

Santa Clarita Water Agency
27234 Bouquet Canyon Road
Santa Clarita, CA. 913550-2173
Attn: Mr. Rick Vasilopoulos

August 21, 2021

PWHS W.O.#: 1030-001 Mountainview Apartments

Re: Response to Request for Information to prepare the Water service Analysis for the Mountainview Apartment Project

Dear Rick,

Thank you for reaching out to me last week regarding the start of the Water Service Analysis preparation for the Mountainview Apartment project. Below are some answers to your requested project information.

1.) AutoCAD drawing of the development.

The AutoCAD files have been uploaded to Dropbox. Here is the link:

https://www.dropbox.com/sh/zrb5n482yt1zlf/AAAtm9H9lz3n3CQ_Lvqb0SBea?dl=0

2.) Any water demand analysis that may have been done by your landscape architect.

There have not been any conceptual landscape design undertaken or requested by Los Angeles county as of this writing. The apartment layout is shown on the Site Plan and landscape flat and slope areas can be understood from that exhibit. In addition there is 7.9 acres of proposed light industrial pad area. It is safe to assume 10% of this pad area to be landscaped (0.79 acres). The manufactured slopes associated with the Light Industrial area is shown on the Site Plan.

3.) Landscape plans or at least a plan showing where irrigated landscape areas will be located.

As discussed in item 2 above, please refer to the Site Plan.

4.) Breakdown of # of 1,2,3-bedroom apartments and how many bathrooms in each.

See attached Project Density and Bathroom Count Analysis Table.

5.) *Square footage of non-residential buildings and their uses.*

The Light Industrial pads are to be entitled assuming 351,000 square feet of building area. Uses can be from warehouse to office.

6.) *Square footage of any temporarily irrigated areas or open spaces which will receive irrigation for initial heal-in of plants.*

There is anticipated to be 130 mitigation oak trees to be planted within open space areas of the project and along the project's frontage with The Old Road. These trees are anticipated to require 3 to 5 years of temporary irrigation until they are sufficiently rooted to survive the natural environment.

We would also like to know where you are in the permitting process with the County.

The entitlement is under review by LA County Regional Planning. The entitlement request includes the following:

Project No. R2014-01512-(5)

Conditional Use Permit CUP NO. 201400061

Oak Tree Permit OTP No. 201400025

Zone Change ZC No. 201400007

We are in process of preparing the Environmental Impact Report (EIR) documentation for initial submittal. The Water Service Analysis that you are preparing will be included as one of the analysis reports that support the EIR.

Rick, please feel free to contact me with any questions you may have.

Sincerely,

Pacific West Home Solutions, LLC.



Ron Druschen
CEO