

APPENDIX J

Public Services and Utility Providers Letters

County of Los Angeles Fire Department
San Dimas Sheriff Station, Los Angeles County Sheriff's Department
Bonita Unified School District
County Sanitation Districts of Los Angeles County
County of Los Angeles Department of Public Works
Golden State Water Company
The Southern California Gas Company
Southern California Edison Company

County of Los Angeles Fire Department



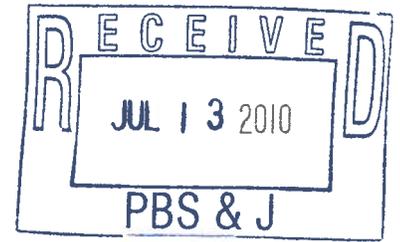
COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN



July 9, 2010

Hannah Priscilla Arkin
Environmental Analyst
Post, Buckley, Schuh and Jernigan
Environmental Scientist
9275 Sky Park Court, Suite 200
San Diego, CA 92123

Dear Ms. Arkin:

THE NOTICE OF PREPARATION, FUEL MODIFICATION PLAN, FOR BRASADA RESIDENTIAL SUBDIVISION EIR, 61 SINGLE-FAMILY RESIDENTIAL LOTS, LOCATED IN THE WESTERN PORTION OF THE NORTHERN FOOTHILLS AREA IN THE CITY OF SAN DIMAS (FFER #201000122)

The Notice of Preparation has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. Please identify the Los Angeles County Fire Department service area boundaries and whether the project site is located within these boundaries:

The LACoFD service area boundaries are comprised of 58 cities including the City of San Dimas and all of the unincorporated Los Angeles County. The proposed project site, located in the City of San Dimas, is within LACoFD service boundaries.

2. Currently, what types of fire and emergency services does the LACoFD provide to the project site and adjacent areas?

The LACoFD is a full service fire department that provides fire protection, emergency medical services, hazardous material response and other life safety services.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLEN DORA	IRVINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FRINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

3. Please identify the location of existing fire facilities in the project vicinity and their distance to the proposed project sites.
 - a. Fire Station 86 is the jurisdictional station (first due) for this project. It is located at 520 S. Amelia, Glendora, CA 91740-4027, approximately 0.75 miles (not 2.18 miles) southwest of the project site with an estimated response time of 2.5 minutes (not 4 minutes). It is staffed with a three person engine company and a four person truck company.
 - b. Fire Station 64 is the second due station. It is located at 164 South Walnut, San Dimas, CA 91773-2620, approximately 2.2 miles (not 1 mile) south of the project site with an estimated response time of seven minutes (not 2 minutes). It is staffed with two, three person engine companies and a two person paramedic squad.
 - c. Fire Station 85 is the third due station. It is located at 650 East Gladstone Street, Glendora, CA 91740-5726, approximately 3.5 miles southwest of the project site with an estimated response time of 9 – 10 minutes (not 6 minutes). It is staffed with a three person engine company and a two person Emergency Support Team (EST).
 - d. While the above mentioned stations are the closest to the project site the LACoFD operates under a regional concept in its approach to providing fire protection and emergency medical services, wherein emergency response units are dispatched as needed to an incident anywhere in the LACoFD service territory based on distance and availability without regard to jurisdictional or municipal boundaries.
4. Please list the number and type of personnel, vehicles and other significant equipment for each fire facility serving the project site, including anticipated manning and equipment for the proposed fire station.

See response to question number three above. We do not anticipate the need for additional manning, equipment or facilities to serve the project site.

5. Please provide the LACoFD average response times for both emergency and non emergency calls.

During 2009 the City of San Dimas had an average emergency response time for first arriving units of 4:58 minutes and a non-emergency response time of 6:53 minutes.

6. Please define the standards used to determine adequate levels of service (such as one staff person for every 1,000 persons) for response time, number of personnel, equipment, and fire flow. How near to capacity are the fire stations currently operating? How will an additional fire station affect this capacity?

The LACoFD uses national guidelines of a five minute response time for the first arriving unit for fire and EMS responses and eight minutes for the advance life support (paramedic) unit in urban areas, and an eight minute response time for the first arriving unit and twelve minutes for advanced life support (paramedic) unit in suburban areas. The City of San Dimas is a mixed urban/suburban community.

Fire protection serving the area appears to be adequate for the existing development/land use. Additional fire station and staffing may improve response time but this project in the absence of cumulative impact is not expected to create a need for additional resources to the area.

7. Please define any mutual assistance that you engage in with other agencies.

The LACoFD maintains a mutual assistance in the form of an Initial Action Agreement for the Exchange of Fire Protection with the U.S.D.A Forest Service (Angeles National Forest) that covers the project area.

8. Would the construction of the proposed project result in the need for new or physically altered LACoFD facilities in order to serve the project site?

No. The construction of the proposed project would not result in the need for new or physically altered LACoFD facilities in order to serve the project site.

9. Will the LACoFD be able to adequately serve the proposed project with fire and emergency services? If not, what measures can you recommend for mitigating project impacts that might be incorporated into the project?

Fire protection serving the area appears to be adequate for the existing development/land use; however, each additional development creates greater demands on existing resources. However, this project by itself will not have a significant impact on services and is not expected to create a need for additional staffing.

10. Would the construction of the proposed project physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan?

No. The construction of the proposed project physically will not interfere with the implementation of an adopted emergency response plan or emergency evacuation plan.

11. Are there any other site-specific issues you are aware of (e.g. wildland fire conditions, etc.)? Please provide any additional information that you are aware of which would be helpful in evaluating the physical impacts of the proposed project.

This project is in the urban interface area and within a Very High Fire Hazard Severity Zone, with its northern boundary abutting the Angeles National Forest, wildland fires are a potential risk.

LAND DEVELOPMENT UNIT:

1. The proposed development location within Very High Fire Hazard severity zone would be best served with multiple points of access as indicated on the tentative map. The proposed off-site access shall be provided at a minimum width of 24' and be constructed to provide all weather access during all inclement weather conditions.

2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.
3. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.
4. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There shall be additional fire and life safety requirements during this time.
5. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than 20' in width or as indicated on the tentative map. Access shall be extended to within 150 feet of all portions of the exterior walls of proposed structures when measured by an unobstructed route around the exterior of the building.
6. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches. If trimming is necessary all appropriate permits shall be obtained prior to the commencement of work.
7. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet.
8. Single family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for two hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for two hour duration. Homes which are in excess of 5,000 square feet shall provide fire flows as determined by Los Angeles County Fire Department, Regulation #8, Table 1.
9. Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
 - a. No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant for lots less than one acre
 - b. Lots which are larger than one acre shall have no portion of a structure placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
 - c. When cul-de-sac dept exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid block.

- d. Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - e. Additional hydrants will be required if hydrant spacing exceeds specified distances.
10. A fire department approved turning area shall be provided for all driveways exceeding 50 feet in length and at the end of all cul-de-sacs. Cud-de-sac designs shall provide a minimum turning radius of 32' while the cross gradient shall not exceed three percent.
 11. Road profiles shall be submitted for review and comment prior to the clearance of the tentative.
 12. Should any questions arise regarding subdivision, water systems, or access; please contact the County of Los Angeles Fire Department - Land Development Unit's EIR Specialist, Claudia Soiza at (323) 890-4243.
 13. It is the recommendation of the Fire Department to maintain the proposed tap street connections to the easterly and westerly property boundaries for secondary access.
 14. The Statutory Responsibilities of the County of Los Angeles Fire Department - Land Development Unit, are the review of, and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for fire fighting operations and local/regional access issues; however, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within Contracted Cities. (Cities contracted with the County of Los Angeles Fire Department; for fire protection services). We are responsible for All County facilities, located within non-contract cities. The County of Los Angeles Fire Department Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.
 15. The proposed Chimney Ridge shall be increased to 24' in width and provide an approved fire department turnaround in accordance with all applicable codes.
 16. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.
 17. Lot 48 shall provide a fire department turnaround onto the tentative map in compliance with all applicable codes.
 18. Clearly indicate the on-site access for Lot 47. On-site access shall be a minimum width of 20'.
 19. Lots which provide two buildable pads at separate elevations shall provide for 20' of all weather access for emergency purposes.
 20. Gated entries shall be provided with approved emergency opening devices in compliance with Los Angeles County Fire Department Regulation #5 and shall be applied to both sides of the proposed gated entries as shown on the tentative.
 21. Hidden Ridge Lane shall be increased in width to provide a minimum access width of 24'.

Hannah Priscilla Arkin, Environmental Analyst
July 9, 2010
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22. The tentative map indicates as easement listed as C-12, provide additional clarification on its use and if it is above or below.
23. The proposed water tank locations shall be provided with 15' of paved access and a turnaround area at the tank location.
24. Divided entries and gated entries shall provide for a minimum width of 20' for both ingress and egress.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Final Environmental Impact Report (EIR).

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Health Hazardous Materials Division (HHMD) database revealed no information on the subject property. In addition, the review of submitted reports did not indicate release, use or storage of hazardous materials at the subject site. In the absence of any significant known release of hazardous materials, HHMD has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



Jan JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:ss

**San Dimas Sheriff Station,
Los Angeles County Sheriff's Department**



An employee-owned company

Responses from Margarito Robles were submitted to PBS&J electronically. Mr. Robles's responses to questions 1 through 12 are indicated below by bold type. Mr. Robles's responses were received by PBS&J on June 23, 2010.

June 15, 2010

Margarito Robles, Operations Lieutenant
San Dimas Sheriff Station
Los Angeles County Sheriff's Department
270 S Walnut Avenue
San Dimas, CA 91773

**SUBJECT: POLICE SERVICE TO THE PROPOSED BRASADA RESIDENTIAL
SUBDIVISION PROJECT SITE**

The Customer Service Department of the Los Angeles County Sheriff's Department (LASD) suggested I contact you regarding supply, staffing and infrastructure information to be used in the Brasada Residential Subdivision Environmental Impact Report (EIR). This EIR is being prepared by PBS&J for the City of San Dimas.

The proposed project would construct 61 single-family residential lots on a 273-acre undeveloped site. The project site is located in the western portion of the northern foothills area within the City of San Dimas and will be primarily accessible from Cataract Avenue. I have included a copy of the Notice of Preparation, which provides the project location, description, and an overview of the issues to be addressed in the EIR.

Preparation of the proposed project's EIR requires a clear and documented understanding of the level of service provided by various organizations and agencies. It is our understanding that the San Dimas Sheriff's Station would serve the proposed project; therefore, please provide the following information regarding LASD's ability to provide police services to the future residents of the proposed project site.

1. Please identify the San Dimas Sheriff Station's service boundaries and whether the project site is located within these boundaries. **The area of the project falls within the San Dimas Sheriff's Station's boundaries.**
2. Currently, what types of police services does the LASD provide to the project site and adjacent areas? **Currently, we would only respond to calls for service in that area.**
3. Please define any mutual assistance that you engage in with other agencies. **This area falls within our jurisdiction. No need for mutual assistance.**
4. Please list the number and type of personnel, vehicles and other significant equipment for each police facility serving the project site. **Regular patrol units in standard police vehicle would patrol the proposed area. There would not be a need to increase our number of personnel.**
5. Please provide LASD's average response times for both emergency and non-emergency calls. **During January 2010 our response times were 5 minutes and 30 seconds for Emergency calls, 10 minutes and 20 seconds for Priority calls, and 30 minutes and 10 seconds for**

Margarito Robles, Operations Lieutenant
San Dimas Sheriff Station
Los Angeles County Sheriff's Department
June 15, 2010
Page 2 of 2

- routine calls. (I'm sure there is not much change month to month, so these figures are safe to use.**
6. Please define the standards used to determine adequate levels of service (such as one officer for every 1,000 persons) for response time, number of personnel, and equipment. **I was told those standards are determined on a case-by-case basis using different criteria for each location. I don't know what criteria was used for San Dimas.**
 7. How near capacity is the San Dimas Sheriff Station now operating at? **Not at full capacity. This project would not alter our staffing.**
 8. Does the LASD have any current plans for the expansion of this or other facilities? Please identify any of these that may specifically serve the project site. **No**
 9. Would the construction of the proposed project result in the need for new or physically altered LASD facilities in order to serve the project site? **No**
 10. Will the LASD be able to adequately serve the proposed project with police services? If not, what measures can you recommend for mitigating project impacts that might be incorporated into the project? **Yes**
 11. Would the construction of the proposed project physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan? **No**
 12. Are there any other site-specific issues you are aware of? Please provide any additional information that you are aware of which would be helpful in evaluating the physical impacts of the proposed project. **No**

Thank you for taking the time to address these questions. Please submit your responses to these questions by July 2, 2010. If you prefer, feel free to respond via email (harkin@pbsj.com) or fax (858) 514-1001. Should you have any questions concerning this letter or require additional project information, please do not hesitate to give me a call at (858) 514-1068.

Sincerely,

Hannah Arkin
Environmental Analyst

Enclosure: Notice of Preparation



Bonita Unified School District



BONITA UNIFIED SCHOOL DISTRICT

115 West Allen Avenue San Dimas, California 91773 (909) 971-8200 Fax (909) 971-8329

Superintendent

Gary J. Rapkin – Ph.D.

Assistant Superintendents

Lois Klein – Educational Services

Curtis Frick – Human Resources Development

Ann Sparks – Business Services

Board of Education

Chuck Coyne

Glenn Creiman

Jim Elliot

Diane Koach

Patti Latourelle

Date: June 18, 2010

To: Ms. Hannah Arkin
PBSJ

From: Donna Martin
Business Services

This is in response to your request for school district information pursuant to the proposed Brasada project in San Dimas. The information is listed below as it relates to your six items in your letter.

1. I have enclosed a District map outlining the District boundaries.
2. The schools serving the Brasada project are Shull ES, Lone Hill MS and San Dimas HS. No planned expansions.

	<u>Capacity</u>	<u>2010-2011 projected enrollment</u>
Shull ES	559	533
Lone Hill MS	1,071	872
San Dimas HS	1,440	1,304

3. The quantitative student generation factors used to estimate the number of students from single family homes are 0.4 for elementary, 0.1 for middle school and 0.2 for high schools. (Developer Fee Study 2007 enclosed)
4. Yes, adequate classroom capacity exists to serve new students.
5. Eleven of our thirteen schools were modernized through bond measures and completed 2009. A continuation high school and one elementary school in northern La Verne will be completed in 2010.
6. We anticipate no adverse impacts.

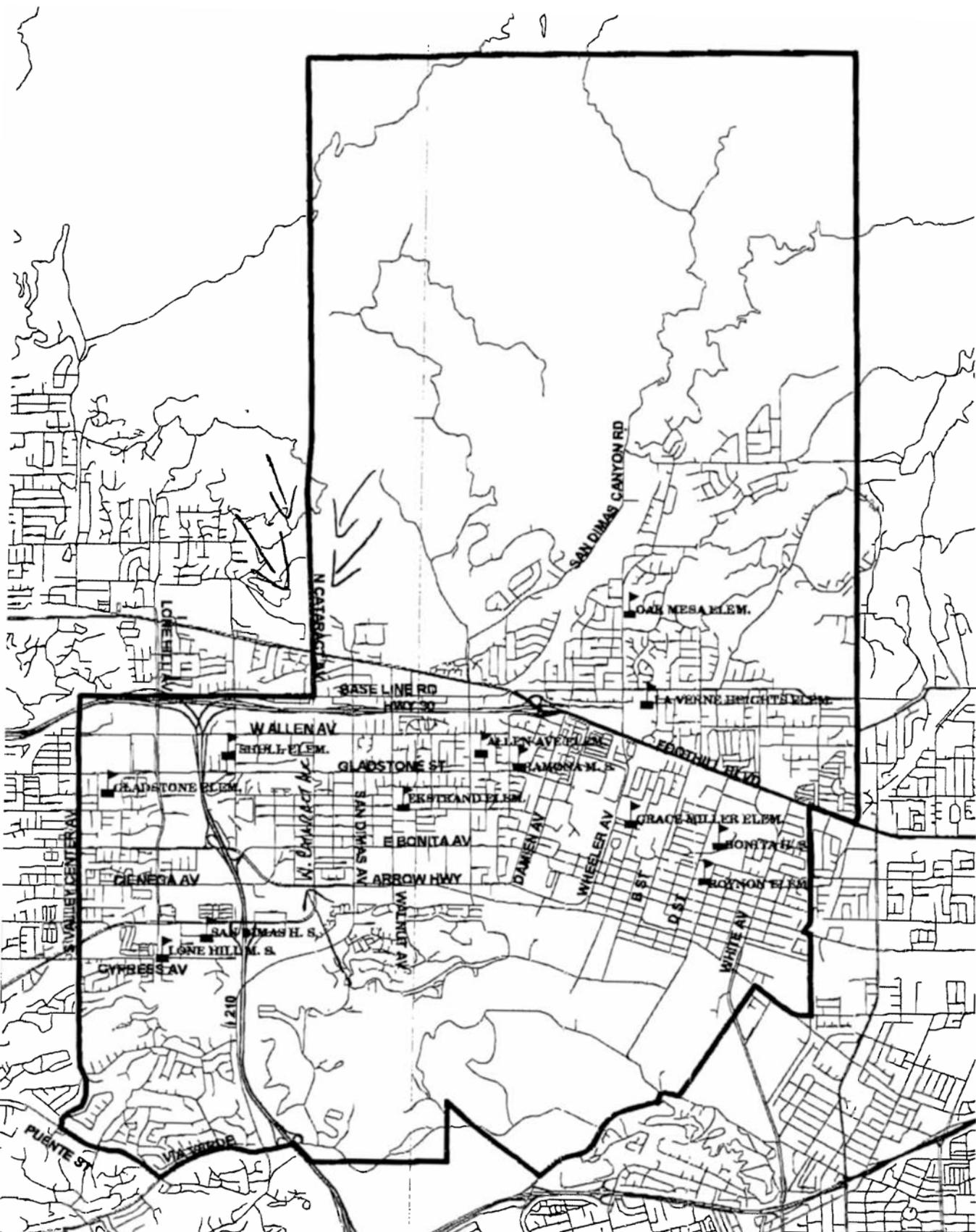
1. **Determine the Cost to House Each Student.** The cost to house a student has five elements: land acquisition, service site and off-site costs, utilities and construction cost. These costs were calculated in Appendix I by averaging the costs of recently completed projects in Southern California. The summary of those cost categories follows below:

Cost/Student to Provide Adequate School Housing			
Grade Level	Off Site, Service Site and Utilities	Construction	Total
Elementary School	\$5,664	\$16,450	\$22,114
Middle School	\$3,445	\$17,440	\$20,885
High School	\$4,491	\$22,122	\$26,613

2. **Determine the average square footage of residences built in the past five years.** The residential units permitted and built within the Bonita USD ranged in size from remodels of 600-1200 s.f. to large custom homes exceeding 3800 s.f. Almost all homes were built by individual owners or local developers. The average-sized unit was a 2,197 single family residence.

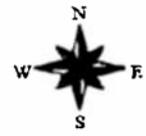
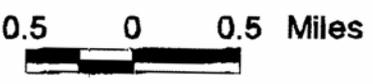
Average Home Size	
Type	Adjusted Size
Single Family Detached (SFD)	2,197

3. **Determine the adjusted cost to house new students.** The costs identified in Step 1 are based on the cost to provide housing for one student. In reality, something less than a whole student is found to emanate from housing units. To realize an accurate cost per residential unit, the cost per pupil is adjusted by the yield from each unit. The State of California has established the standard for student generation as 0.7 for a unified school district. This yield was created as a result of statewide analysis of yield trends. It has been the basis used for projecting state-funded construction eligibility since 1999. Broken down by grade levels, the yield is 0.4 for elementary school and 0.1 and 0.2 for middle and high school grade levels respectively.



ONITA UNIFIED SCHOOL DISTRICT

istrict Boundary



County Sanitation Districts of Los Angeles County



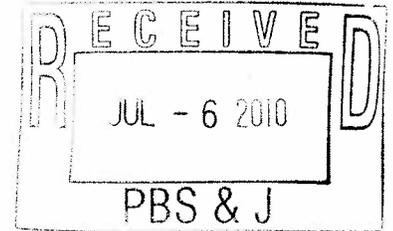
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 2, 2010

File No: 22-00.04-00



Ms. Hannah P. Arkin, Environmental Analyst
Post, Buckley, Schuh and Jernigan
9275 Sky Park Court, Suite 200
San Diego, CA 92123

Dear Ms. Arkin:

The Proposed Brasada Residential Subdivision Project Site

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on June 18, 2010. We offer the following comments regarding sewerage service:

1. The project area is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 22 before sewerage service can be provided to the proposed development. For a copy of the Districts' Annexation Information and Processing Fees sheets, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Kitt at extension 2708.
2. Because of the project's location, the flow originating from the proposed project would have to be transported to the Districts' trunk sewer by local sewer(s) that are not maintained by the Districts. If no local sewer lines currently exist, it is the responsibility of the developer to convey any wastewater generated by the project to the nearest local sewer and/or Districts' trunk sewer. The nearest Districts' trunk sewer is the Lone Hill Avenue Trunk Sewer, located in Amelia Avenue between Country Oak Road and Baseline Road. This 8-inch diameter trunk sewer has a design capacity of 1.0 million gallons per day (mgd) and conveyed a peak flow of 0.2 mgd when last measured in 2010.
3. 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 design capacity of 100 mgd and currently processes an average flow of 75.3 mgd. Wastewater flows that exceed the capacity of the San Jose Creek WRP, and all biosolids, are diverted to and treated at the Joint Water Pollution Control Plant located in the City of Carson.
4. The expected average wastewater flow from the project site is 15,860 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. 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 a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design 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 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,

Stephen R. Maguin



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

c: D. J. Kitt

County of Los Angeles Department of Public Works



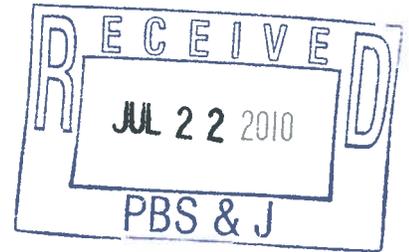
GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>



ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

SM-1

July 15, 2010

Ms. Hannah Arkins
Environmental Analyst
PBSJ
9275 Sky Park Court, Suite 200
San Diego, CA 92123

Dear Ms. Arkins:

SEWER SERVICE TO THE PROPOSED BRASADA RESIDENTIAL SUBDIVISION PROJECT SITE

As requested, we have reviewed your June 30, 2010, letter and offer the following answers to your questionnaire:

- 1. Please identify if sewer service would be available to the proposed project.*

The County of Los Angeles Consolidated Sewer Maintenance District (District), through this Department's Sewer Maintenance Division, is responsible for the maintenance of local sewers within the City of San Dimas (City). Please refer to Sewer Maintenance Division Map Sheet No. 2384, 2385, and 2429, (Enclosure A) for the approximate location of the sewer lines we maintain in the vicinity of the project area. Larger more detailed maps can be made available upon request.

A sewer study is necessary to determine the availability of adequate capacity in the existing sewer lines downstream of the proposed project. The study should be submitted to the City for review of capacity relative to the local sewers and the Los Angeles County Sanitation Districts (LACSD) for trunk sewers. The City and LACSD will determine the impacts on sewer capacity and mitigation measures, if necessary.

2. *Where is wastewater from the project area treated?*

Please contact the LACSD at (562) 699-7411 for information on their wastewater treatment facilities.

3. *Please identify the process for annexing properties into the District, including any necessary approvals.*

Please refer to Enclosure B for detailed information on the processes for acceptance of maintenance of new sewer facilities and annexation of properties.

4. *Please identify the location of existing sewer infrastructure in the project vicinity that the project would connect to. Is the infrastructure sized adequately to serve the proposed project?*

The developer should hire a licensed Civil Engineer registered in the State of California to determine the appropriate point of connection(s) based on proposed sewer alignment and information obtained from the as-built sewer plans of the existing sewer lines in the area. Refer to Enclosure A for the approximate location of our facilities. As-built sewer plans for existing sewer system facilities within the project's vicinity may be obtained from the City.

5. *Please identify any plans that the District may have to upgrade existing sewer infrastructure or provide new sewer infrastructure in the project area. Would the expansion and/or development of the new facilities have adequate capacity to serve the project?*

The District does not have any plans to upgrade or build new sewer infrastructure in the project area.

6. *What are the relevant plans or policies that the project would have to comply with related to wastewater?*

Sewer Maintenance Division will require that the design and construction of the proposed project's sewer infrastructure comply with the District's sewer design and construction standards. This will be in addition to compliance with the LACSD requirements for trunk-sewer conveyance facilities.

Ms. Hannah Arkins
July 15, 2010
Page 3

7. *What sewer infrastructure improvements, if any, will the Los Angeles County Department of Public Works and/or the developer be required to implement in order to serve the project site? Please be specific and identify on a map, if possible.*

The District is only responsible for the maintenance and repair of the local sewer lines within the City. The City/developer is solely responsible for any required sewer infrastructure improvements. Upon completion and acceptance for public use by the City and for maintenance by the District, sewer facilities and the properties served by them within the entire project area would be annexed to the District.

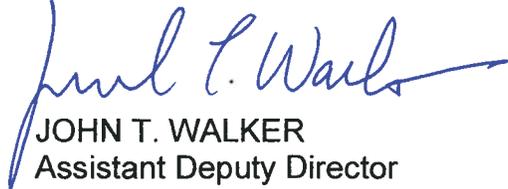
8. *Please provide any additional information that you feel would be important for the EIR to address related to wastewater service?*

The Environmental Impact Report should discuss the collection and disposal of the additional wastewater that would be generated by the proposed project, especially its potential impact on the available capacity in the existing local sewer lines for both peak-dry and wet-weather flows pursuant with the Statewide General Waste Discharge Requirements (Order No. 2006-0003).

If you have any questions, please contact Mrs. May Hong, Sewer Maintenance Division, at (626) 300-3388 or mahong@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works


JOHN T. WALKER
Assistant Deputy Director
Sewer Maintenance Division

MH:dh
SM1324

Enc.

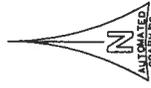
ENCLOSURE A

E-2384

U-96
U-97
U-98

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP COUNTY SEWER MAINTENANCE DISTRICTS. THE USER ASSUMES ALL LIABILITY FOR ANY INACCURACIES THAT MAY BE PRESENT IN THIS MAP.

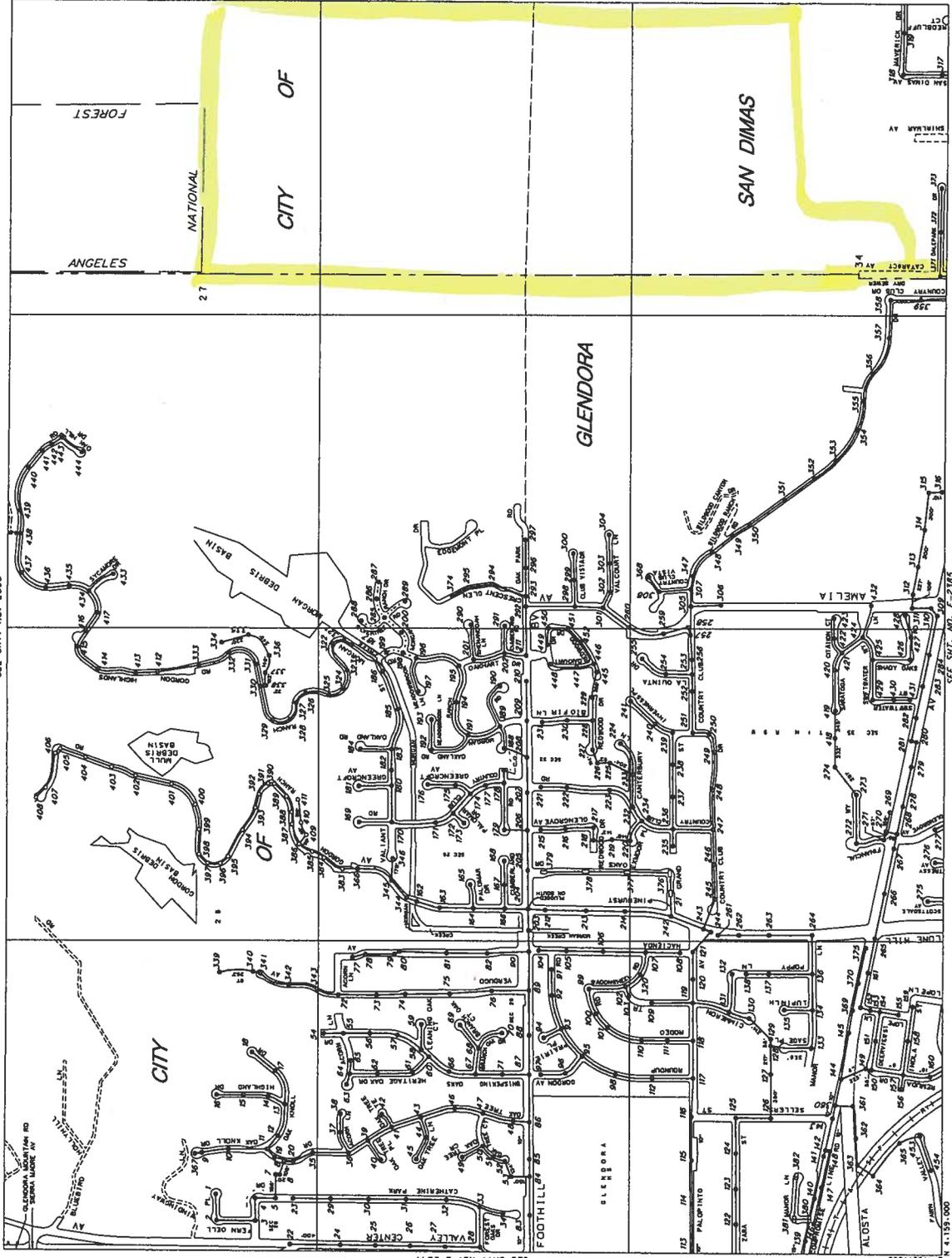
SEE SHIT. NO. E-2427



METERS
0 50 100 200 300
FEET
0 200 400 600 800

- LEGEND**
- CLAY SEWER MAINTAINED
 - PLASTIC SEWERS
 - CONCRETE SEWERS
 - CLAY SEWER/LEAD
 - CEMENT SEWER/LEAD
 - FORCE MAINS
 - SEWERS NOT MAINTAINED
 - TRUNK SEWERS
 - CITY BOUNDARY
 - STANDARD MANHOLE
 - DEEP MANHOLE
 - SHALLOW MANHOLE
 - TRAP MANHOLE
 - WEIR MANHOLE
 - CLEAFOUT
 - LAMP HOLE
 - PUMP STATION

TOTAL MH'S THIS MAP: 454



SEE SHIT. NO. 2383

SEE SHIT. NO. E-2385

N 4-1159-000

E-1337-000

MAP REV
06-24-05
DATA BASE REV
01-10-85

E-2384

CONSOLIDATED S.M.D.

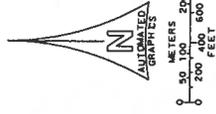
E-2384

T-1570-15

E-2385

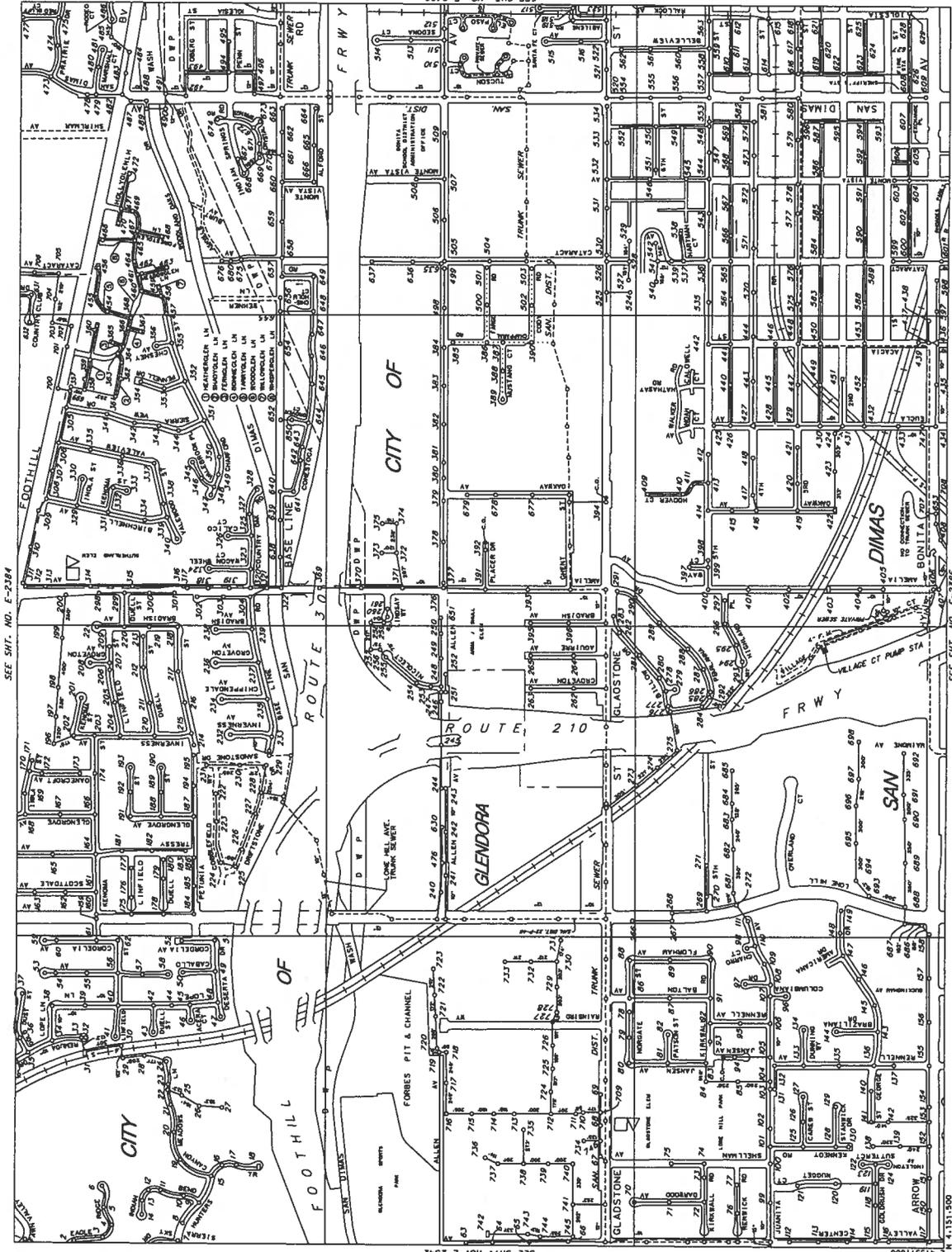
U-95
U-96
U-97
U-98

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP COUNTY SEWERLINES MAINTENANCE DISTRICTS. EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE PRESENT IN THIS MAP.



- LEGEND**
- - CLAY SEWERS MAINTAINED BY THE CITY
 - - PLASTIC SEWERS
 - - CONCRETE SEWERS
 - - CLAY MANHOLE
 - - COUNTY OWNED LAND
 - - FORCE MAINS
 - - PIPES NOT MAINTAINED
 - - TRUNK SEWER
 - - CITY BOUNDARY
 - - STANDARD MANHOLE
 - - SMALLER MANHOLE
 - - TRAP MANHOLE
 - - WET MANHOLE
 - - CLEARWAY
 - - LAMP HOLE
 - - PUMP STATION

TOTAL MH'S THIS MAP: 745



SEE SHIT. NO. E-2384

SEE SHIT. NO. E-2342

SEE SHIT. NO. E-2386

MAP REV
01-05-10
DATA BASE REV
08-01-85

E-2385

CONSOLIDATED S.M.D.

E-2385

T:600.41

ENCLOSURE B

SEWER MAINTENANCE DISTRICT PROJECT ACCEPTANCE PROCEDURE

Plan Check

- Sewer Maintenance and Annexation fees.
(LACO: Code Sections 20.32.270 & 20.32.280).

Inspection at Partial Completion

- Gravity Sewers – Closed-Circuit Television Inspection at 95 percent completion.
- Pump Stations – Electro-Mechanic inspection at 98 percent completion.

Completion and Transfer to Sewer Maintenance District

- As-Built sewer plans.
- Notice of completion.
- Notice of acceptance for public use – Land Development Division/City.
- Request to accept for maintenance – City.
- Consent and Jurisdiction – City.
(Continuous or project by project basis).

Annexation Process

- See attached.

April 9, 2008

Approved Dean D. Efstathiou
Dean D. Efstathiou

TO: Dean D. Efstathiou
FROM: Manuel del Real
Sewer Maintenance Division

**POLICIES FOR ACCEPTANCE OF SEWERS INTO
THE CONSOLIDATED SEWER MAINTENANCE DISTRICT**

The Consolidated Sewer Maintenance District (District) is a special district established pursuant to Chapter 4 of the State of California Health and Safety Code. The District receives no general tax fund monies and is entirely funded by homeowners and businesses within the District who are either connected to or have access to the public sewer. It is imperative that the District provides the best service possible to its customers and protects its customers from undue liability due to poorly constructed or maintained sewer lines. Therefore, all new sewers shall require a closed-circuit television (CCTV) inspection prior to acceptance into the District.

The following procedures shall be used for the acceptance of newly-constructed sewers for public use. The procedures are separated by sewers constructed under Public and Private Contracts.

PUBLIC CONTRACTS

1. Construction Division, Contract Inspection, will forward as-built plans and the contractor's CCTV video and inspection reports, per requirements described in the contract special provisions, to Sewer Maintenance Division prior to completion. The contractor shall be required to flush the sewer line on the same day of and just prior to the CCTV inspection to allow for sags in the sewer alignment to be clearly identified. All debris shall be captured and removed from the sewer system.
2. Sewer Maintenance Division will review the CCTV video and inspection reports following the Pipeline Assessment and Certification Program (PACP) standards. Upon completion of this review, Sewer Maintenance Division will notify Construction Division of the acceptability of the sewer system or if further action is required to correct existing deficiencies.

Dean D. Efstathiou
April 9, 2008
Page 2

PRIVATE CONTRACTS

1. **Partial Field Acceptance (95 percent)** – The developer shall perform a CCTV inspection of the sewer system to verify its structural integrity. The CCTV inspection shall be in accordance with the District's specifications for CCTV sewer inspection services. The developer shall clean and flush the sewer line on the same day of and just prior to the CCTV inspection to allow for sags in the sewer alignment to be clearly identified. All debris shall be captured and removed from the sewer system.
2. The developer shall forward CCTV video and inspection reports to Construction Division's Permit Inspector for transmittal to Sewer Maintenance Division.
3. Sewer Maintenance Division will review the CCTV video and inspection reports following the PACP guidelines. Upon completion of this review, Sewer Maintenance Division will notify Construction Division's Permit Supervisor of the acceptability of the sewer system or if further action is required to correct existing deficiencies.
4. **Complete Field Acceptance (98 percent)** – Prior to complete field acceptance the developer shall clean the sewer system using high pressure hydro-jetting in the presence of the Permit Inspector. All debris shall be captured and removed from the sewer system. The developer shall certify that the sewer is clean and free of all foreign construction debris by televising the sewer system.
5. See attached flowcharts for overall transfer procedure.

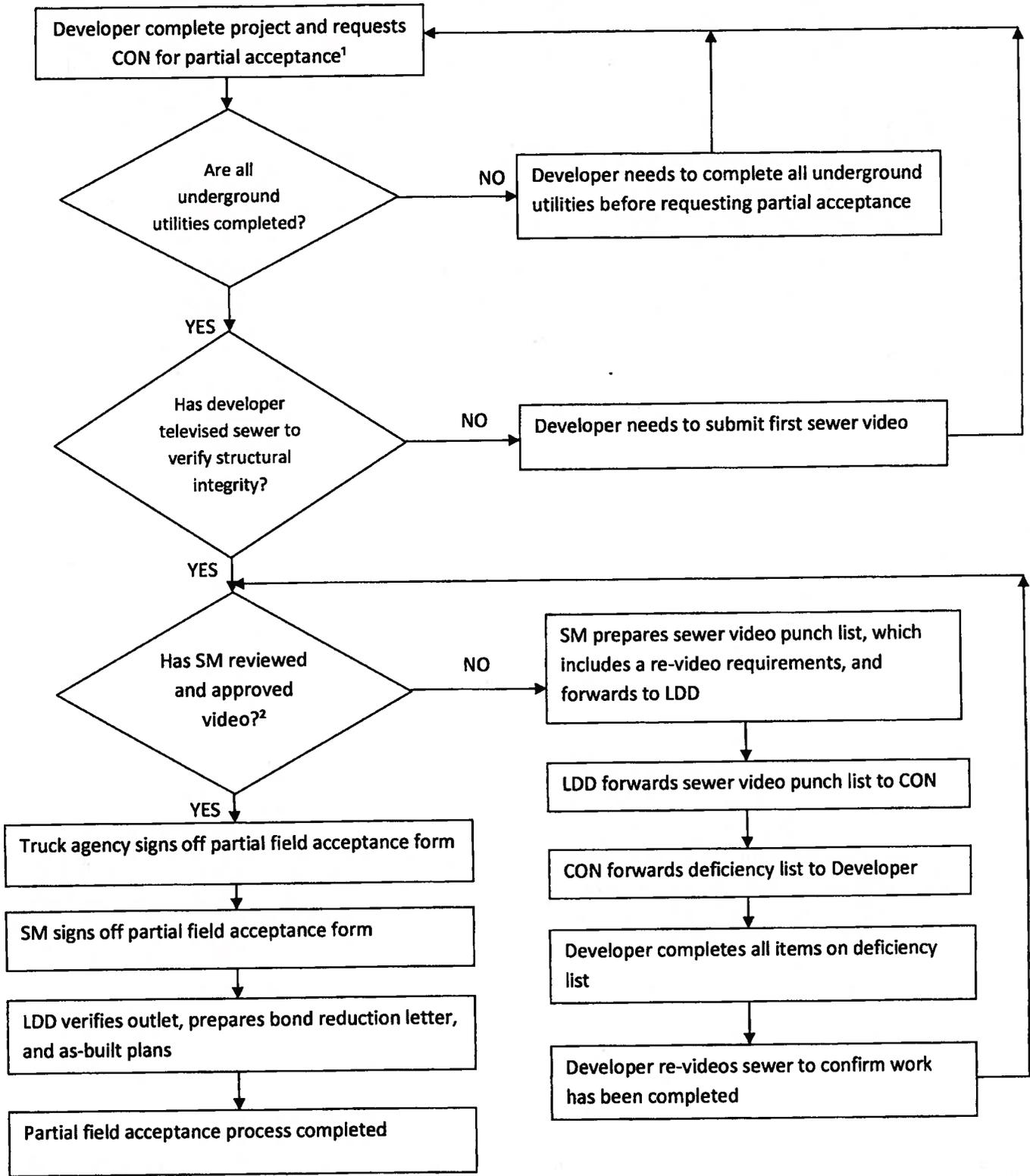
KL:sb
1426.doc

Attach.

cc: Construction (Sparks)
Land Development (Hunter)

bc: MdR, KL, RS, FV, SPINDLE

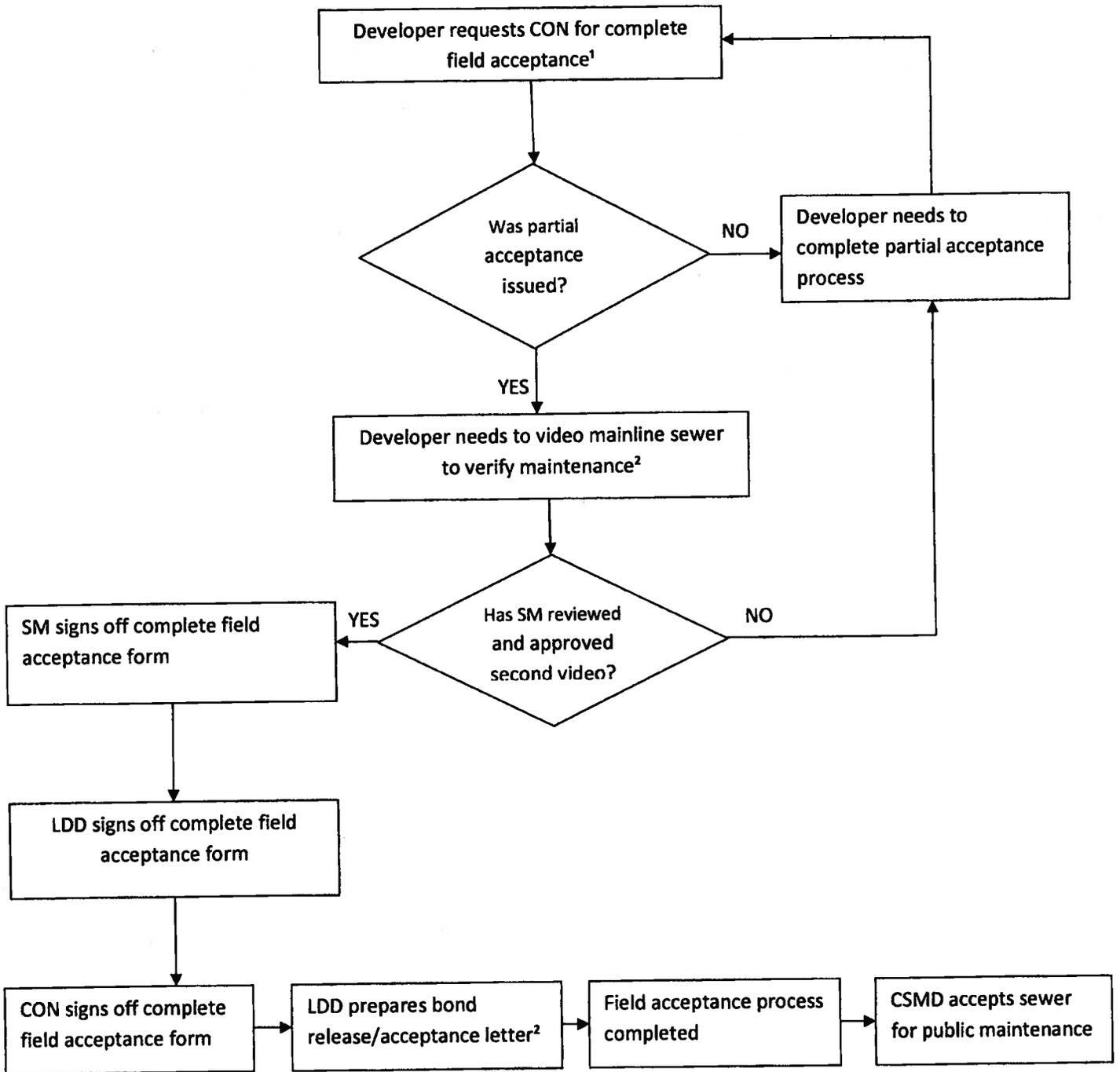
NOTICE OF PARTIAL FIELD ACCEPTANCE (95%) PROOCES FLOWCHART



¹Per The Subdivision Map Act of 2003, Division 2 Subdivisions, Section 66499, 7 (b) of the California Government Code, a response must be prepared within 45 days of the developer' request for partial field acceptance.

²Sewer video shall be a Closed-Circuit Television (CCTV) inspection in accordance with the National Association of Sewer Service Companies following the Pipeline Assessment and Certification Program (PACP) guidelines and standards.

NOTICE OF PARTIAL FIELD ACCEPTANCE (98%) PROOCCESS FLOWCHART



¹Per The Subdivision Map Act of 2003, Division 2 Subdivisions, Section 66499, 7 (b) of the California Government Code, a response must be prepared within 45 days of the developer's request for complete field acceptance.

² Per The Subdivision Map Act of 2003, Division 2 Subdivisions, Section 66499, 7 (b) of the California Government Code, any remaining performance security shall be released within 60 days of the issuance of the written statement of completion.

³Sewer video shall be a Closed-Circuit Television (CCTV) inspection in accordance with the National Association of Sewer Service Companies following the Pipeline Assessment and Certification Program (PACP) guidelines and standards.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 29, 2008

IN REPLY PLEASE
REFER TO FILE: SM-1

Mr. Ramiro Adeva, City Engineer
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Attention Mr. Jayant P. Patel

Dear Mr. Adeva:

CLOSED-CIRCUIT TELEVISION INSPECTION REQUIREMENT FOR CITY SEWER PROJECTS WITHIN THE CONSOLIDATED SEWER MAINTENANCE DISTRICT OF THE COUNTY OF LOS ANGELES

In April 2008 we established a new policy requiring that all newly constructed sewer lines be inspected by closed-circuit television (CCTV) prior to being accepted for maintenance by the Consolidated Sewer Maintenance District (CSMD). The CCTV inspection shall utilize Pipeline Assessment and Certification Program (PACP) guidelines and be conducted to verify that the new sewer is structurally sound, clean of debris, and was properly maintained during construction. All identified structural and/or maintenance deficiencies must be corrected to the satisfaction of the CSMD for any new sewer system to be accepted for maintenance.

To ensure that this policy is consistently applied throughout the district, it is imperative that cities within the CSMD, including yours, enforce this requirement for all main line sewer construction projects. We are, therefore, requiring that you submit a copy of the CCTV inspection video (on DVD) and PACP inspection reports of sewer projects within the City to us for clearance prior to accepting them for public use. This is in addition to our requirement that "as-built" sewer plans be submitted to us with your request for our acceptance of the project for maintenance and annexation into our CSMD.

Enclosed is a copy of typical specifications for CCTV inspection for projects in Unincorporated County areas.

Mr. Ramiro Adeva
October 29, 2008
Page 2

If you have any questions on this matter, please contact Mr. Nicholas Agbobu at (626) 300-3382 or at nagbobu@dpw.lacounty.gov.

Very truly yours

DEAN D. EFSTATHIOU
Acting Director of Public Works



MANUEL DEL REAL
Assistant Deputy Director
Sewer Maintenance Division

NA:dh
SM9752

Enc.

bc: Land Development Division (Chong)
Program Development Division (Pilker)

bc: MdR, KL, NA, File (SMD Policy on Sewer Facilities Acceptance), SPINDLE

October 29, 2008

**CLOSED-CIRCUIT TELEVISION INSPECTION REQUIREMENT
FOR CITY SEWER PROJECTS WITHIN THE
CONSOLIDATED SEWER MAINTENANCE DISTRICT
OF THE COUNTY OF LOS ANGELES**

An identical original of the attached letter was sent to each of the following:

Mr. Ramiro Adeva, City Engineer
City of Agoura Hills
30001 Laydyface Court
Agoura Hills, CA 91301

Mr. Carlos Alba, City Engineer
City of Artesia
18747 Clarkdale Avenue
Artesia, CA 90701

Mr. Edwin Galvez, Director of Public Works
City of Baldwin Park
14403 East Pacific Avenue
Baldwin Park, CA 91706

Ms. Deborah Chankin, Director of Public Works
City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706

Mr. John Oropeza, Director of Public Works
City of Bell Gardens
7100 South Garfield Avenue
Bell Gardens, CA 90201

Mr. Dominic Milano, City Engineer
City of Bradbury
600 Winston Avenue
Bradbury, CA 91010

Mr. Robert Yalda, Director of Public Works
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Mr. Victor Rollinger, City Engineer
City of Carson
701 East Carson Street
Carson, CA 90745

Mr. Robert Zarrilli
Director of Community Development
City of Commerce
2535 Commerce Way
Commerce, CA 90040

Mr. Carlos Alvarado, City Engineer
City of Cudahy
5220 Santa Ana Street
Cudahy, CA 90201

Mr. David Liu
Director of Public Works
City of Diamond Bar
21825 East Copley Drive
Diamond Bar, CA 91765

Mr. Dominic Milano, City Engineer
City of Duarte
1600 Huntington Drive
Duarte, CA 91010

Mr. Dave Davies
Director of Public Works
City of Glendora
116 East Foothill Boulevard
Glendora, CA 91741

October 29, 2008

Mr. Richard Wilson, City Engineer
City of Hawaiian Gardens
21815 Pioneer Boulevard
Hawaiian Gardens, CA 90716

Mr. Dirk Lovett, City Engineer
City of Hidden Hills
6165 Spring Valley road
Hidden Hills, CA 91302

Mr. John Ballas, Director of Public Works
City of Industry
15651 East Stafford Street
Industry, CA 91744

Mr. Kwok Tam, Director of Public Works
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Mr. Edward Hitti, Director of Public Works
City of La Cañada Flintridge
1327 Foothill Boulevard
La Cañada Flintridge, CA 91011

Mr. Madji Ataya, City Engineer
City of La Habra Heights
1245 North Hacienda Boulevard
La Habra Heights, CA 90631

Ms. Lisa A. Rapp, Director of Public Works
City of Lakewood
5050 North Clark Avenue
Lakewood, CA 90712

Mr. Steve Forster, Director of Public Works
City of La Mirada
15515 Phoebe Avenue
La Mirada, CA 90638

Mr. Renee Salas, Director of Public Works
City of La Puente
15900 East Main Street
La Puente, CA 91744

Ms. Marlene Miyoshi
Director of Public Works
City of Lawndale
14717 Burin Avenue
Lawndale, CA 93534

Mr. Wendel Johnson, Director of Public Works
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Mr. Michael Mischel, Director of Public Works
City of Palmdale
38250 North Sierra Highway
Palmdale, CA 93550

Mr. Allan Rigg, Director of Building and Planning
City of Palos Verdes Estates
340 Palos Verdes, Drive West
Palos Verdes Estates, CA 90274

Mr. Christopher S. Cash
Director of Public Works
City of Paramount
16400 Colorado Avenue
Paramount, CA 90723

Mr. Al Cabay, Acting Director of Public Works
City of Pico Rivera
6615 South Passons Boulevard
Pico Rivera, CA 90660

Mr. Jim Bell, Director of Public Works
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 91766

Mr. Sam Wise, Assistant City Manager
City of Rolling Hills Estates
4045 Palos Verdes, Drive North
Rolling Hills Estates, CA 90274

October 29, 2008

Mr. Lou LeBlanc, City Engineer
City of Rosemead
8838 East Valley Boulevard
Rosemead, CA 91770

Ms. Sharon Perlstein, City Engineer
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069

Mr. Krishna Patel, Director of Public Works
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773-3002

Mr. Robert Newman, Director of Building and Engineering
City of Santa Clarita
23920 West Valencia Boulevard, Suite 300
Santa Clarita, CA 91355

Mr. Don Jensen, Director of Public Works
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Mr. Patrick Lang, Director of Public Works
City of South El Monte
1415 North Santa Anita Avenue
South El Monte, CA 91733

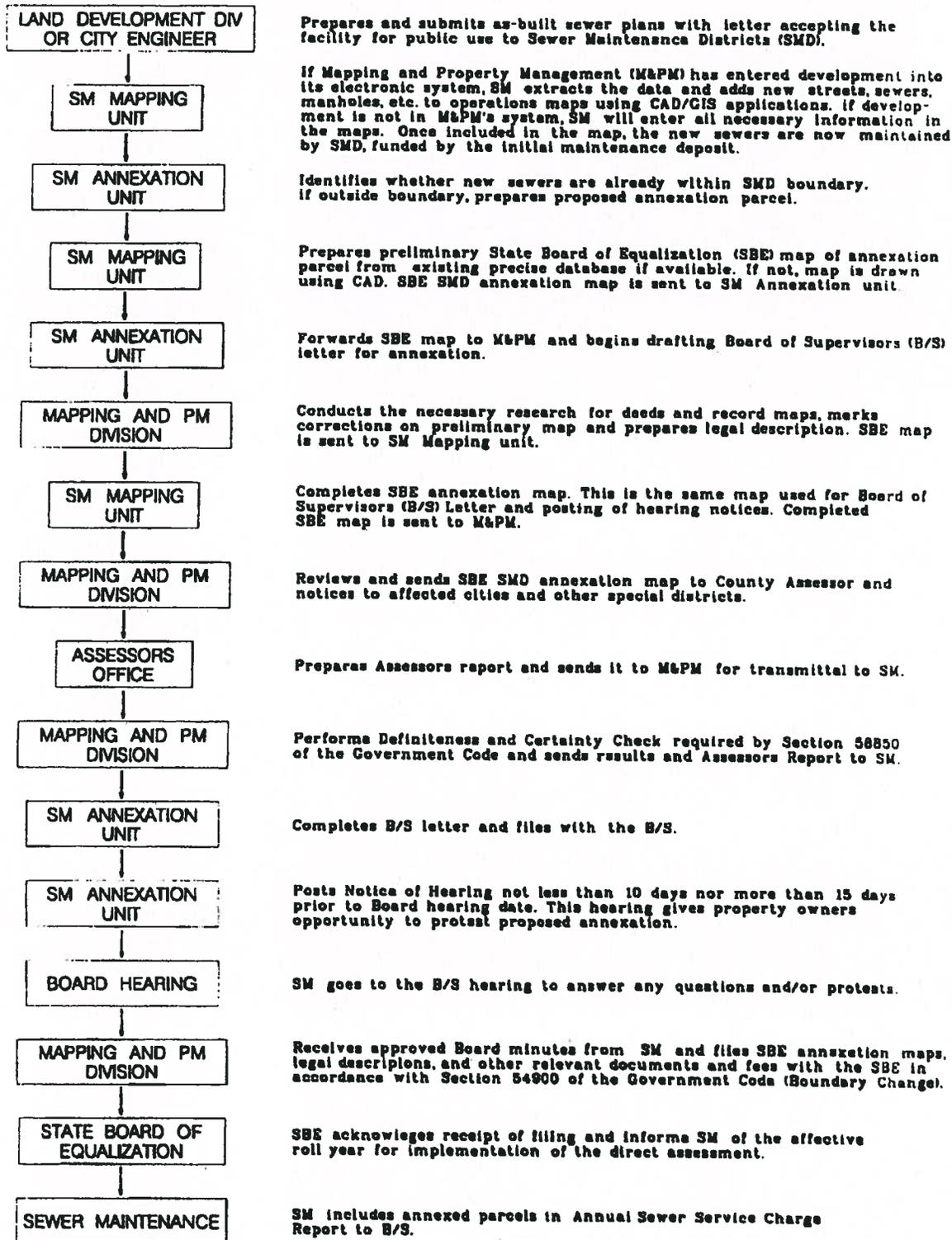
Mr. Chuck Erickson, Public Services Manager
City of Temple City
9701 Las Tunas Drive
Temple City, CA 91780

Mr. Dominic Milano, City Engineer
City of Walnut
21201 La Puente Road
Walnut, CA 91789

Mr. John Knipe, City Engineer
City of Westlake Village
31200 Oak Crest Drive
Westlake Village, CA 91361

Attach.

SEWER MAINTENANCE ANNEXATION PROCESS



PROCEDURE TO WITHDRAW FROM THE DISTRICT

- 1 A formal request from the City of Lancaster to Mr. Don Wolfe, Director of Public Works, to withdraw from the CSMD. (done)
- 2 The City Council should enact a resolution requesting the City exclusion from the CSMD. (done)
- 3 Prepare SBE Map- (SM).
- 4 Send the SBE Map to Mapping and Property Management (MPM) Division for preparation of legal description-(SM).
- 5 MPM sends the map and legals to Assessor's office for definiteness and certainty check.
- 6 MPM notifies special districts i.e. Fire Protection District, School Districts, etc. regarding this withdrawal
- 7 MPM prepares Engineer's report to Sewer Maintenance (SM) regarding items 5 and 6 above.
- 8 SM prepares the board letter for filing with the Board of Supervisors (B/S) for approval of resolution and set the date of hearing.
- 9 Public notification of a hearing date before the B/S regarding withdrawal from the CSMD not less than 15 and not more than 30 days after approval of the resolution.
- 10 Hearing before the B/S regarding withdrawal from CSMD.
- 11 After approval by the B/S, SM sends documents (maps, legals and minutes of the hearing etc.) to MPM for submittal to State Board of Equalization with a \$300 for filing fee. The SBE must receive the documents on or before December 1, 2007 for the withdrawal to become effective on July 1, 2008.

Golden State Water Company



Golden State
Water Company
A Subsidiary of American States Water Company

July 9, 2010

PBS & J

Attention: Hannah Arkin, Environmental Analyst
9275 Sky Park Court, Suite 200
San Diego, CA 92123

Re: Environmental Impact Report for Tentative Tract Map 70583 (Brasada Tract)
Our New Business Project Estimate # 32600541

Dear Ms. Arkin:

Golden State Water Company (GSWC) acknowledges receipt of your letter and Notice, dated 6/15/2010, regarding the preparation of the Environmental Impact Report for the above-referenced tract. These were received at our local office in San Dimas on 6/18/2010, and in our New Business Department on 6/22/2010. These documents have been forwarded to our (Engineering) Planning Department and other pertinent departments for their input and response. The link to the Initial Study on the City of San Dimas' website was also provided.

A response was requested by July 9, 2010. However, several of the seven (7) questions posed in your cover letter will require additional time or information to fully respond. Listed below are the responses as we are able to provide at this time:

1. GSWC's service boundaries

Attached is a copy of our current tariff map for our San Dimas system. The tract lies outside of our current tariff area; GSWC will need to file for a service area extension with the California Public Utilities Commission (CPUC) to add the tract and surrounding area to our tariff area.

2. Existing water infrastructure

Generally, GSWC has water mains in the streets in the service area, including water mains in the existing tracts in the vicinity of Foothill Blvd. The Brasada tract lies north of any existing facilities. The Initial Study contains preliminary information on the requirements for the development from which it may be possible for our Planning Department to conduct modeling runs, which will provide an estimate of the infrastructure needs.

3. GSWC existing capital improvement plans

GSWC has a Master Plan, with short-term, mid-term and long-term projects. These projects are subject to modification as changing conditions dictate. The Brasada project is outside of the current service area, therefore there are no existing facilities to address. Any new facilities would be at the expense of the developer.

4. Infrastructure improvements to serve the project

The development will require both in-tract facilities as well as outside of tract facilities, the delineation of which require additional time and possibly more information to determine. The facilities would be at the expense of the developer.

5. Sufficiency of water supply entitlements and resources

The Initial Study contains preliminary development information, but lacks actual demand estimates. The following general comment is being provided herein, subject to actual demand information: GSWC may require the developer to provide "new" water supply to GSWC for our use in serving the proposed development. "New" water supply may include entitlements to groundwater or purchased water. With satisfactory contractual and financial arrangements in place for additional water supply, GSWC will be able to provide water service to the development in accordance with the rules and regulations of the CPUC.

6. Adequacy of water capacity to meet fire flow requirements

The Initial Study contains preliminary fire flow and storage requirement information; GSWC confirms that, with satisfactory contractual and financial arrangements in place, GSWC will be able to construct, operate, and maintain a water system capable of meeting the fire flow, water storage, hydrants, and water system requirements indicated within section 3.2 of DRAFT Brasada Tentative Tract Map No. 70583, dated August 4, 2009

7. Relevant plans or policies

All applicable California Public Utilities Commission General Orders and Rules, in particular Main Extension Rule 15, related to the design, installation, and financing of water facilities; American Water Works Association standards for materials and installation; California Department of Public Health regulations.

Please note that we have been in previous contact with the developer, Mr. Stan Stringfellow of NJD, Limited, and we are awaiting his final requirements in order to proceed with preliminary design and cost estimates for the project. We recognize that the requirement for the filing of an EIR will impact the timing of the project.

In order to offset the costs incurred in the review, modeling and preliminary work on the project, a Review Fee of \$1,500 is requested. Upon completion of our Planning Department modeling and review, we should be able to provide more definitive response to the questions posed in your information request letter.

If I may be of further assistance in this matter, please contact me at our Anaheim office, or by phone at (714) 535-7711 extension 208.

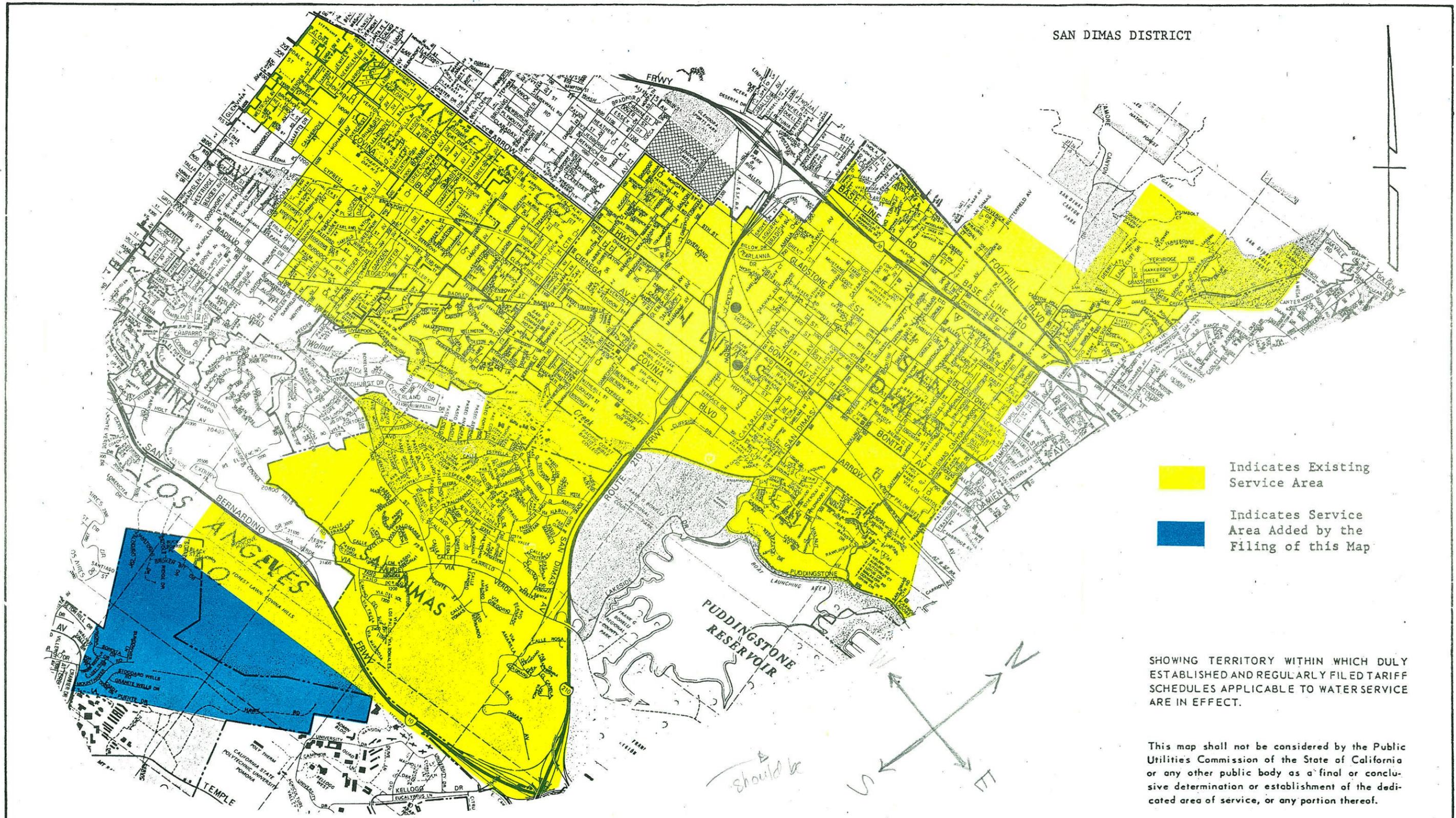
Sincerely,


Alice F. Shiozawa
New Business Manager

Attachments:

Main Extension Rule 15
Tariff Map – San Dimas

SAN DIMAS DISTRICT



- Indicates Existing Service Area
- Indicates Service Area Added by the Filing of this Map

SHOWING TERRITORY WITHIN WHICH DULY ESTABLISHED AND REGULARLY FILED TARIFF SCHEDULES APPLICABLE TO WATER SERVICE ARE IN EFFECT.

This map shall not be considered by the Public Utilities Commission of the State of California or any other public body as a final or conclusive determination or establishment of the dedicated area of service, or any portion thereof.

(To be inserted by Utility)

Advice Letter No. 778-W

Decision No. _____

ISSUED BY
W. V. CAENEY
 PRESIDENT

(To be inserted by Cal. P.U.C.)

Date Filed MAR 02 1988

Effective APR 11 1988

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

A. General Provisions and Definitions

1. Applicability

- a. All extensions of distribution mains, from the utility's basic production and transmission system or existing distribution system, to serve new customers, except for those specifically excluded below, shall be made under the provisions of this rule unless specific authority is first obtained from the Commission to deviate therefrom. A main extension contract shall be executed by the utility and the applicant or applicants for the main extension before the utility commences construction work on said extensions or, if constructed by applicant or applicants, before the facilities comprising the main extension are transferred to the utility.
- b. Extensions primarily for fire hydrant, private fire protection, resale, temporary, standby or supplemental service shall not be made under this rule.
- c. The utility may, but will not be required to, make extensions under this rule in easements or right-of-way where final grades have not been established, or where street grades have not been brought to those established by public authority. If extensions are made when grades have not been established and there is a reasonable probability that the existing grade will be changed, the utility shall require that the applicant or applicants for the main extension deposit, at the time of execution of the main extension agreement, the estimated net cost of relocating, raising or lowering facilities upon establishment of final grades. Adjustment of any difference between the amount so deposited and the actual cost of relocating, raising or lowering facilities shall be made within ten days after the utility has ascertained such actual cost. The net deposit representing actual cost is not subject to refund. The entire deposit related to the proposed relocation, raising or lowering shall be refunded when such displacements are determined by proper authority to be not required.

2. Limitation of Expansion

- a. When the outstanding advance contract balances reach 40 percent of total capital (defined, or the purpose of this rule, as proprietary capital, or capital stock and surplus, plus debt and advances for construction) the utility shall so notify the Commission within thirty days.

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

(Continued)

A. General Provisions and Definitions (Continued)

2. Limitations of Expansion (Continued)

- b. Whenever the outstanding advance contract balances plus the advance on a proposed new extension would exceed 50 percent of total capital, as defined in Section A.2.a. plus the advance on the proposed new extension, the utility shall not make the proposed new extension of distribution mains without authorization of the Commission. Such authorization may be granted by a letter from the Executive Director of the Commission.
- c. Whenever the outstanding advance contract balances reach the above level, the utility shall so notify the Commission within thirty days.

3. Definitions

- a. A "bona fide customer," for the purpose of this rule, shall be a customer (excluding any customer formerly served at the same location) who has given satisfactory evidence that service will be reasonably permanent to the property which has been improved with a building of a permanent nature, and to which service has commenced. The provision of service to a real estate developer or builder, during the construction or development period, shall not establish him as a bona fide customer.
- b. A "real estate developer" or "builder," for the purpose of this rule, shall include any individual, association of individuals, partnership, or corporation that divides a parcel of land into two or more portions, or that engages in the construction and resale of individual structures on a continuing basis.
- c. The "adjusted construction cost," for the purpose of this rule, shall be reasonable and shall not exceed the costs recorded in conformity with generally accepted water utility accounting practices, and as specifically defined in the Uniform System of Accounts for Water Utilities prescribed by the Commission for installing facilities of adequate capacity for the service requested. If the utility, at its option, should install facilities with a larger capacity or resulting in a greater footage of extension than required for the service requested, the "adjusted construction cost," for the purpose of this rule, shall be determined by the application of an adjustment factor to actual construction cost of facilities installed. This factor shall be the ratio of estimated cost of required facilities to estimated cost of actual facilities installed.

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS
(Continued)

A. General Provisions and Definitions

4. Ownership, Design, and Construction of Facilities

- a. Any facilities installed hereunder shall be the sole property of the utility. In those instances in which title to certain portions of the installation, such as fire hydrants, will be held by a political subdivision, such facilities shall not be included as a part of the main extension under this rule, and will neither be owned by the utility nor subject to refund under the provisions of Section C.2. of this rule.
- b. The size, type, quality of materials, and their location, shall be specified by the utility; and the actual construction shall be done by the utility or by a constructing agency acceptable to it.
- c. Where the property of an applicant is located adjacent to a right-of-way, exceeding 70 feet in width, for a street, highway, or other public purpose, regardless of the width of the traveled way or pavement; or on a freeway, waterway, or railroad right-of-way, the utility may elect to install a main extension on the same side thereof as the property of the applicant, and the estimated and adjusted construction costs in such case shall be based upon such an extension.
- d. When an extension must comply with an ordinance, regulation, or specification of a public authority, the estimated and adjusted construction costs of said extension shall be based upon the facilities required to comply therewith.
- e. If the following provisions for water conservation are included in local building codes and/or ordinances, the main extension contract shall contain these provisions:
 - (1) All interior plumbing in new buildings shall meet the following requirements:
 - (a) Toilets shall not use more than 3-1/2 gallons per flush, except that toilets and urinals with flush valves may be installed.
 - (b) Shower heads shall contain flow controls which restrict flow to a maximum of approximately 3 gallons per minute.

(Continued)

Rule No. 15

MAIN EXTENSIONS

(Continued)

A. General Provisions and Definitions

4. Ownership, Design, and Construction of Facilities (Continued)

(c) Kitchen and lavatory faucets shall have flow controls which restrict flow to a maximum of approximately 2 gallons per minute.

(2) All new parks, median strips, landscaped public areas and landscaped areas surrounding condominiums, townhouses, apartments and industrial parks shall have a well-balanced automatic irrigation system designed by a landscape architect or other competent person, and shall be operated by electric time controller stations set for early morning irrigation.

5. Estimates, Plans, and Specifications

a. Upon request by a potential applicant for a main extension of 100 feet or less, the utility shall prepare, without charge, a preliminary sketch and rough estimates of the cost of installation to be advanced by said applicant. (N)
I
(N)

b. Any applicant for a main extension requesting the utility to prepare detailed plans, specifications, and cost estimates shall be required to deposit with the utility an amount equal to the estimated cost of preparation of such material. The utility shall, upon request, make available within 45 days after receipt of the deposit referred to above, such plans, specifications, and cost estimates of the proposed main extension. If the extension is to include oversizing of facilities to be done at the utility's expense, appropriate details shall be set forth in the plans, specifications, and cost estimates.

c. In the event a main extension contract with the utility is executed within 180 days after the utility furnishes the detailed plans and specification, the deposit shall become a part of the advance, and shall be refunded in accordance with the terms of the main extension contract. If such contract is not so executed, the deposit to cover the cost of preparing plans, specifications, and cost estimates shall be forfeited by the applicant for the main extension and the amount of the forfeited deposit shall be credited to the account or accounts to which the expense of preparing said material was charged.

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

(Continued)

A. General Provisions and Definitions

5. d. When detailed plans, specifications, and cost estimates are requested, the applicant for a main extension shall furnish a map to a suitable scale showing the street and lot layouts and, when requested by the utility, contours or other indication of the relative elevation of the various parts of the areas to be developed. If changes are made subsequent to the presentation of this map by the applicant, and these changes require additional expense in revising plans, specifications, and cost estimates, this additional expense shall be borne by the applicant, not subject to refund, and the additional expense thus recovered shall be credited to the account or accounts to which the additional expense was charged.

6. Timing and Adjustment of Advances

- a. Unless the applicant for the main extension elects to arrange for the installation of the extension himself, as permitted by Section C.1.c., the full amount of the required advance or an acceptable surety bond must be provided to the utility at the time of execution of the main extension agreement.
- b. If the applicant for a main extension posts a surety bond in lieu of cash, such surety bond must be replaced with cash not less than ten calendar days before construction is to commence; provided, however, that if special facilities are required primarily for the service requested, the applicant for the extension may be required to deposit sufficient cash to cover the cost of such special facilities before they are ordered by the utility.
- c. An applicant for a main extension who advances funds shall be provided with a statement of actual construction costs and adjusted construction cost showing in reasonable detail the costs incurred for material, labor, any other direct or indirect costs, overheads, and total costs; or unit costs; or contract costs, whichever are appropriate.
- d. Said statement shall be submitted within sixty days after the actual construction costs of the installation have been ascertained by the utility. In the event that the actual construction costs for the entire installation shall not have been determined within 120 days after completion of construction work, a preliminary determination of actual and adjusted construction costs shall be submitted, based upon the best available information at that time.

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

(Continued)

A. General Provisions and Definitions

6. e. Any difference between the adjusted construction costs and the amount advanced shall be shown as a revision of the amount of advance and shall be payable within thirty days of date of submission of statement.

7. Assignment of Main Extension Contracts

Any contract entered into under Sections B and C of this rule, or under similar provisions of former rules, may be assigned, after settlement of adjusted construction costs, after written notice to the utility by the holder of said contract as shown by the utility's records. Such assignment shall apply only to those refunds which become due more than thirty days after the date of receipt by the utility of the notice of assignment. The utility shall not be required to make any one refund payment under such contract to more than a single assignee.

8. Interpretation and Deviations

In case of disagreement or dispute regarding the application of any provision of this rule, or in circumstances where the application of this rule appears unreasonable to either party, the utility, applicant or applicants may refer the matter to the Commission for determination.

B. Extensions to Serve Individuals

1. Payment

Extensions of water mains to serve new individual customers shall be paid for and contributed to the utility by the individual customer requesting the main extension. Calculation of payment shall be on the basis of a main not in excess of 6" in diameter, except where a larger main is required by the special needs of the new customer. The utility shall be responsible for installing and paying for service pipes, meter boxes and meters to serve the new individual customer; provided, however, a Class C or Class D utility, or a Class A or Class B utility district or subsidiary serving 2000 or fewer connections, may accept from individual customers amounts in contribution as a connection fee calculated pursuant to the Commission's Connection Fee Data Form contained in the utility's tariffs.

(N)
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(N)

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

(Continued)

B. Extensions to Serve Individuals

2. Refunds

If subsequent applicants for water service are connected directly to the main extension contributed by the original individual customer, such subsequent applicants shall pay to the utility an amount equal to the cost of 100 feet of the original extension. Such amounts shall be immediately refunded by the utility to the initial customer who originally paid for and contributed the main extension to the utility. Total payments to the initial customer by subsequent applicants for water service who are connected directly to the extension shall not exceed the original cost of the extension. No refunds shall be made after a period of ten years from completion of the main extension.

(N)
|
(N)

C. Extensions to Serve Subdivisions, Tracts, Housing Projects, Industrial Developments, Commercial Buildings, or Shopping Centers

1. Advances

- a. Unless the procedure outlined in Section C.1.c., is followed, an applicant for a main extension to serve a new subdivision, tract, housing project, industrial development or organized commercial district shall be required to advance to the utility, before construction is commenced, the estimated reasonable cost of the extension to be actually installed, from the nearest utility facility at least equal in size or capacity to the main capacity to the main required to serve both the new customers and a reasonable estimate of the potential customers who might be served directly from the main extension. The costs of the extension shall include necessary service stubs or service pipes, fittings, gates and housing thereof, and meter boxes, but shall not include meters. To this shall be added the cost of fire hydrants when requested by the applicant for the main extension or required by public authority, whenever such hydrants are to become the property of the utility.
- b. If special facilities consisting of items not covered by Section C.1.a. are required for the service requested and, when such facilities to be installed will supply both the main extension and other parts of the utility's system, at least 50 percent of the design capacity (in gallons, gpm, or other appropriate units) is required to supply the main extension, the cost of such special facilities may be included in the advance, subject to refund, as hereinafter provided, along with refunds of the advance of the cost of the extension facilities described in Section C.1.a. above.

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

(Continued)

C. Extensions to Serve Subdivisions, Tracts, Housing Projects, Industrial Developments, Commercial Buildings, or Shopping Centers

1. c. In lieu of providing the advances in accordance with Sections C.1.a. and C.1.b., the applicant for the main extension shall be permitted, if qualified in the judgment of the utility, to construct and install the facilities himself, or arrange for their installation pursuant to competitive bidding procedures initiated by him and limited to the qualified bidders. The cost, including the cost of inspection and supervision by the utility, shall be paid directly by applicant. The applicant shall provide the utility with a statement of actual construction cost in reasonable detail. The amount to be treated as an advance subject to refund shall be the lesser of (1) the actual cost or (2) the price quoted in the utility's detailed cost estimate. The installation shall be in accordance with the plans and specifications submitted by the utility pursuant to Section A.5.b.

d. If, in the opinion of the utility, it appears that proposed main extension will not, within a reasonable period, develop sufficient revenue to make the extension self-supporting, or if for some other reason it appears to the utility that a main extension contract would place an excessive burden on customers, the utility may require non-refundable contributions of plant facilities from developers in lieu of a main extension contract.

If an applicant for a main extension contract who is asked to contribute the facilities believes such a request to be unreasonable, such applicant may refer the matter to the Commission for determination, as provided for in Section A.8. of this rule.

2. Refunds

a. The amount advanced under Sections C.1.a., C.1.b., and C.1.c. shall be subject to refund by the utility, in cash, without interest, to the party or parties entitled thereto as set forth in the following two paragraphs. The total amount so refunded shall not exceed the total of the amount advanced and for a period not to exceed 40 years after the date of the contract.

b. Payment of refunds shall be made not later than June 30 of each year, beginning the year following execution of contract, or not later than 6 months after the contract anniversary date if on an anniversary date basis.

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

(Continued)

C. Extensions to Serve Subdivisions, Tracts, Housing Projects, Industrial Developments, Commercial Buildings, or Shopping Centers

- 2. c. Whenever costs of main extensions and/or special facilities have been advanced pursuant to Section C.1.a., C.1.b. or C.1.c., the utility shall annually refund to the contract holders an amount equal to 2-1/2 percent of the advances until the principal amounts of the contracts have been fully repaid.

Whenever costs of special facilities have been advanced pursuant to Sections C.1.b. or C.1.c., the amount so advanced shall be divided by the number of lots (or living units, whichever is greater) which the special facilities are designed to serve, to obtain an average advance per lot (or living unit) for special facilities. When another builder applies for a main extension to serve any lots for which the special facilities are to be used, the new applicant shall, in addition to the costs of his proposed main extension, also advance an amount for special facilities. This amount shall be the average advance per lot for special facilities for each lot to be used less 2-1/2 percent of the average for each year in which advances have been due and payable on the original contract, prorated to June 30 on a monthly basis.

The amount advanced to the utility by the new applicant shall be immediately refunded to the holder of the original contract, which included the cost of the special facilities, and the original contract advance will be reduced accordingly. The utility will thenceforth refund 2-1/2 percent annually on each of the contract amounts, as determined above, to the holders of the contracts.

Advances and refunds based on additional builder participation will be determined in similar manner.

In no cost shall the refund on any contract exceed the amount advanced.

- d. With respect to a contract entered into before the effective date of this tariff sheet if, at any time during the 20-year refund period, 80 percent of the bona fide customers for which the extension or special facilities were designed are being served therefrom, the utility may, with the approval of the contract holder, modify.

(Continued)

Rule No. 15

MAIN EXTENSIONS
 (Continued)

C. Extensions to Serve Subdivisions, Tracts, Housing Projects, Industrial Developments, Commercial Buildings, or Shopping Centers

2. d. the contract so that the utility shall become obligated to pay, in cash, any balance which may remain unrefunded at the end of said 20-year period. Such balance shall be refunded in five equal annual installments, payable beginning 21 years after the date of the contract.

3. Termination of Main Extension Contracts

a. Any contract whose refunds are based on a percentage of the amount advanced may be purchased by the utility and terminated provided that the terms are mutually agreed to by the parties or their assignees and Section C.3.c. and Section C.3.d. are complied with. The maximum price that may be paid by the utility to terminate a contract shall be calculated by multiplying the remaining unrefunded contract balance times the appropriate termination factor set out below. No contract that has been in effect for less than 10 years shall be terminated without prior Commission approval.

Termination Factors

<u>Years Remaining</u>	<u>Factor</u>						
1	.8929	11	.5398	21	.3601	31	.2608
2	.8450	12	.5162	22	.3475	32	.2535
3	.8006	13	.4941	23	.3356	33	.2465
4	.7593	14	.4734	24	.3243	34	.2399
5	.7210	15	.4541	25	.3137	35	.2336
6	.6852	16	.4359	26	.3037	36	.2276
7	.6520	17	.4188	27	.2942	37	.2218
8	.6210	18	.4028	28	.2851	38	.2136
9	.5920	19	.3877	29	.2766	39	.2111
10	.5650	20	.3729	30	.2685	40	.2061

(Continued)

Rule No. 15

MAIN EXTENSIONS
 (Continued)

C. Extensions to Serve Subdivisions, Tracts, Housing Projects, Industrial Developments, Commercial Buildings, or Shopping Centers

3. b. Any contract with refunds based upon percentage of revenues and entered into under Section C. of the former rule may be purchased by the utility and terminated provided the payment is not in excess of the estimated revenue refund multiplied by the termination factor in the following table, the terms are otherwise mutually agreed to by the parties or their assignees and Section C.3.c. and Section C.3.d. hereof are complied with. The estimated revenue refund is the amount that would otherwise be refunded, at the current level of refunds, over the remainder of the twenty-year contract period, or shorter period that would be required to extinguish the total refund obligation. It shall be determined by multiplying 22 percent of the average annual revenue per service for the immediately preceding calendar year by the number of bona fide customers at the proposed termination date, times the number of years or fractions thereof to the end of the twenty-year contract period or shorter period that would be required to refund the remaining contract balance.

Termination Factors

<u>Years Remaining</u>	<u>Factor</u>	<u>Years Remaining</u>	<u>Factor</u>
1	.8929	11	.5398
2	.845012	.5162	
3	.800613	.4941	
4	.759314	.4734	
5	.721015	.4541	
6	.685216	.4359	
7	.652017	.4188	
8	.621018	.4028	
9	.592019	.3877	
10	.5650		

- c. The utility shall furnish promptly to the Commission the following information, in writing, and shall obtain prior authorization by a formal application under Sections 816-830 of the Public Utilities Code if payment is to be made other than in cash:

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS
(Continued)

C. Extensions to Serve Subdivisions, Tracts, Housing Projects, Industrial Developments, Commercial Buildings, or Shopping Centers

- 3. c. (1) A copy of the main extension contract, together with data adequately describing the development for which the advance was made and the total adjusted construction cost of the extension.
- (2) The balance unpaid on the contract and the calculation of the maximum termination price, as above defined, as of the date of termination and the terms under which the obligation was terminated.
- (3) The name of the holder of the contract when terminated.
- d. Discounts obtained by the utility from contract terminated under the provisions of this section shall be accounted for by credits to Ac. 265, Contributions in Aid of Construction.

D. Extensions Designed to Include Fire Protection

- 1. The cost of distribution mains designed to meet the fire flow requirements set forth in Section VIII.1 (a) of General Order No. 103 is to be advanced by the applicant. The utility shall refund this advance as provided in Sections B.2. and C.2. of this rule.
- 2. Should distribution mains be designed to meet fire flow requirements in excess of those set forth in Section VIII.1(a) of General Order No. 103, the increase in cost of the distribution mains necessary to meet such higher fire flow requirements shall be paid to the utility as a contribution in aid of construction.
- 3. The cost of facilities other than hydrants and distribution mains required to provide supply, pressure, or storage primarily for fire protection purposes, or portions of such facilities allocated in proportion to the capacity designed for fire protection purposes, shall be paid to the utility as a contribution in aid of construction.

(Continued)

ISSUED BY

Date Filed October 7, 1991

Advice Letter No. 846-W

F. E. WICKS

Effective Date November 15, 1991

Decision No. _____

President

Resolution No. _____

Rule No. 15

MAIN EXTENSIONS

(Continued)

E. Income Tax Component of Contributions and Advances Provision

1. Contributions in Aid of Construction (CIAC) and Advances for Construction shall include, but not limited to, cash, services, facilities, labor, property, and income taxes thereon provided by a person or agency to the utility. The value of non-cash contributions and advances shall be based on the utility's estimates. Contributions and advances shall consist of three components for the purpose of recording transactions as follows:
 - a. Income Tax Component (ITCC), and
 - b. The portion of the contribution or advance attributable to service laterals
 - c. The balance of the contribution or advance.
2. The ITCC shall be calculated by multiplying the balance of the service lateral contribution by the tax factor 31.9% or the service lateral advance by the tax factor of 33.9%.
3. The tax factor is established by using Method 5 as set forth in Decision No. 87-09-026 in I.86-11-019.
4. The formula to compute Method 5 includes the following factors:

a. State Franchise tax rate:	8.84%
b. Federal Income tax rate:	35.00%
c. Discount Rate:	8.94%
d. Pre-Tax rate of return:	12.90%
e. Cost of debt :	7.90%
f. Return on equity:	10.00%
g. Capital ratio (debt: equity):	50:50
h. Net to gross:	1.78
5. The ITCC tax factor has been derived from the corporate rate and it will remain in effect until the utility's net taxable income changes to the extent that the gross-up rate would increase or decrease by five percentage points or more. When and if that occurs, the utility will file an advice letter showing the new rates and cancel out this sheet.
6. The utility shall inform Applicant of the final cost of the installation of all service laterals and the resulting tax paid thereon.
7. In the event that the Utility collects a gross-up using an incremental tax rate that is more than its incremental tax rate as determined on a taxable year basis, without consideration of a tax credit or tax loss carry forward, the difference between what was and what should have been collected will be refunded to the Applicant.

ISSUED BY

Date Filed June 8, 2001

Advice Letter No. 1091-WA

F E. WICKS

Effective Date July 18, 2001

Decision No. _____

President

Resolution No. W-4263



GOLDEN STATE WATER COMPANY

A SUBSIDIARY OF AMERICAN STATE WATER COMPANY

401 S. SAN DIMAS CYN. RD. • SAN DIMAS, CALIFORNIA 91773

(909) 592-4271 • FAX (909) 592-6690

June 28, 2010

Mr. Stan Stringfellow
326 W. Arrow Hwy.
San Dimas, CA 91773

RE: CAN AND WILL SERVE LETTER
Tract Map 70583 – San Dimas, CA

This is to inform you that the above referenced property is outside of our existing Tariff Service Area boundaries. To provide water service to this development, Golden State Water Company (GSWC) will be required to make application and obtain approval of the California Public Utilities Commission (CPUC) to adjust our boundaries to include this subdivision/parcel; construct and/or perform improvements to the water system; and may be required to prepare a Water Supply Assessment. Upon approval of said adjustment, preparation of Water Supply Assessment, if required, and completion of satisfactory financial arrangements under our rules and regulations on file with the CPUC, GSWC can and will provide domestic water and fire protection service to the subject project (Project), subject to the requirements listed below.

A. Special Facilities

In addition to the basic water system improvements required, special facilities may be required to provide water service and fire protection to the Project. Special facilities are specific water system upgrades that are required to provide water service based on the Project's impact to the GSWC' existing system. Special facilities may include: procurement of water supply, surface water treatment facilities, booster station, water storage, transmission facilities, or other tangible infrastructure necessary to ensure adequate water service and fire protection.

The need for special facilities will be determined through GSWC preparation of a Preliminary Cost Estimate for the Project. As a condition of service, it may be the Project proponent's responsibility to bear some or all the costs of the construction of these special facilities associated with extension of service to the Project. GSWC and

the Project proponent will enter into a separate agreement regarding these special facilities.

B. CPUC Application and Water Supply Assessment

As part of preparing and filing an application with the CPUC requesting expansion of our service area, GSWC will be required to perform analyses necessary to complete the CPUC's Water Supply Questionnaire.

If the City of San Dimas or County of Los Angeles deems the preparation of a Water Supply Assessment is required, GSWC will be required to prepare, or have prepared its behalf, a Water Supply Assessment in accordance with SB221 and/or SB610.

It is the project proponent's responsibility to bear all the costs, including the preparation of studies, analyses or exhibits, associated with the preparation of the CPCU application to extend our service area and/or the preparation of a Water Supply Assessment. GSWC and the Project proponent will enter into a separate agreement regarding these services.

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

Sincerely,

GOLDEN STATE WATER COMPANY



Kyle Snay
Operations Engineer

C: Alice Shiozawa, GSWC Foothill District Manager
Ernie Gisler, GSWC Planning Manager
Eric Pivaroff, GSWC New Business Contract Administrator



GOLDEN STATE WATER COMPANY

A SUBSIDIARY OF AMERICAN STATE WATER COMPANY

401 S. SAN DIMAS CYN. RD. • SAN DIMAS, CALIFORNIA 91773

(909) 592-4271 • FAX (909) 592-6690

June 16, 2009

Mr. Stan Stringfellow
326 W. Arrow Hwy.
San Dimas, CA 91773

RE: CAN AND WILL SERVE LETTER
Tract Map 70583 – San Dimas, CA

This is to inform you that the above referenced property is outside of our existing Tariff Service Area boundaries. To provide water service to this development, Golden State Water Company (GSWC) will be required to make application and obtain approval of the California Public Utilities Commission (CPUC) to adjust our boundaries to include this subdivision/parcel; construct and/or perform improvements to the water system; and may be required to prepare a Water Supply Assessment. Upon approval of said adjustment, preparation of Water Supply Assessment, if required, and completion of satisfactory financial arrangements under our rules and regulations on file with the CPUC, GSWC can and will provide domestic water and fire protection service to the subject project (Project), subject to the requirements listed below.

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It is the project proponent's responsibility to bear all the costs, including the preparation of studies, analyses or exhibits, associated with the preparation of the CPUC application to extend our service area and/or the preparation of a Water Supply Assessment. GSWC and the Project proponent will enter into a separate agreement regarding these services.

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

Sincerely,

GOLDEN STATE WATER COMPANY



Kyle Snay
Operations Engineer

C: Alice Shiozawa, GSWC Foothill District Manager
Ernie Gisler, GSWC Planning Manager
Eric Pivaroff, GSWC New Business Contract Administrator

The Southern California Gas Company

From: Flores, Carlos [CFlores2@semprautilities.com]
Sent: Wednesday, June 30, 2010 8:09 AM
To: Arkin, Hannah P
Subject: SCG Line Location Request
Attachments: LA184-4.pdf; 20100630072435.pdf; 20100630072521.pdf;
20100630072810.pdf; 20100630073134.pdf

Project No. Brasada Residential Subdivision Project Site, San Dimas CA
Azusa District



Good Day Hannah,
Per your request dated 06/28/10

Enclosed are PDF files of our facilities covering the area you have requested. The information we have provided was obtained from a search of all our available records and are approximate in nature. If exact locations are required, it will be necessary to physically check the facility in question. **It is the responsibility of the City, Utility, Developer, or Engineering Firm to determine if a conflict exists between the proposed development and our facilities**

We require new facilities that cross our pipelines maintain a minimum one (1) foot of vertical separation and new facilities installed parallel to our pipelines maintain a minimum two (2) feet of horizontal separation. Existing twelve (12) inch and larger gas lines require additional horizontal separation.

It is extremely important that you furnish us with "signed" final plans, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities. Depending on the magnitude of the work involved, additional time may be required to clear the conflict. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

It is our intention to allow your contractor to remove any abandoned facilities that may be encountered during the course of construction. Upon request, at least two (2) working days prior to the start of construction, we will locate and mark our active underground facilities for the contractor at no cost. Please call Underground Service Alert (USA) at 1 (800) 227-2600.

If you have immediate questions or require additional information, please contact me at (909)335-7851

- **CAUTION : GAS FACILITIES SHOWN ON MAP ARE APPROXIMATE LOCATIONS ONLY.**
- **FOR LOCATING AND MARKING SERVICE PHONE "UNDERGROUND SERVICE ALERT"**
- **CALL-(800)422-4133 OR CALL – 811**

The Gas Company

Carlos Flores

Pipeline Planning Associate

Gas Distribution South Inland Region

Technical Services

1981 W. Lugonia Ave

Redlands, CA 92374

WK# (909) 335-7851

FAX# (909)335-7527

E-MAIL- CFlores2@semprautilities.com

LIABILITY STATEMENT

The facilities and their depiction on these maps are believed to be reasonably accurate, but the maps are not to be used in lieu of field verification or calling USA At 800-422-4133. NO WARRANTY express or implied (including of merchantability or of fitness for particular purpose) is made as to any matter, including but not limited to, the design, size, type or location of the facilities, their presence or absence, the accuracy of the maps, the means used to transmit the data, absence of viruses (if transmitted electronically, by disk or diskette), data translation or transmission errors or omissions, compatibility with the user's system or its ability to interpret the data correctly or at all, or any other matter. The Gas Company has no liability for damages (direct, indirect, consequential, incidental or punitive) arising from the transmission, receipt or use by others of the maps or information contained in the maps. 10-8-99

PLEASE NOTE:

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged and/or confidential. Receipt by an unintended recipient does not constitute a waiver of any applicable privilege. Reading, disclosure, discussion, dissemination, distribution or copying of this information by anyone other than the intended recipient or his or her employees or agents is strictly prohibited. If you have received this communication in error, please immediately notify me by telephone at (909) 335-7851.





Southern California
Gas Company
1981 W. Lugonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003
Redlands, CA 92373-0306



June 29, 2010

Gas Co. Ref. No. Atlas' LA 184-4

**City of San Dimas
245 East Bonita
San Dimas, CA 91773**

**Attention: Larry Stevens, AICP
Re: Will Serve Letter - Brasada Residential Subdivision Project Site**

Area: San Dimas, California

Thank you for inquiring about the availability of natural gas for your project. We are pleased to inform you that Southern California Gas Company has facilities in the area where the above-named project is proposed. Gas service to the project could be provided from the nearest existing, **3" M in Cataract Ave. (Cross of Dalepark Dr.)** The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project, but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply, or the conditions under which service is available, gas service will be provided in accordance with revised conditions. This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations) which could affect actual construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Those, of course, can only be determined around the time contractual arrangements are made and construction is begun.

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 your area Project Manager at (909) 335-7915.

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

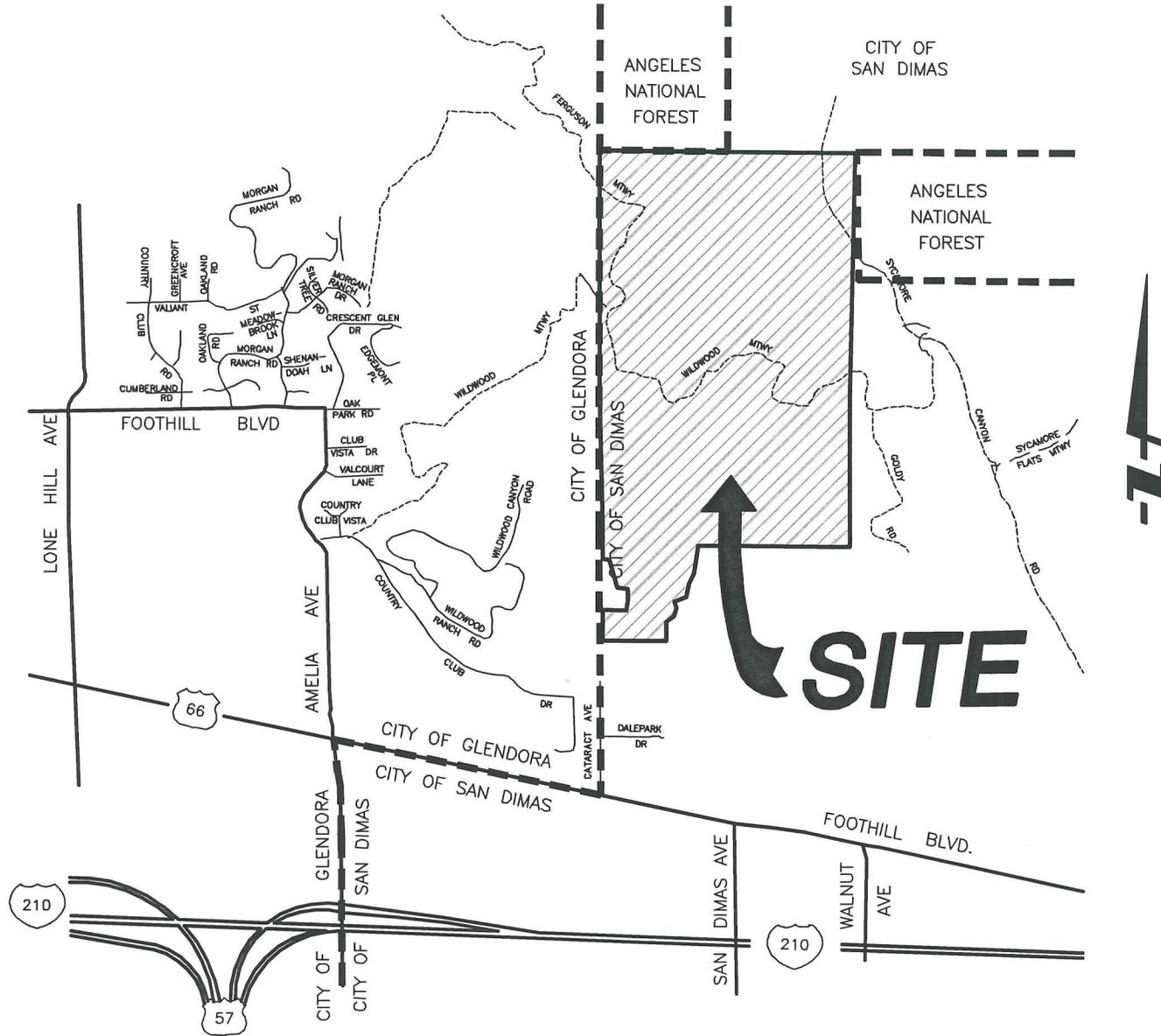
Sincerely,

Lynn Gerlach
Technical Services Supervisor

Cc: Sid Teasley, Project Manager
Enc./nl

VICINITY MAP

SCALE: 1"=2000'



Southern California Edison Company

DATE: June 18.2010

COMPANY: NJD Limited
3300 E First Ave Ste 510
Denver, CO, 80206

SUBJECT: Tr 70583—Brasada Project Site, San Dimas

Dear: Hannah Arkin

This is to advise that the subject property is located within the service territory of the Southern California Edison Company (SCE) and that the electrical loads of the project are within parameters of projected load growth which SCE is planning to meet in this area.

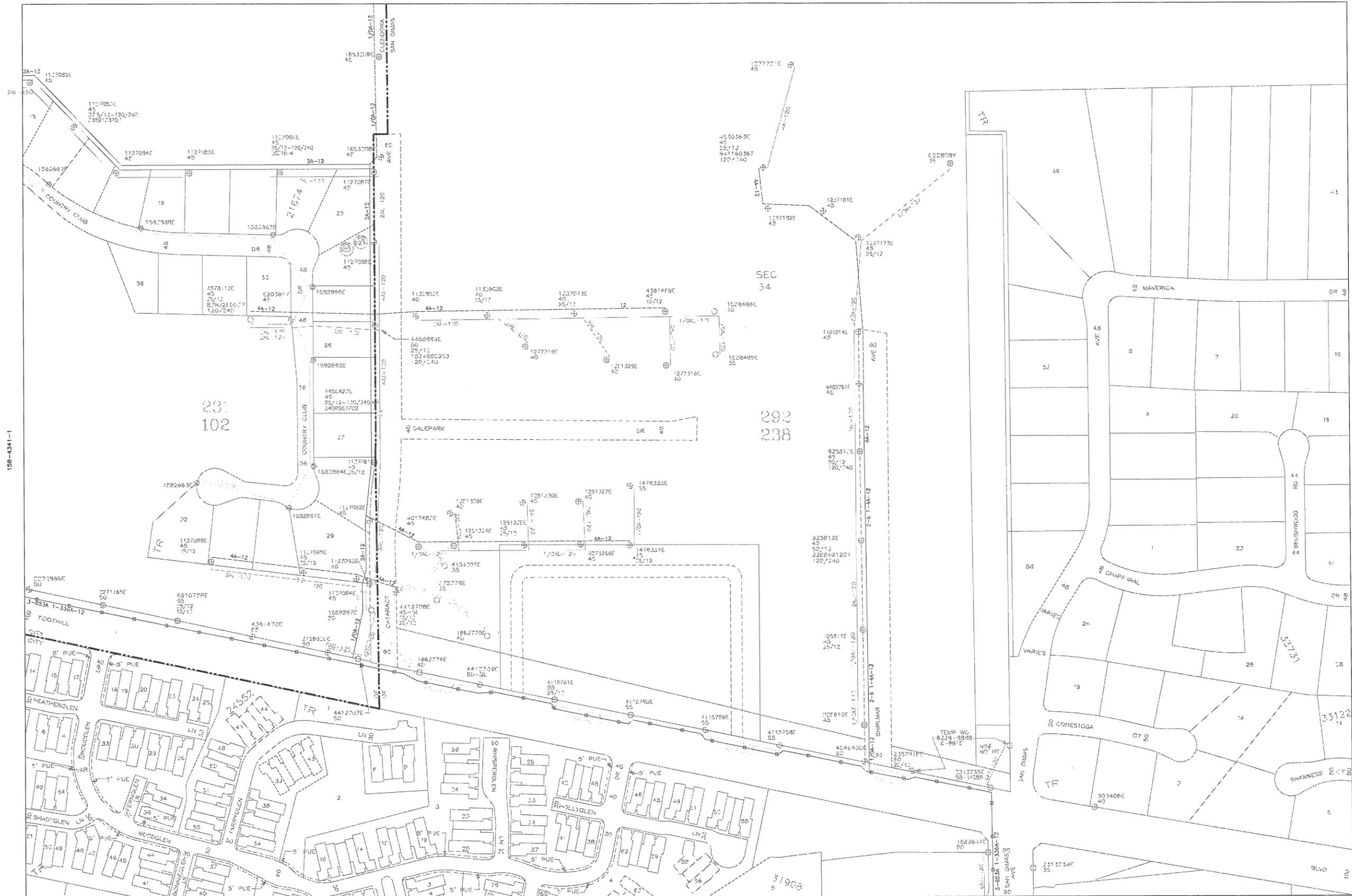
Our total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, our plans for new distribution resources indicate that our ability to serve all customers' loads in accordance with our rules and tariffs will be adequate during the decade of the 2000's.

Current conservation efforts on the part of SCE customers have resulted in energy savings. Optimization of conservation measures in this project will contribute to the overall energy savings goal.

If you have any additional questions, please feel free to call me at (909) 592 3737 .

Sincerely,

Jeff J Burt
Project Manager



158-4341-1

158-4347-1

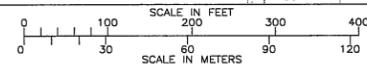
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 4-09 ESEVI 6-07 RMACD

156-4344-1



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AREA SUBJECT TO DISPATCHERS BULLETIN NO. 22
WHEN A RED FLAG WARNING IS IN EFFECT, THE LINE OR LINE SECTION WILL NOT BE RE-ENERGIZED FOLLOWING A LOCKOUT UNTIL THE LINE OR LINE SECTION, SUBJECT TO BULLETIN 22 RESTRICTION, HAS BEEN COMPLETELY PATROLED BETWEEN THE SOURCE STATION OR STATIONS AND THE FAULT

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