

The Agua Dulce Residential Project

Agua Dulce Town Council meeting

Wednesday April 10th, 2024

Agenda

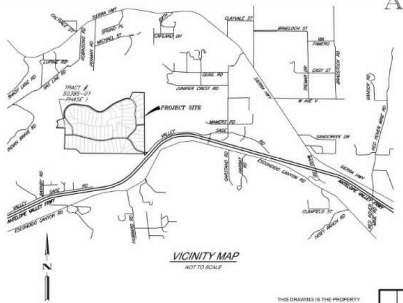
- Disclosures from Public Works re 20" water main project
 - Why was future Phase 2 water infrastructure located on Phase 1 removed from the plans for the on site water main during the plan check process?
 - How and why were the replacement bonds for the 20" main along Sierra Hwy and Valley Sage Road discounted and by whom?
- Next steps

TR 50385-01 watermain plans WWD 37-181

08 Apr 2021




LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37
ACTON, CALIFORNIA

KWC ENGINEERS
TRACT NO. 50385-01
ONSITE 12" DISTRIBUTION WATERMAIN (3758 PZ)
& 12"/16"/20" TRANSMISSION WATERMAINS (3483 PZ)
ACTON, CALIFORNIA



VICINITY MAP
NOT TO SCALE

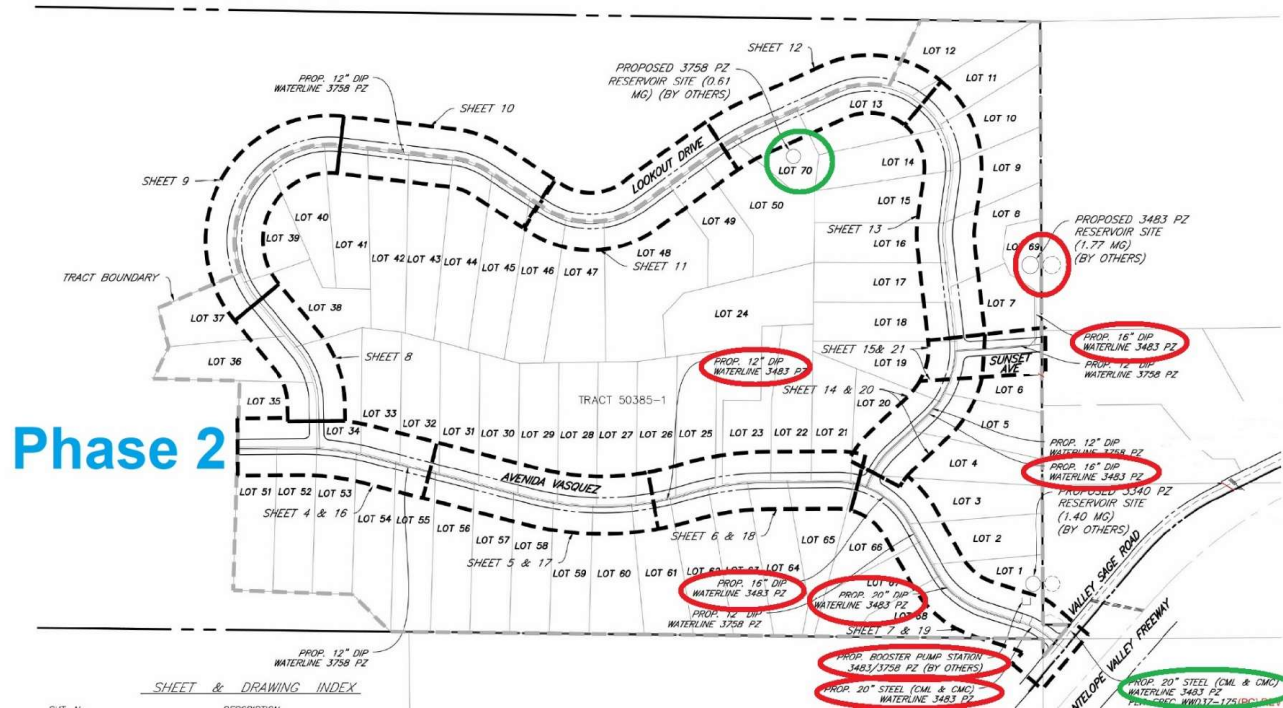
THIS DRAWING IS THE PROPERTY OF LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37. THE INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37. REFER TO SECTIONS 3 & 4.1 OF THE STANDARD SPECIFICATIONS RELATING SAFETY DEVICES.

TITLE AND COVER SHEET			
			
			LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37 ACTON SPEC. NO. WWD 37-181 (PC)
			DEVELOPER: BULLWHELTMENT LLC 8541 CANTON AVE. SUITE 100 GLENDALE, CA 91201 PROJECT: ACTON WATERWORKS DISTRICT NO. 37 LOCATION: ACTON, CA DRAWING: ACTON WATERWORKS DISTRICT NO. 37 SHEET NO. 1 OF 21

Statement by Applicant

- April 4th 2022, RTG signed a 'Statement by Applicant' with LA County Public Works agreeing to install certain water facilities before service is provided
 - 13,000 linear feet (~2.5 miles) of 20" water main along Sierra Hwy, Old Ward Road and Valley Sage Road
 - 0.6 million gallon storage tank for PZ3758
 - 2 x 500 gallon/minute booster pumps for PZ3758
 - 3 x 750 gallon/minute booster pumps for PZ3483
 - All enclosed in a building
 - 10,000 linear feet (~1.9 miles) of 12" fronting water main for PZ3758
 - 2,700 linear feet (~0.5 mile) of 12" diameter and 2,200 linear feet (~0.4 mile) of 16" diameter in-tract water mains for PZ3483
 - 16 fire hydrants
 - Sufficient new water supply to meet the projects annual requirements and dedication of the pump station to Waterworks District 37
 - Fireflow of 1,250 gallons per minute at 20 psi for a minimum of 2 hours
- Applicant has to build this before LA County District 37 will supply water to TR 50385-01

3483 PZ Phase 2 watermains 08 Apr 2021



Waterworks District 37 email 22 Sep 2022

From: Lara Awad <lawad@dpw.lacounty.gov>

Sent: Friday, September 2, 2022 7:48 AM

To: Nick Nguyen <Nick.Nguyen@kwcengineers.com>; Aracely Jaramillo <AJaramillo@dpw.lacounty.gov>

Cc: Rosalyne Yamada <rosalyneyamada@gmail.com>; Silyachev Mikhail <m.silyachev@rtginvest.com>;

Brandon Barnett <brandon.barnett@KWCengineers.com>; Steve Nielsen

<Steve.Nielsen@kwcengineers.com>; Jo Howard <jo.howard@KWCengineers.com>; Evelyn Ballesteros

<eballesteros@dpw.lacounty.gov>; Chris Au <chris.au@KWCengineers.com>; Daniella Ginocchio

<daniella.ginocchio@KWCengineers.com>

Subject: RE: 37-181 Onsite Water Plan

Good morning Nick – Could you consider removing the 2,200 feet of 3483 PZ watermain from the scope of 37-181(PC)? Since only the 3758 tank is being built in Phase I, and with all the hurdles that this project is facing, we're not sure how long it will take before Phase II can be built and we'd rather have this line built if and when Phase II comes in. Let us know your thoughts.

Thank you,

Lara Awad

Associate Civil Engineer

Los Angeles County Public Works

Office: (626) 300-3326

- District 37 noted that the Phase 2 water mains are not part of the CUP for TR 50385-01

Waterworks District 37 email 29 Sep 2022

- KWC Engineers protested that the developer would rather build it now rather than later. Building it [3483 PZ] now would avoid any physical conflicts with other wet and dry utilities, avoid cutting up the streets and avoid community traffic burdens.

From: Lara Awad <lawad@dpw.lacounty.gov <mailto:lawad@dpw.lacounty.gov> >
Sent: Thursday, September 29, 2022 8:37 AM
To: Nick Nguyen <Nick.Nguyen@kwcengineers.com <mailto:Nick.Nguyen@kwcengineers.com> >
Cc: Evelyn Ballesteros <eballesteros@dpw.lacounty.gov <mailto:eballesteros@dpw.lacounty.gov> >
Subject: RE: 37-181 Onsite Water Plan

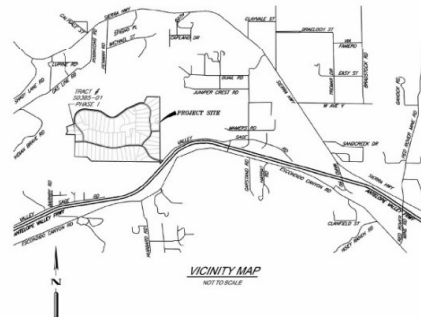
Good morning Nick - After discussing this further internally, we request the removal of the 3483 PZ watermain from the plans. It isn't beneficial for the district to have an unused water main sitting there until Phase II is built.

TR 50385-01 watermain plans WWD 37-181

05/31/2023

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37 ACTON, CALIFORNIA

TRACT NO. 50385-01
 ONSITE 12" DISTRIBUTION WATERMAIN (3758 PZ)
 SPEC. NO. WWD 37-181 (PC)



SHEET & DRAWING INDEX

- Sheet No.
- SHT. 1 TITLE SHEET, SHEET LIST, VICINITY & LOCATION MAP
 - SHT. 2 GENERAL CONSTRUCTION NOTES, LEGEND & LIST OF MATERIALS
 - SHT. 3 DRAWING INDEX, RIGHT-OF-WAY MAP & TYPICAL STREET SECTIONS
 - SHT. 4 PLAN & PROFILE - AGENDA WADQUEZ STA. 15+00.00 TO STA. 16+00.00
 - SHT. 5 PLAN & PROFILE - AGENDA WADQUEZ STA. 16+00.00 TO STA. 17+00.00
 - SHT. 6 PLAN & PROFILE - AGENDA WADQUEZ STA. 17+00.00 TO STA. 18+00.00
 - SHT. 7 PLAN & PROFILE - AGENDA WADQUEZ STA. 18+00.00 TO STA. 19+00.00
 - SHT. 8 PLAN & PROFILE - LOOKOUT DRIVE STA. 10+00.00 TO STA. 11+00.00
 - SHT. 9 PLAN & PROFILE - LOOKOUT DRIVE STA. 11+00.00 TO STA. 12+00.00
 - SHT. 10 PLAN & PROFILE - LOOKOUT DRIVE STA. 12+00.00 TO STA. 13+00.00
 - SHT. 11 PLAN & PROFILE - LOOKOUT DRIVE STA. 13+00.00 TO STA. 14+00.00
 - SHT. 12 PLAN & PROFILE - LOOKOUT DRIVE STA. 14+00.00 TO STA. 15+00.00
 - SHT. 13 PLAN & PROFILE - LOOKOUT DRIVE STA. 15+00.00 TO STA. 16+00.00
 - SHT. 14 PLAN & PROFILE - LOOKOUT DRIVE STA. 16+00.00 TO STA. 16+75.00
 - SHT. 15 PLAN & PROFILE - SUNSET HWY STA. 200+00.00 TO STA. 203+65.20

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REFER TO SECTION 3.1.4.1 OF THE STANDARD SPECIFICATIONS REGARDING SAFETY ORANGE.

NO.	REVISION	DATE	BY	CHKD.



LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37, ACTON
 SPEC. NO. WWD 37-181 (PC) NEW

DEVELOPER: BTO INVESTMENT LTD.
 10000 WILSON BLVD STE 1700
 GLENDALE, CA 91201

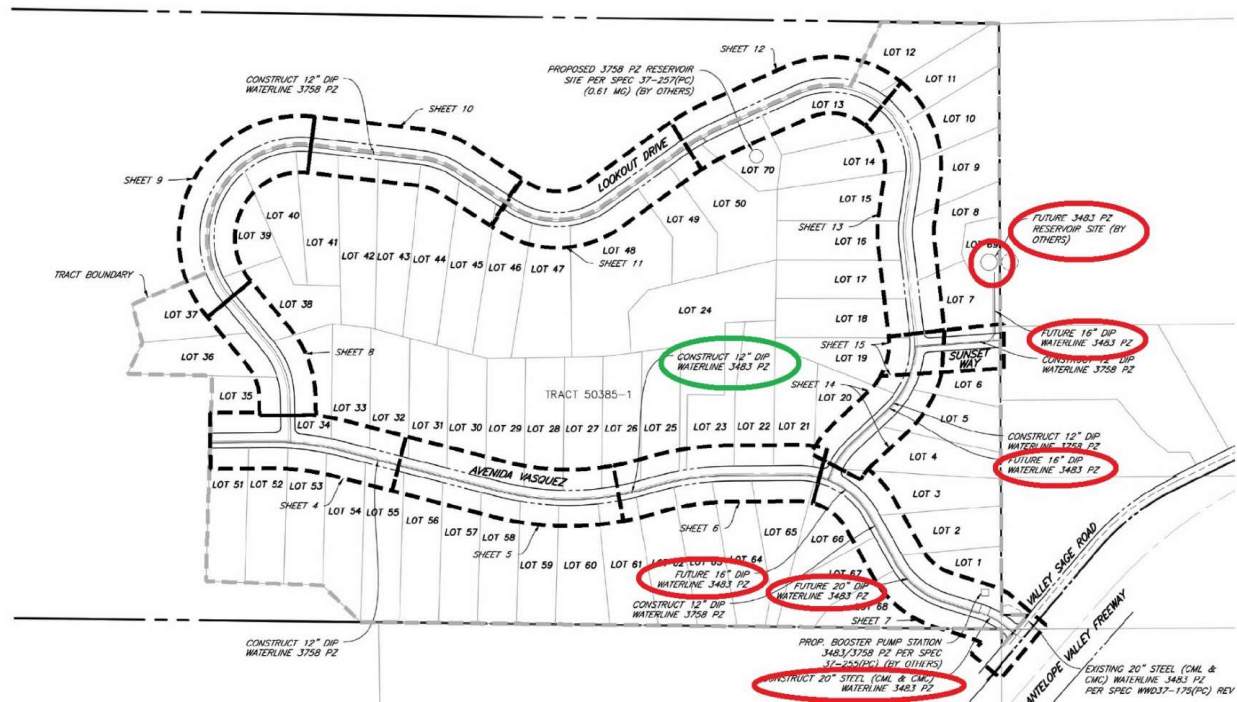
ENGINEER: TRACY WOODRUFF
 DISTRICT OF DISTRIBUTION WATERMAIN (12TH PZ)
 LOCATION: ACTON, CA

PROJECT NO.: 13798-37
 SHEET NO.: 1
 SHEET LIST, VICINITY & LOCATION MAP

SHEET	1
OF	15
SHEETS	

DATE PLOTTED: 05/31/2023 10:58:11 AM
 PLOTTER: HP DesignJet T1100PS
 PLOT SCALE: 1.0000
 PLOT SHEET: 1 OF 15

3483 PZ Phase 2 watermains 31 May 2023



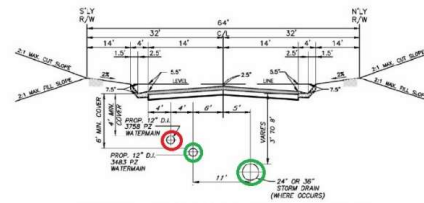
1994 Project approval – wastewater entitlement

- The original 1994 project approval used the August 1992 Regional Water Quality Board Order 91-94, WDR 100000261
- Section 3 “The applicant must submit evidence of installation of mitigation measures as proposed by the applicant...Acceptable mitigation measures include, but are not limited to:
 - a) Installation of dry line lateral sewers extending from each residential unit and terminating at a public (access) road;
 - b) alternative sewage treatment and disposal systems that are acceptable to the Board and the local governing health agency.

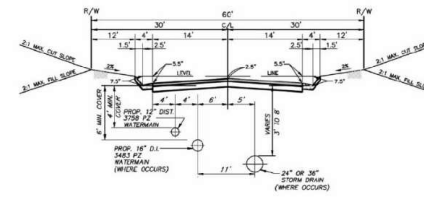
1994 Project approval – wastewater entitlement

- 1994 EIR Wastewater Disposal ‘dry sewers will be installed to connect the individual lots to the treatment plant.’
- 1994 EIR Groundwater Section 3.a – within 6 months after a community wastewater collection service becomes available, each residence [in Phase 1] shall connect to the community sewer system and properly close the private subsurface disposal systems
- Location of sewer lines relative to water mains is an important issue
- ADTC should request a copy of the 50385-01 sewer improvement plant to confirm that the dry sewers required in the 1994 EIR are to be included in Phase 1 construction

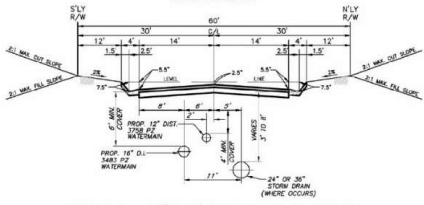
Phase 1 street cross sections in WWD 37-181



TYPICAL 64' R/W STREET SECTION
N.T.S.
AVENIDA VASQUEZ



TYPICAL 60' R/W STREET SECTION
N.T.S.
LOOKOUT DRIVE



TYPICAL 60' R/W STREET SECTION
N.T.S.
SUNSET WAY

Phase 1 Bonding 2023 discounts given

	2022-23 value	
Sanitary sewers Private Contract (PC 11567)	\$971,300	
Storm Drains Private Drain (PD 2546)	\$4,122,700	
Road Improvements	\$2,312,000	
Survey Monuments and Tie Points	\$40,300*	Cash
Onsite 12" Water Main Facilities (PZ3758)	\$2,526,400	
Onsite Water System Facilities (North Tank)	\$1,798,700	
East Pump Station	\$2,318,400	
Offsite water main facilities (Sierra Hwy)	\$381,500	original \$1,907,500
Offsite water main (Valley Sage Road)	\$1,060,360	original \$5,301,800
TOTALS	\$14,049,500	-\$7,209,300 discount

December 2023 dialog re bond discounts

December 22nd, 2022 LA County Public Works internal email

- Please review and follow up on the water bonds ASAP.
- This is a high profile project and we need to get these bonds in place in order to have a replacement Multiple Agreement with the developer

December 29th, 2022 LA County Public Works internal email

- Waterworks recommends 20% of the Sierra Highway water main bond (\$381,500) and 100% of the Valley Sage Road bond (pending inspection)

January 4th, 2023 Sikand Engineering to LA County Public Works

- KWC Engineers were directed to remove the future facilities (PZ3483) during plan check. **Can the Valley Sage water main bond be discounted as well?**

February 2023 dialog re bond discounts

February 10th, 2023 Sikand Engineering to LA County Public Works

- Requests update on the status of the bond discounts for the offsite water mains. The inspector was going to recommend a 100% bond reduction for the Sierra Highway section and an 80% reduction for the Valley Sage Road section. **This is the 'last remaining issue' to obtaining the replacement bonds.**

February 13th, 2023 Art Vander Vis, Interim Deputy Director, Public Works Land Use, LA County Public Works to Russ Bryden, Assistant Deputy Director, LA County Waterworks

- Can we talk?

February 2023 dialog re bond discounts

February 13th, 2023 Russ Bryden, to Art Vander Vis, LA County Public Works

- I usually don't get involved with development stuff. Let me talk to her [Aracely Jaramillo] this morning to get the background on this issue and then I'll call you.

• February 13th, 2023 Art Vander Vis to Russ Bryden, LA County Public Works

- I'm just trying to get all of the bonds in place with the current owners. For this last remaining one, they don't want to do a "full" bond for an almost completed project. If we can at least get a reduced amount. I'd like this resolved **so we have one less outstanding issue with the community.**

February 2023 dialog re bond discounts

February 13th, 2023 Aracely Jaramillo (LA County Waterworks District 37) to Art Vander Vis, LA County Public Works

- Waterworks recommends not requiring bonds for the Sierra Hwy Watermain as construction is complete. However, the Valley Sage watermain has not been fully inspected. As we understand, bond reductions can not be made for partial completions. Material prices are increasing and the Contractor still has a way to go for full completion of that improvement. See our recommendations below.

February 23rd, 2023, Aracely Jaramillo (LA County Waterworks District 37) to Sylvia Arechiga (LA County Public Works Land Use)

- Our understanding is that LDD for the County (as the county engineer) has the discretion to set the bond amount. These are my recommendations for the replacement bonds.

Next steps

- The 50385-01 water mains plan is still not approved from plan check according to LA County as of March 2024. We should request the current working draft so we can see what is included/excluded at present
- Request a copy of the current draft 50385-01 sewer improvement plan to confirm that the dry sewers required in the 1994 EIR are to be included in Phase 1 construction
- Request a copy of the storage tank/pump house plans (Hunsacker) so we can understand the interplay of Phase 1 and Phase 2 infrastructure
- There has been no indication from Art Vander Vis that the replacement bonds are yet in place