



ATTACHMENTS

- Attachment A – Southern California Edison; Electric
- Attachment B – Southern California Gas Company; Gas
- Attachment C – Los Angeles County Sanitation District and City of Industry; Sewer
- Attachment D – Los Angeles County Road Department; Storm Drain
- Attachment E – San Gabriel Valley Water Company; Water
- Attachment F – Frontier Communications; Telephone & Cable
- Attachment G – Charter Spectrum; Telephone & Cable



Attachment A – Southern California Edison; Electric

DATE: 04/04/23

SUBJECT: 14404 Valley Blvd, Industry Ca

To Whom It May Concern,

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) 592-3761.

Sincerely,

Andrew Lopez

Planner II

Southern California Edison



Attachment B – Southern California Gas Company; Gas



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

April 13, 2023

David Evans and Assoc.
4141 Inland Empire Blvd, Suite 250
Ontario, CA 91764

Attn: Josh Fry

**Subject: Map and Will Serve Request for the area around the intersection of S
6th Ave and Valley Blvd; Industry**

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

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

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

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

Katrina Regan
Planning Supervisor
SouthEast Region - Anaheim Planning & Engineering



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

April 13, 2023

David Evans and Assoc.
4141 Inland Empire Blvd, Suite 250
Ontario, CA 91764

Attn: Josh Fry

Subject: Map Request for the area around the intersection of S 6th Ave and Valley Blvd; Industry

Enclosed is the information you requested relating to the location of gas facilities within the area of your project. The information we have provided was obtained from a search of all our available records and are approximate in nature. Due to numerous factors, the depths of our facilities vary and should not be taken for granted. If exact depth location and information is required at points of possible interference, it will be necessary to physically check the facility in question.

It is extremely important that you furnish us with **“signed”** final plans and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze your plans and to design required alterations due to any conflicting facilities. Depending on the magnitude of the work involved, additional time may then be required to clear the conflict. Please keep us informed of construction schedules, preconstruction meetings, etc., so that our work can be scheduled accordingly.

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 (800) 422-4133.

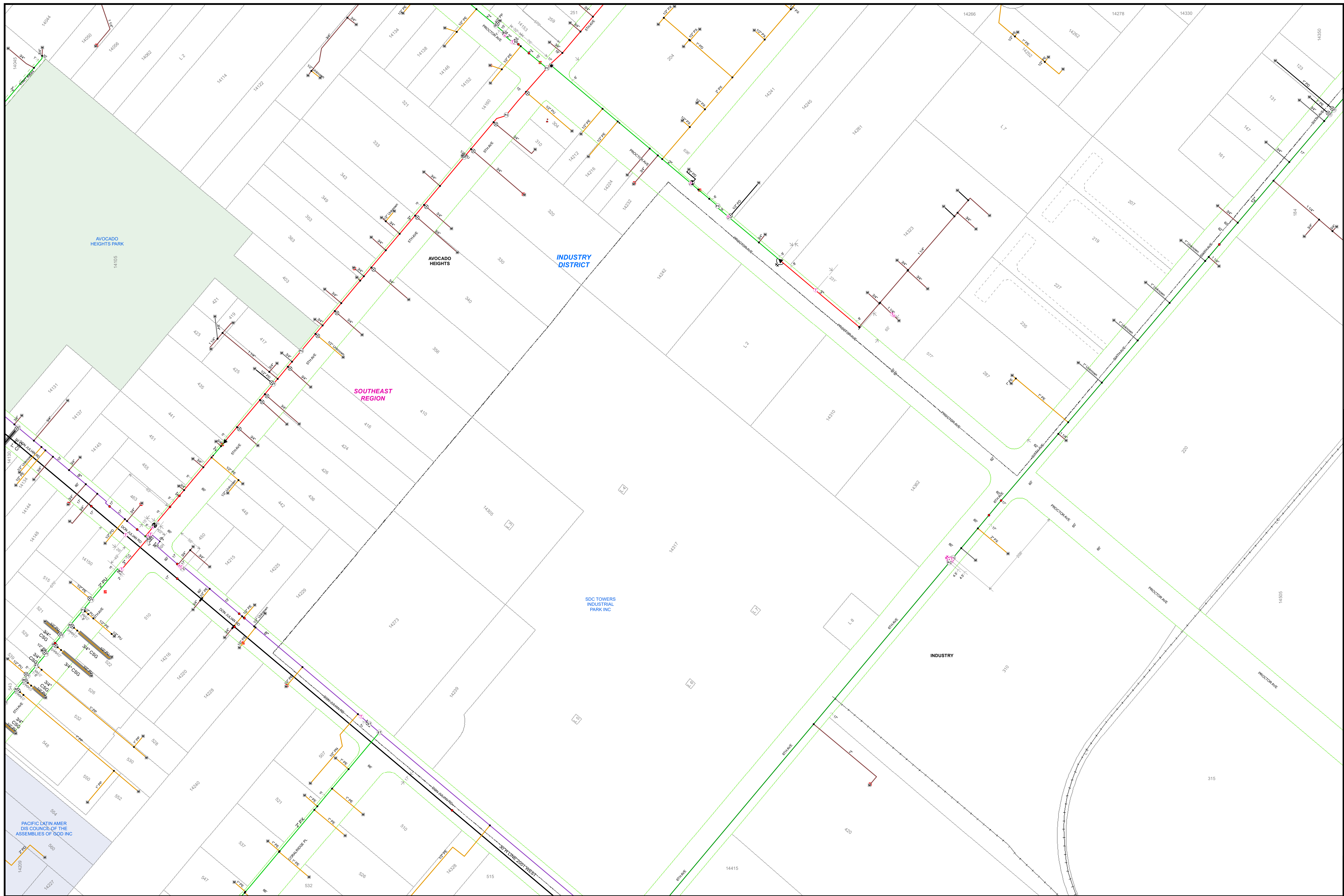
You will also have to contact our Transmission Department regarding the above-mentioned request. CPUC Regulations require notification of both So Cal Gas Distribution and Transmission of all work being conducted. Please contact Southern Region Transmission, at 9400 Oakdale Avenue, Chatsworth, CA 91313, SoCalGasTransmissionUtilityRequest@semprautilities.com. They will need a notification letter and plans.

If you have any questions or require additional information please contact me at

Sincerely,

Planning Associate
SouthEast Region - Anaheim Planning & Engineering

enclosure
atlas.doc
42-2023-04-00045

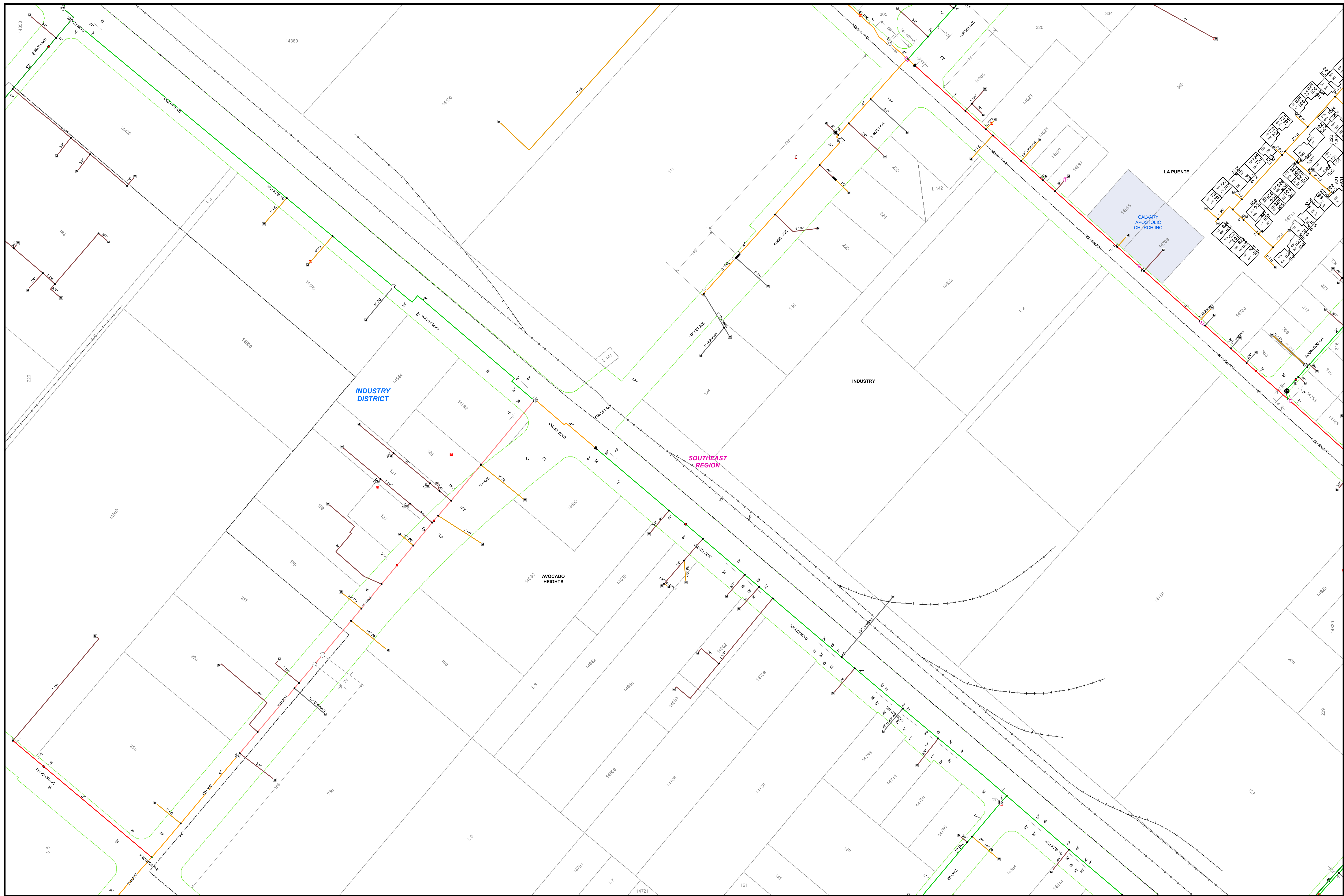


1 inch = 91 feet

Map Number:
 Map Type: **Gas Asset Map**
 Printed By: cmblake
 Printed Date: 4/13/2023

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, expressed 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 information or its ability to interpret the data correctly, in any 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.





1 inch = 91 feet

Map Number: **Gas Asset Map**

Map Type: **Gas Asset Map**

Printed By: **cmblake**

Printed Date: **4/13/2023**

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Attachment C – Los Angeles County Sanitation District and City of Industry; Sewer



March 23, 2023

Ref. DOC 6865932

Mr. Josh Fry, EIT
David Evans & Associates, Inc.
4141 E. Inland Empire Blvd., Suite 250
Ontario, CA 91764

Dear Mr. Fry:

Will Letter for Parcels 8206-027-080 and 8206-027-058

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on March 15, 2023. The proposed project is located within the jurisdictional boundary of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Puente Trunk Sewer, located in Proctor Avenue at 6th Avenue. The Districts' 18-inch diameter trunk sewer has a capacity of 1.9 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2013.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average recycled flow of 62.7 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
3. The expected increase in average wastewater flow from the project, described in the application as a 140,000 square-foot warehouse, is 874 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

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

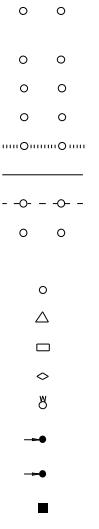
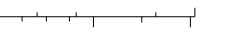
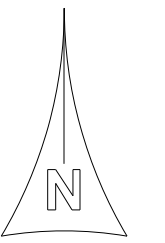
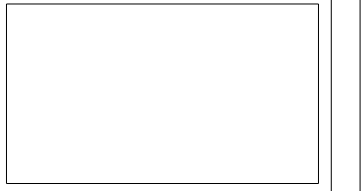
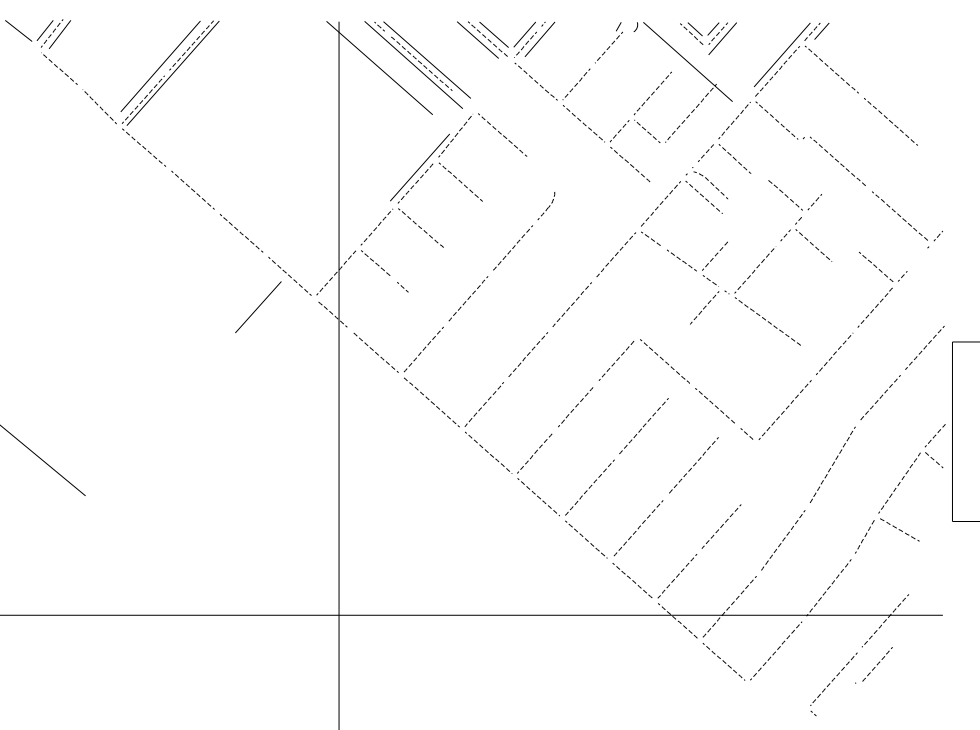
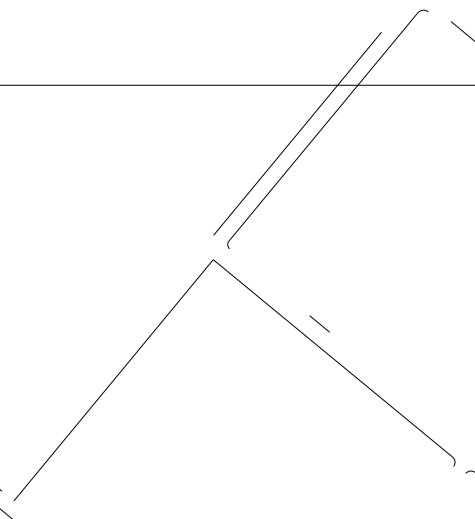
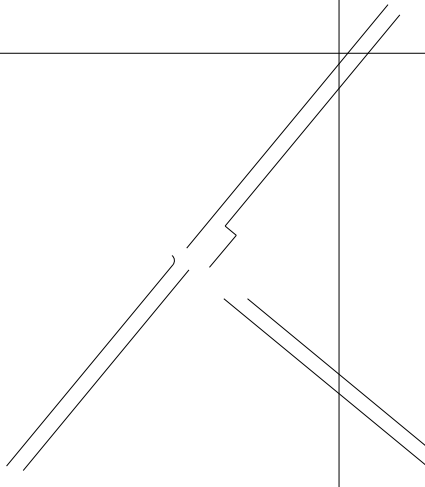
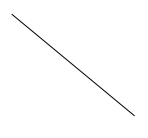
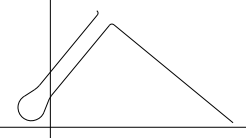
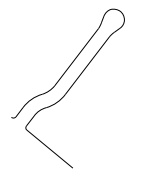
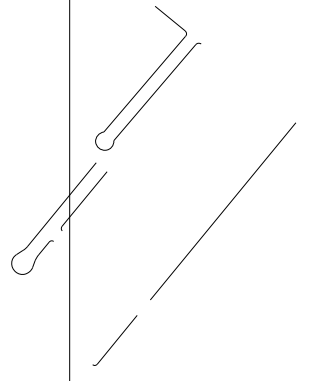
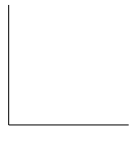
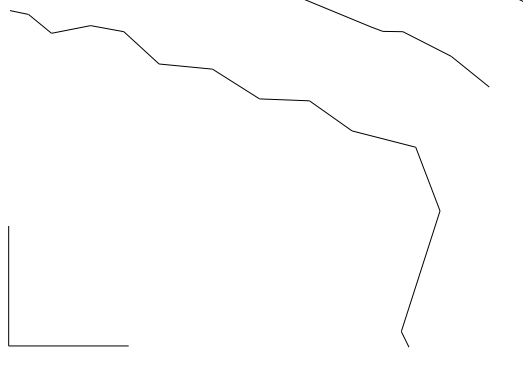
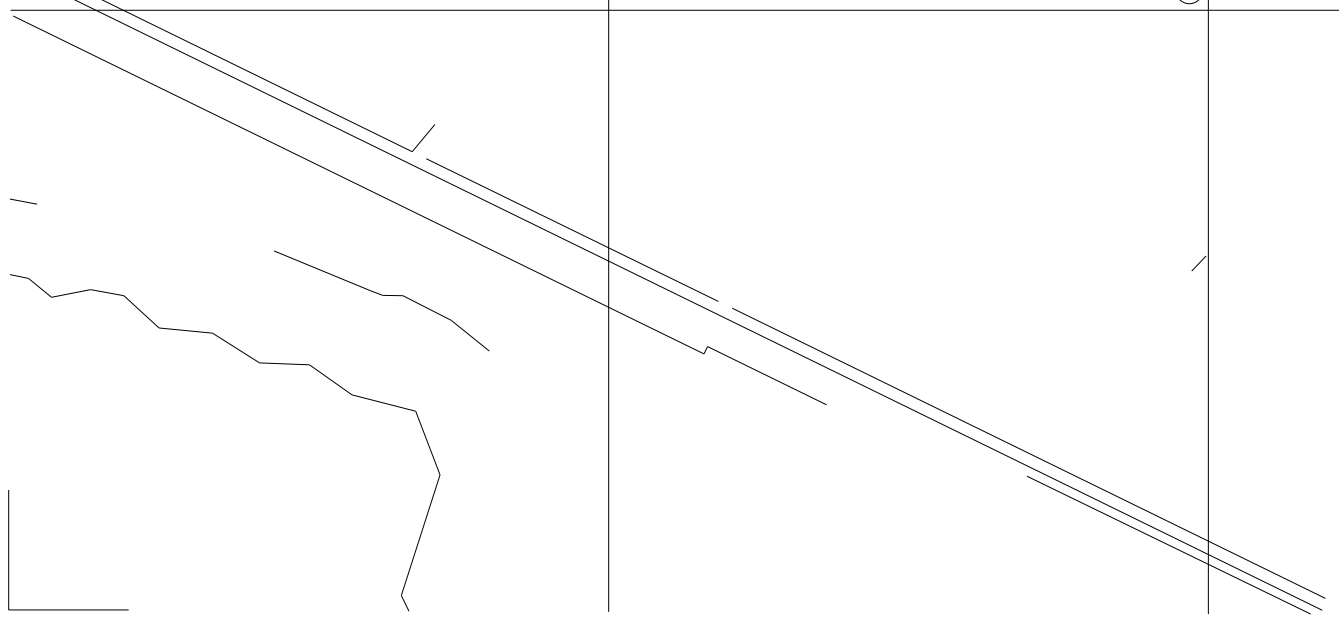
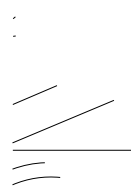
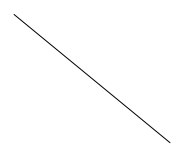
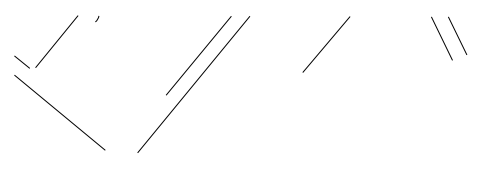
If you have any questions, please contact the undersigned at (562) 908-4288, extension 2708 or at dcurry@lacsdsd.org.

Very truly yours,



Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:sw

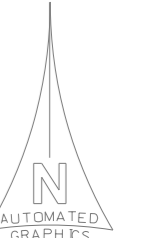


U-47
U-48
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U-120

SEE SHT. NO. E-2170



THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.



LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- - - CITY BOUNDARY
- STANDARD MANHOLE
- △ DROP MANHOLE
- SHALLOW MANHOLE
- ◇ TRAP MANHOLE
- ⊗ WEIR MANHOLE
- C.O. → CLEANOUT
- L.H. → LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 411

SEE SHT. NO. E-2124

SEE SHT. NO. E-2217

N 4,121,500

SEE SHT. NO. E-2172

MAP REV. 06-14-12

E-2171

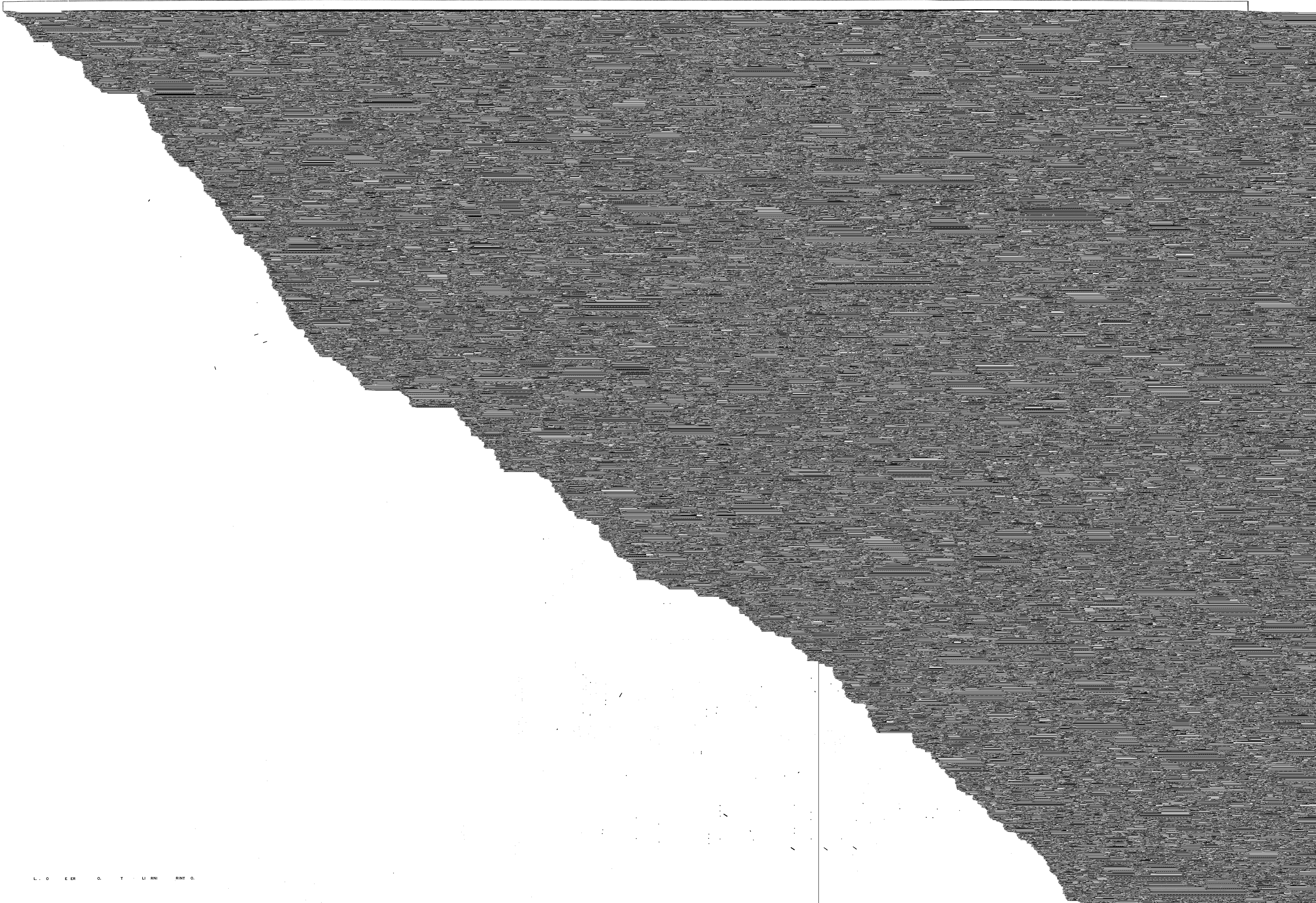
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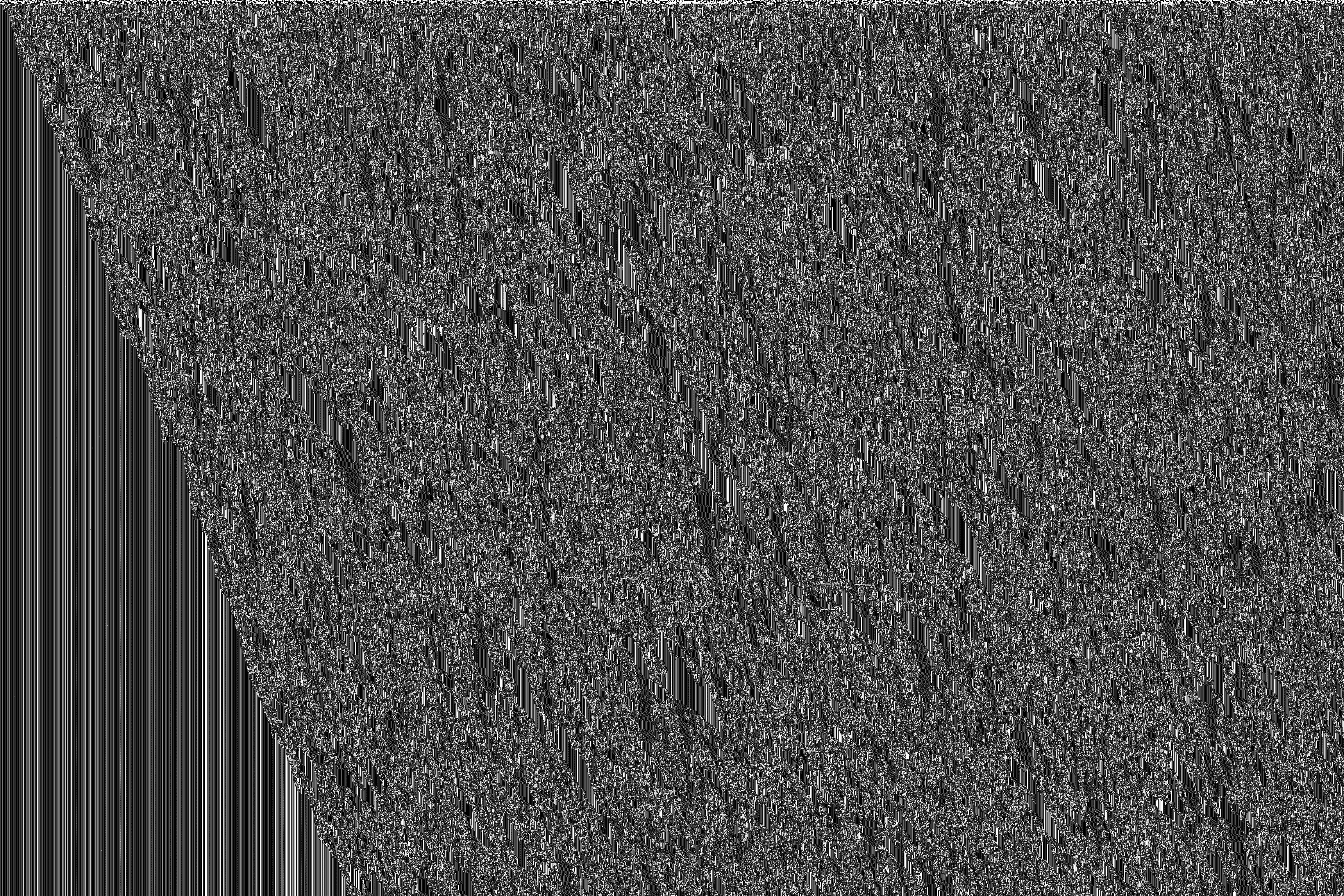
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Attachment D – Los Angeles County Road Department; Storm Drain



Attachment E – San Gabriel Valley Water Company; Water

SAN GABRIEL VALLEY WATER COMPANY

May 10, 2023

Mr. Josh Fry
David Evans and Associates, Inc
4141 E. Inland Empire Blvd., Suite 250
Ontario, CA 91764

Subject: 14404 Valley Blvd,
City of Industry, CA

Dear Mr. Fry:

service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

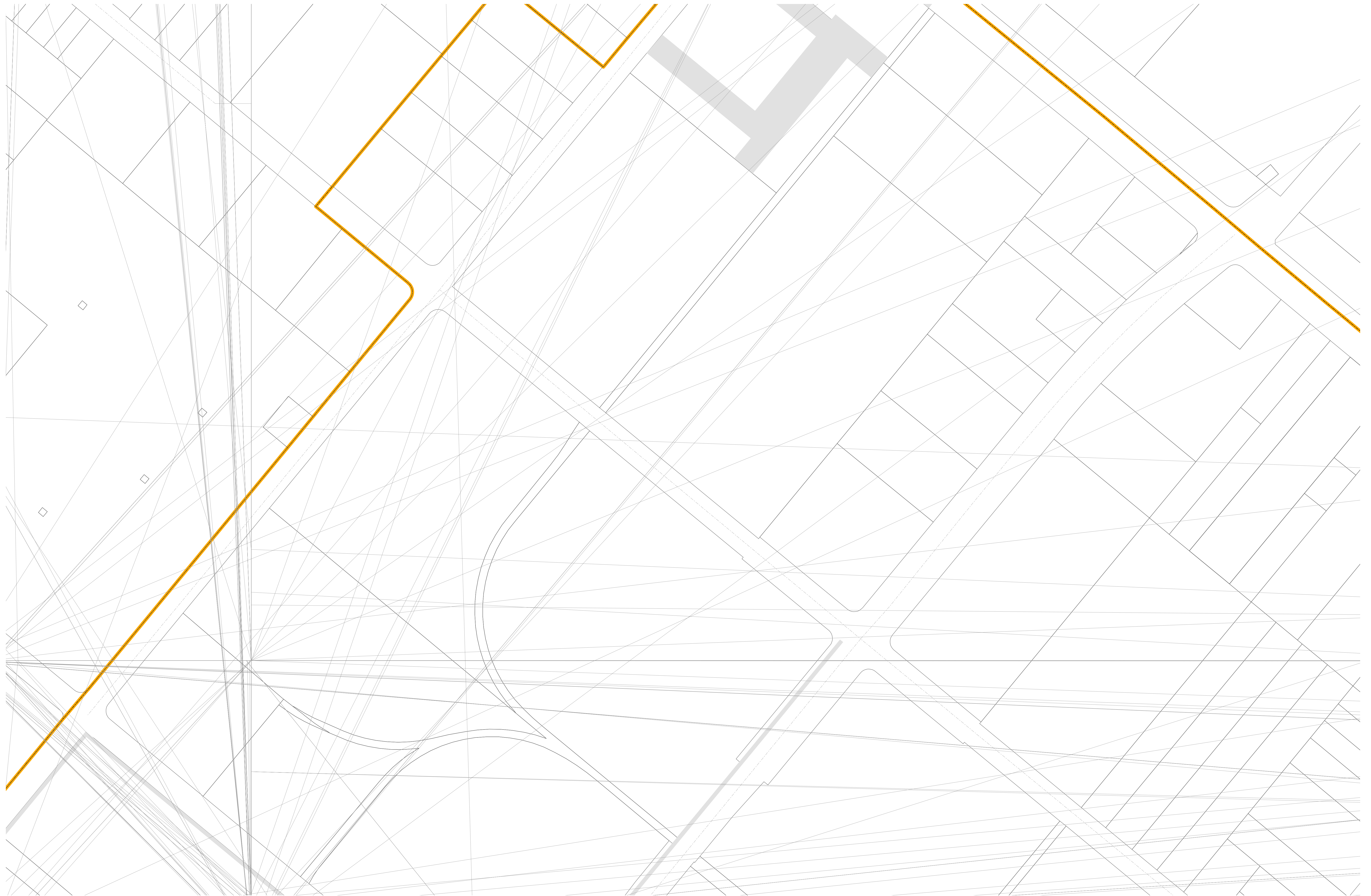
Please contact the fire department and obtain and provide us with the fire requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary with and approved by the Commission.

If you need any additional information or have questions, please call me on my direct line (909) 201-7347 or via e-mail at lzzhou@sgwater.com.

Very truly yours,

Liuzong Zhou, P.E.
Design Manager

LZZ:khp







Attachment F – Frontier Communications; Telephone & Cable



1400 E PHILLIPS BLVD
POMONA CA 91766

04/03/2023

DAVID EVANS AND ASSOCIATES, INC.

4141 Inland Empire Blvd, suite #250
Ontario, CA 91764
Office (909) 481-5750

Attn: Josh Fry, EIT

Reference: **14404 Valley Blvd, City of Industry, CA 91764**

The land for above mentioned development located on 14404 Valley Blvd, City of Industry is in the Frontier CA Inc. serving area. It is Frontier's responsibility to make available service to those requesting end user basic telephone service in accordance with our tariff. As a developer, Frontier can provide to you upon your request your cost in accordance with Rule Number 28 on file with the State of California Public Utilities Commission.

Please accept this letter as "Frontier's Intention to Serve" your project.

If you have any questions or if I may assist you in any manner, please contact me at [phone number \(909\)-785-3330](tel:9097853330).

Regards.

[David G. Armenta](mailto:david.armenta@ftr.com)

Sr. Network Engineer

Mobile (909) 785-3330

e-mail: david.armenta@ftr.com

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Dave Dolney

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Valley Boulevard
Map
City of Industry, CA 91764

Red-existing Charter aerial facilities
within project limits.
Green-existing Charter underground
facilities within project limits.

