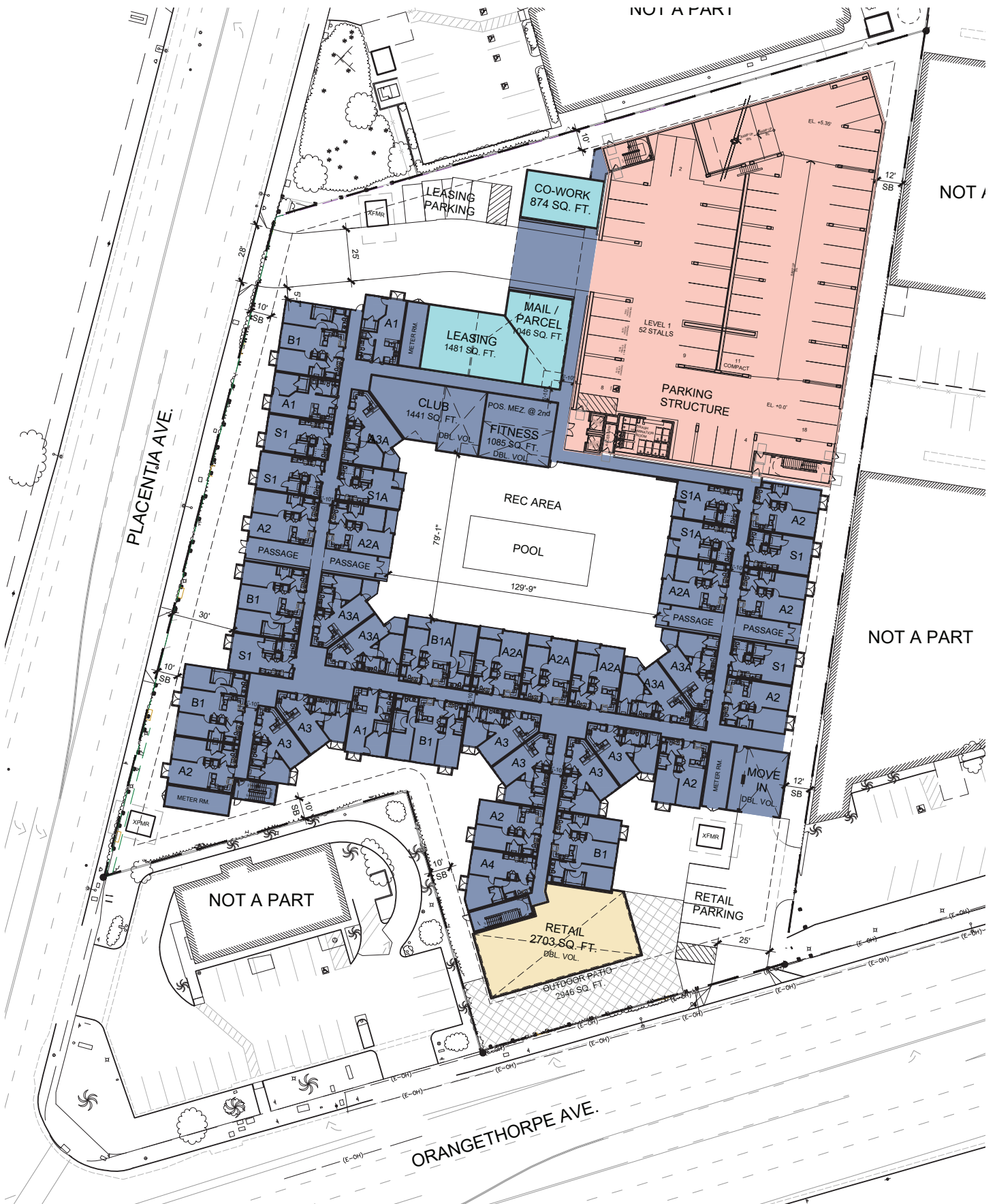
Appendix 2 Water Service Information

# Appendix 1

## Preliminary Site Diagram



# PRELIMINARY SITE DIAGRAM



# Appendix 2

## Water Service Information

## Denisse Tadillo

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**From:** Rivas, Julia <JRivas@gswater.com>  
**Sent:** Wednesday, June 2, 2021 4:15 PM  
**To:** Denisse Tadillo  
**Cc:** Susan Williams; Castro, Idez  
**Subject:** RE: 776 S Placentia Ave - Water Information Request  
**Attachments:** Will Serve Letter.pdf

Hi Denise,

Please complete the attached application for a Will Serve letter. Once received, I will send it to our local Operations Engineer to prepare. I'll also request a copy of our system map for this location.

I'll send you two separate emails with information on applying for water service and a fire flow as one will be required for your New Business application. **The pressure range for this area should be between 95 to 76 psi.**

I'm including in this email our **Operations Engineer Tech Idez** so she is aware of the potential requests for a Will Serve Letter, fire flow, and to correct the pressure range I estimated as needed.

Kind regards,

**Julia Rivas | New Business Contract Administrator**  
(909) 305-5427 ext. 349, [jrivas@gswater.com](mailto:jrivas@gswater.com)

**Idez Castro**  
Email: [Idez.Castro@gswater.com](mailto:Idez.Castro@gswater.com)

Please include the full address and assigned Work Order # for your project in your email communication.

---

**From:** Denisse Tadillo <DTadillo@fuscoe.com>  
**Sent:** Wednesday, June 2, 2021 10:55 AM  
**To:** Rivas, Julia <JRivas@gswater.com>  
**Cc:** Susan Williams <SWilliams@fuscoe.com>  
**Subject:** RE: 776 S Placentia Ave - Water Information Request

### EXTERNAL EMAIL

Hi Julia,

I wanted to add to the request below. Could you please also provide theoretical high and low water pressures at this location? Thank you for your help!

Best regards,

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**DENISSE TADILLO**  
Engineer  
[dtadillo@fuscoe.com](mailto:dtadillo@fuscoe.com)

**FUSCOE ENGINEERING, INC.**

*an employee owned company*

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**From:** Denisse Tadillo

**Sent:** Wednesday, June 2, 2021 10:29 AM

**To:** Rivas, Julia <[JRivas@gswater.com](mailto:JRivas@gswater.com)>

**Cc:** Susan Williams <[SWilliams@fuscoe.com](mailto:SWilliams@fuscoe.com)>

**Subject:** 776 S Placentia Ave - Water Information Request

Good morning Julia,

I hope you are doing well. We have a new project in the City of Placentia located at 776 S Placentia Ave. Please see the snippet below for the project location. Would you be able to provide water atlas maps and any existing plans available for the area? We would also like to request a will-serve letter, could you please let us know what the request process is like and any information you may need?



Thank you,



**DENISSE TADILLO**  
Engineer  
[dtadillo@fuscoe.com](mailto:dtadillo@fuscoe.com)

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**Golden State**  
**Water Company**

A Subsidiary of American States Water Company

June 3, 2021

Orangethorpe Investment Partners LLC  
Gilad Ganish  
1000 Newport Center Drive  
Newport Beach, CA 92660

**Re: Will Serve Letter**  
**776 South Placentia Avenue**  
**Placentia, CA 92870**

Dear Gilad Ganish,

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Placentia – Yorba Linda water system. Service to the address may be provided from our existing water facilities from Placentia Avenue.

Upon completion and execution of an agreement between GSWC and owner, that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning issues addressed in this letter, please call Julia Rivas at 909-305-5427 Extension 349.

Sincerely,

Idez Castro  
2021.06.03 15:48:15  
-07'00'

P.P William McDonald  
Manager Technical Services