ALBERT A. WEBB ASSOCIATES

First Day Street Logistics

DESIGN CONDITIONS REPORT

PPI: 2022-061 WO: [District to Provide]

Prepared for:

FIRST INDUSTRIAL REALTY TRUST

&

EASTERN MUNICIPAL WATER DISTRICT

JULY 2022

First Day Street Logistics

DESIGN CONDITIONS REPORT

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ABBREVIATIONS

AC	Acre
ADD	Average Day Demand
APN	Assessor's Parcel Number
CFS	Cubic Feet Per Second
COA	Conditions of Approval
District	Eastern Municipal Water District
ECSD	Edgemont Community Services District
EDU	Equivalent Dwelling Units
EMWD	Eastern Municipal Water District
FF	Fire Flow
FPS	Feet per Second
GPD/AC	Gallons per Day per Acre
GPM	Gallons per Minute
HBC	Hydraulic Boundary Condition
HDR	High Density Residential
HGL	Hydraulic Grade Line
Hwy	Highway
IN	Inch
LDR	Low Density Residential
L.F.	Linear Feet
MG	Million Gallons
MGD	Million Gallons per Day
MHD	Minimum Hour Demand
MDD	Maximum Day Demand
PA	Planning Area
PHD	Peak Hour Demand
POC	Point of Connection
PRV	Pressure Reducing Valve
PSI	Pounds Per Square Inch
PVC	Polyvinyl Chloride
PZ	Pressure Zone
ROW	Right of Way
RWUE	Recycled Water Use Exhibit
WFMP	Water Facilities Master Plan
WWCSMP	Wastewater Collection System Master Plan

SECTION 1 - INTRODUCTION

PURPOSE

The purpose of this report is to document the results of our analysis of the existing and proposed water and sewer facilities which would serve the proposed First Industrial Realty Trust Day Street project (First Day Street Logistics Building) within the City of Moreno Valley located south of Alessandro Boulevard, and to determine and verify the adequacy of the existing and proposed facilities to accommodate the demands and flows generated by the proposed development.

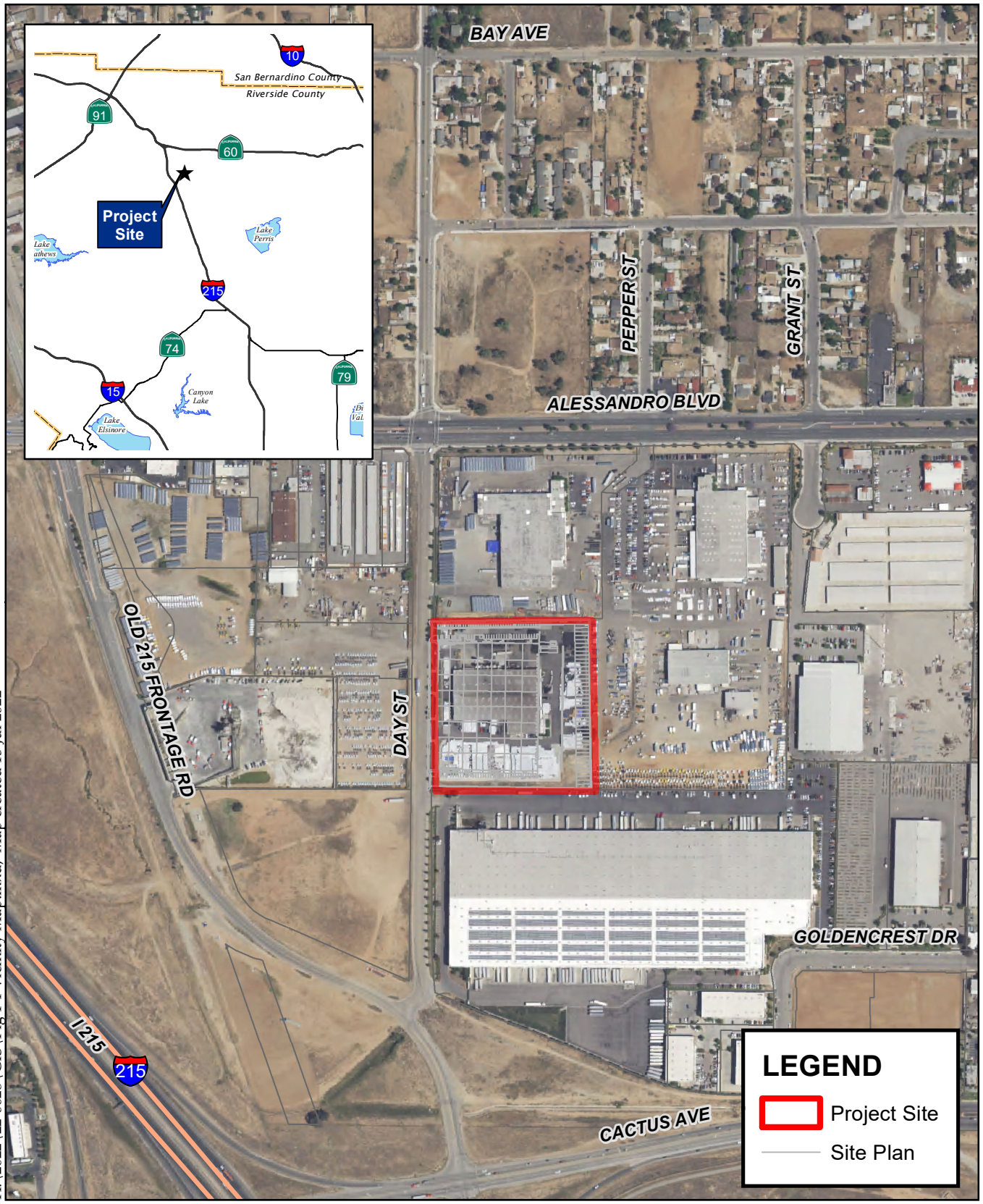
Both the water and sewer analysis were conducted using Eastern Municipal Water District (District or EMWD) Planning and Design guidelines supplemented by Master Plan reports:

- "Water System Planning & Design" guidelines, updated February 2016 and revised September 2006
- "Water Facilities Master Plan" (WFMP) 2015
- "Sanitary Sewer System Planning & Design" guidelines, updated February 1993 and revised September 2006
- "Wastewater Collection System Master Plan" (WCSMP) 2015

BACKGROUND

First Day Street Logistics Building is located south of Alessandro Boulevard and east of Interstate 215 as shown on **Figure 1-1**. The project area fronts Day Street and is about 760 ft south of Alessandro Boulevard.

The total project area is 7.82 AC and consists of a warehouse type building 168, 412 SF light industrial (see **Figure 1-1**).



H:\2022\22-0028\GIS\Fig 1-1 Vicinity Map.mxd; Map created 15 Jul 2022

Sources: Riverside Co. GIS, 2017;
USDA NAIP, 2016.

0 500 1,000 Feet

Figure 1-1 Vicinity Map and Project Location
First Day Street Logistics

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SECTION 2 - WATER FACILITIES

EXISTING WATER FACILITIES

This project will be served by the 1674 pressure zone (PZ) and will be primarily supplied by Box Spring I water storage reservoir. The reservoir is approximately 2.4 miles north of the project site. According to District's master plan, the floor elevation of the reservoir is ±1731.5 feet and has a storage capacity of 1.94 million gallons (MG). There is an existing 12-inch waterline along Alessandro Boulevard north of the project site. The existing 12-inch waterline in Alessandro Boulevard will serve the project site. (See **Figure 2-1**)

PROPOSED WATER DEMAND

Provided in Table 2-1 is a summary of the peaking factors used for the analysis and were based on the recommendations found in the Planning and Design Criteria section of the District's WFMP. The 1764 PZ is considered to be a large pressure zone.

Table 2-1 Peaking Factors

Planning Evaluation	Maximum Day (MDD:ADD)	Peak Hour (PHD:MDD)
Facilities Sizing		
Small Pressure Zone (under 500 gpm ADD)	3.0	2.0
Medium Pressure Zone (500 to 2,000 gpm ADD)	2.5	2.0
Large Pressure Zones (greater than 2,000 gpm ADD)	2.0	2.0
All Others	2.0	2.0

Estimated potable water demands for the project are given in **Table 2-2** and are based on the District's current planning standards. Fire flow requirements for the project are 4000 gpm for duration of 4 hours while maintaining a minimum residual pressure of 20 psi based on the California Fire Code for buildings of this type and size (see **Appendix A**). Condition of approval (COA) will be provided once they are available from the City. EMWD provided fire flow and hydraulic boundary conditions for this project with the use of their hydraulic model. A copy of these boundary conditions is provided in **Appendix B**.

H:\2022\22-0028\GIS\Fig 2-1 Water Facilities Day St.mxd; Map created 18 Jul 2022

Sources: EMWD, 2019; Riverside Co. GIS, 2021; USDA NAIP, 2016.

0 500 1,000 Feet

Figure 2-1 Water Facilities
Fisrt Day Street Logistics

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Table 2-2 Water Demand Estimate

Planning Area	Land Use Zoning	Area (Acres)	Demand Rates* (gpd/ac)	ADD (gpd)	ADD (gpm)	MDD (gpd)	MDD** (gpm)	PHD (gpm)
First Day Street Logestics	Light Industrial	7.82	550	4,301	3	8,602	6	12
Fire Flow	Light Industrial						4000	
Total:		**7.82**		**4,301**	**3**	**8,602**	**4006**	**12**

*Based on EMWD WFMP Table 5-1

**Based on EMWD WFMP Table 5-2 (Large Pressure Zone)

PROPOSED PIPELINE IMPROVEMENT

Water will be supplied to the project site through a proposed 12-inch waterline along Day Street between Alessandro Boulevard and the southern end of the project site. On-site water pipeline improvements consist of a looped 12-inch diameter fire waterline around the proposed building with DCDAs installed at each connection to the proposed 12-inch diameter waterline in Day Street as shown in **Figure 2-1**.

In response to the DCDA vs. RPDA Memo provided in **Appendix C**, this project is a speculative type building and the Developer is in no position to know future tenants at this time nor the types of hazardous material they may or may not use/store onsite. For planning purposes, it was assumed that DCDA's will be installed at each connection point to the public waterline for fire service.

HYDRAULIC ANALYSIS

A hydraulic analysis was conducted with the use of the District's Water Master Plan model which was revised by the District for the Development Services Department. The version of the model used is entitled DS_MM_202108_v2 and was run using Innovyze's® InfoWater® software version 12.4.

Multiple demand conditions were analyzed as part of this design report to determine the adequacy of both the existing and proposed facilities to accommodate the demands for this project. The base scenario used was the Existing_EPS_MDD which has Maximum Day Demand (MDD) for the year 2020 built into the model. The scenario is an extended period simulation which has a pre-defined diurnal curve based on historical data. Peak Hour Demand (PHD) is built into the diurnal curve.

A fire flow pattern was also applied to predefined nodes and takes place the third day of the 7 day simulation period between the hours of 63 through 66. A hydraulic model run was prepared and analyzed using the existing ADD and MDD scenarios with the proposed improvements planned for First Day Street Logistics Building.

MODEL RESULTS

Model results are provided graphically in **Appendix D**. Figure D1 and D2 represent the model results of the existing condition with First Day Street Logistics Building proposed improvements during the MDD plus fire and PHD conditions, respectively. The pad elevation assumed for model junctions on and near this project site was 1552 ft and the Hazen-Williams friction loss coefficient "C" used on all new pipes was 120.

It was determined through the hydraulic analysis that the existing system can meet the District's pressure and velocity constraints with First Day Street Logistics Building demands added to the system.

WATER SUMMARY AND RECOMMENDATIONS

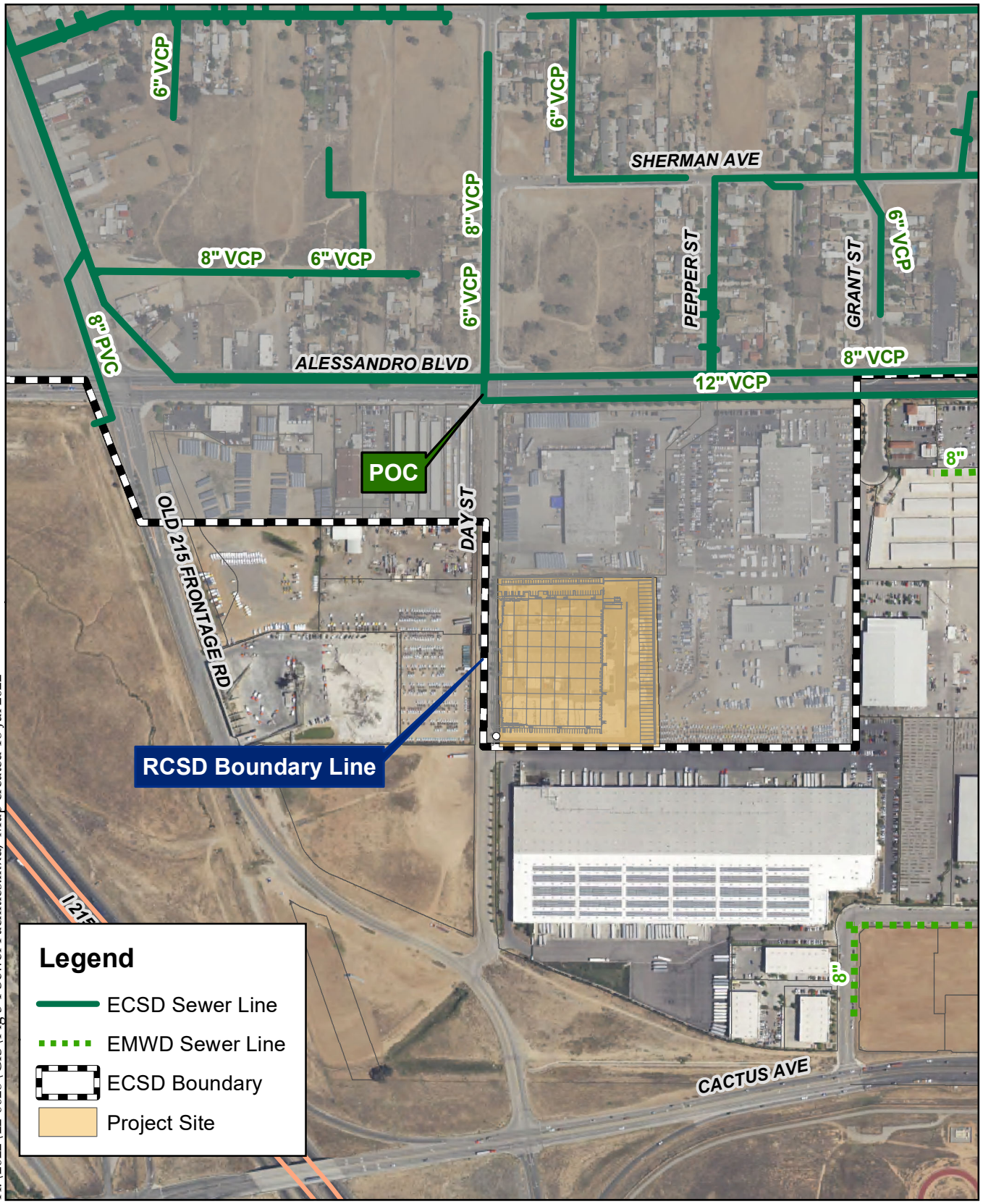
With the proposed facilities outlined in this section of the Design Conditions Report, First Day Street Logistics Building is expected to have adequate pressure during the demand conditions analyzed and still meet District minimum pressure and maximum velocity constraints. This analysis was based on the assumption that the hydraulic model provided by the District accurately represents the existing conditions.

Although the District typically requires industrial projects like this one to have dual source connections, it was discussed in the Due Diligence meeting that because of the remoteness of this project location that the District would be amenable to allowing a single source of supply from the existing waterline in Alessandro Boulevard.

Based on the results of the analysis, it is recommended that the District authorize the developer to proceed to the next phase of designing the proposed waterline improvements outlined in this report. Design connections, DCDA sizing, and valving details to be validated during the plan check review process.

SECTION 3 - SEWER FACILITIES

The project site is not within the EMWD service area and will be serviced by the Edgemont Community Service District (ECSD) as shown in **Figure 3-1**.



H:\2022\22-0028\GIS\Fig 3-1 Sewer Facilities.mxd; Map created 18 Jul 2022

Sources: EMWD, 2019; Riverside Co. GIS, 2021; USDA NAIP, 2016.

0 500 1,000 Feet

Figure 3-1 Sewer Facilities
Fisrt Day Street Logistics

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SECTION 4 - RECYCLED WATER FACILITIES

This project is not a recycled water candidate.

Proposed water facilities for this project are summarized in the Design Conditions provided in **Appendix E**.

Appendix A
Conditions of Approval and Fire Agency Conditions

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CALIFORNIA FIRE CODE – MATRIX ADOPTION TABLE
APPENDIX B – FIRE-FLOW REQUIREMENTS FOR BUILDINGS

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	SFM		HCD			DSA		OSHPD				BSCC	DHS	AGR	DWR	CEC	CA	SL	SLC
		T-24	T-19*	1	2	1/AC	AC	SS	1	2	3	4								
Adopt Entire Chapter																				
Adopt Entire Chapter as amended (amended sections listed below)		X																		
Adopt only those sections that are listed below																				
[California Code of Regulations, Title 19, Division 1]																				
Chapter / Section																				
B105.2		X																		

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Fire Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

APPENDIX B

FIRE-FLOW REQUIREMENTS FOR BUILDINGS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION B101
GENERAL

B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings.

SECTION B102
DEFINITIONS

B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

FIRE-FLOW. The flow rate of a water supply, measured at 20 pounds per square inch (psi) (138 kPa) residual pressure, that is available for fire fighting.

FIRE-FLOW CALCULATION AREA. The floor area, in square feet (m^2), used to determine the required fire flow.

SECTION B103
MODIFICATIONS

B103.1 Decreases. The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

B103.2 Increases. The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to utilize NFPA 1142 or the *California Wildland-Urban Interface Code.*

SECTION B104
FIRE-FLOW CALCULATION AREA

B104.1 General. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3.

B104.2 Area separation. Portions of buildings which are separated by fire walls without openings, constructed in accordance with the *California Building Code,* are allowed to be considered as separate fire-flow calculation areas.

B104.3 Type IA and Type IB construction. The fire-flow calculation area of buildings constructed of Type IA and Type IB construction shall be the area of the three largest successive floors.

Exception: Fire-flow calculation area for open parking garages shall be determined by the area of the largest floor.

SECTION B105
FIRE-FLOW REQUIREMENTS FOR BUILDINGS

B105.1 One- and two-family dwellings. The minimum fire-flow and flow duration requirements for one- and two-family

dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m^2) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5m^2) shall not be less than that specified in Table B105.1.

Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exceptions:

1. A reduction in required fire-flow of up to 75 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.
2. *[SFM] Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:*
   - *2.1. California State Parks buildings of an accessory nature (restrooms).*
   - *2.2. Safety roadside rest areas, (SRRA), public restrooms.*
   - *2.3. Truck inspection facilities, (TIF), CHP office space and vehicle inspection bays.*
   - *2.4. Sand/salt storage buildings, storage of sand and salt.*

TABLE B105.1
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute)[b]	FLOW DURATION (hours)
Type IA and IB[a]	Type IIA and IIIA[a]	Type IV and V-A[a]	Type IIB and IIIB[a]	Type V-B[a]		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.
a. Types of construction are based on the *California Building Code*.
b. Measured at 20 psi residual pressure.

First Day Street Logistics will be building type IIIB and greater than 138,301 sf. Fire sprinklers will be installed and a reduction of 50 percents was used for the fire flow requirement (4,000 gpm for 4 hrs).

Appendix B
EMWD's Fire Flow Boundary Conditions

ALBERT A. WEBB ASSOCIATES

COMPUTER MODEL TEST

Grid Number:	54-A	**Date:**	May 11, 2022
Customer Name:	First Industrial Realty	**Address:**	898 N. Pacific Coast Hwy, Suite 175
City, State Zip:	El Segundo, CA 90245		
Contact Name:	Paul Loubet		
Phone:	909-230-3892	**Cell:**	
Fax:		**Email:**	ploubet@firstindustrial.com
Project Record Number:	WS 2022-0561	**WO/CO:**	16409
Project Name:	FIR Day Street	**APN:**	297-130-036
(Approximate) Test & Hydrant Location:	The hydrant is located approximately 700 feet north of the northwest corner of the parcel. The test hydrant has the following connection sizes: 6" x 1-2.5" x 1-4".		

MODEL	**DS_MM_wya20181018_POS-DC_Combined MDD and FF Diurnals_v3.mxd**				
POC Test Location:	**EMWD RESULTS**			**Requested**	**Flow Availability for Fire Department**
	POC 1	**FH1**			
Elevation*:	1547.1	1547.1			
Steady State, Dynamic (psi):	92.4	92.4			
Residual Pressure (psi):	47.8	47.8			
Tested FF (gpm):	4000	4000		4000	
Combined Total (gpm):	MDD 40 gpm** plus 4000 gpm fire flow			4040	
Number of Hydrants:	1 POC, 1 FH			1	
Duration Tested @:	Four Hours			4	
Demand Conditions:	Max Day				
Pressure Zone/Tank Name(s)/Level(s):	1764 / Box Springs I / Base Elevation 1731.5 ft				
Pump Operating Status:	ON	**Computer Model Setting:**	EPS		

Number of Points of connections (POC):	**POC (Circle One)**		**Reason (Circle what Applies)**						
	One	Two or More	Design Conditions	Limited Capacity (Existing System)	Supply Redundancy	Conditions of Approval	Fire Sprinkler Connection(s)	Single Lot Residential	Existing POC(s)

Comments: The water system is capable of providing 4040 GPM for four hours at a minimum of 20 psi, as shown in Figure 1. These Fire Flow test results may need to be complemented by a Design Conditions and do not include all facility conditioning that may be required for this project. Fire Agency Conditions were not provided, if any Fire Flow changes occur in the Fire Agency Conditions, you may need to resubmit another Fire Flow test at the requester's expense.

The above results are not a guarantee the District's system will supply water to the project at any specific flows or pressures. These results were determined from a computer simulation of the District's water system and/or from hydraulic calculations pertaining to distribution pipelines: The capacity of the service laterals, meters, backflow assemblies, on-site fire system, and other appurtenances were not considered in these results. The design and sizing of service laterals and downstream facilities shall be the responsibility of the Project Sponsor.

EMWD's Fire Flow test results are valid for twelve months from the date of testing.

Completed By: Elizabeth Caliva, Dudek

Should you have any questions or need additional information, please contact me at (951) 928-3777, ext. 4478.

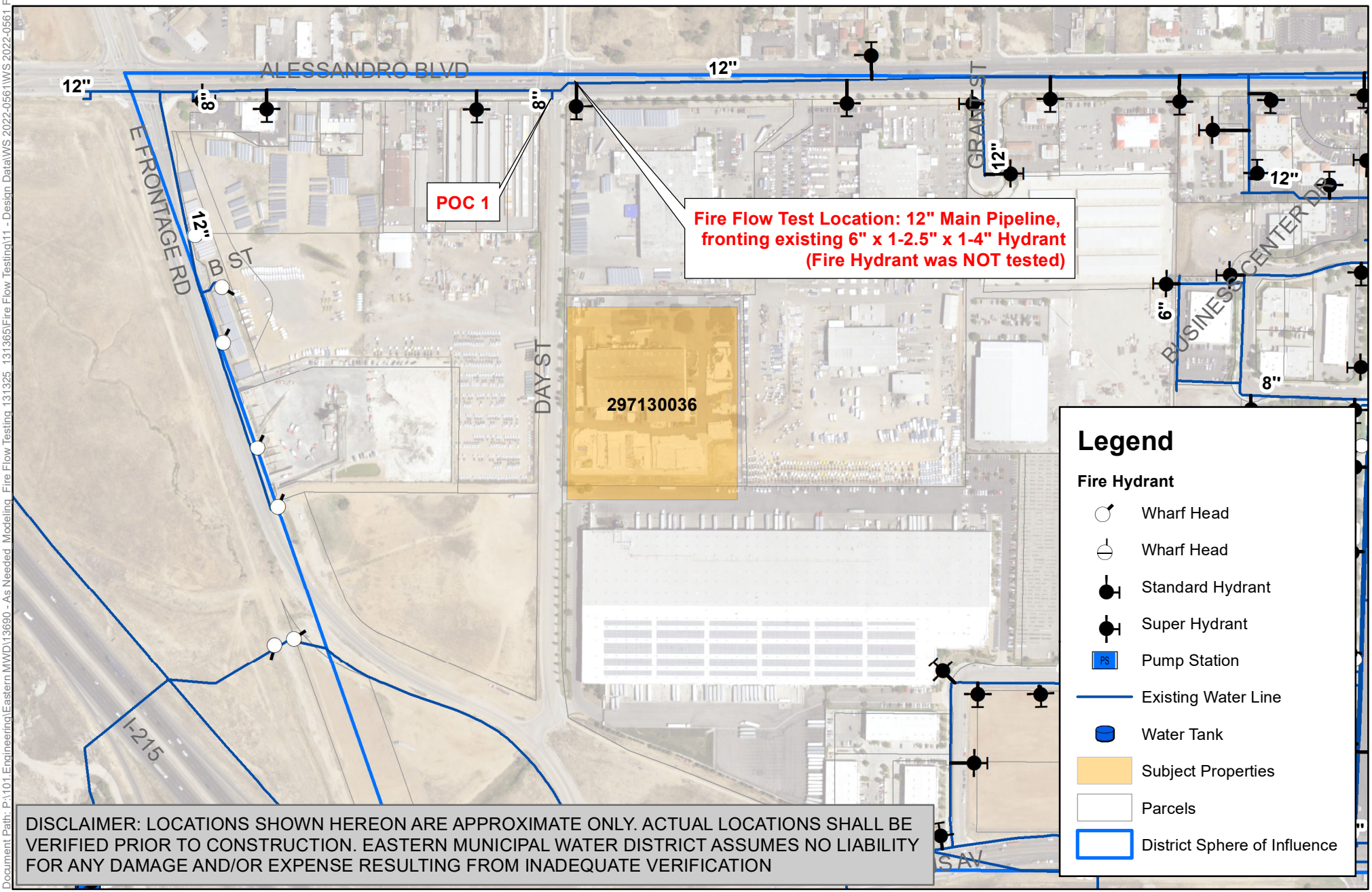
Sincerely, Elizabeth Caliva Date: 5/11/2022

Rudy Esparza
Sr. Engineering Technician
New Business Development

DRAFT - Pending Formal Fire Agency Conditions

Reviewed By: _____ Date: 5-17-2022

* Elevation based on Riverside County Flood Control digital data.
** Assumed 8.622 AC (average day demand = 3300 gpd/AC, Max Day Demand (MDD) is 2 times average day).



Date Saved: 1/10/2022 8:04:51 AM
Document Path: P:\101.Engineering\Eastern MWD\13690 - As Needed Modeling Fire Flow Testing 131325 131365\Fire Flow Testing\11 - Design Data\WS 2022-0561\WS 2022-0561 Fig 1.

0 500 1,000 Feet

emwd EASTERN MUNICIPAL WATER DISTRICT

FIGURE 1
APN 297-130-036
FIRE FLOW & HYDRAULIC BOUNDARY CONDITION

Hydraulic Boundary Conditions, In The Main Water Pipeline[6][7], Based on Hydraulic Model Results

Project Name: FIR Day Street
Pressure Zone: 1764, WS 2022-0561
Model Version [12]: DS_MM_wya20181018_POS-DC_Combined MDD and FF Diurnals_v3.mxd

ADD (GPM): 20
FFD (GPM): 4000
Duration (Hours): 4

POC Location: POC 1 (N2149)
Elevation (ft): 1547.1
APN: 297-130-036
(See Attached Figure 1)

	Modeling Scenario [12]	Operational Conditions:	Project Demands[2][3][11] (gpm): Project's Domestic Water Demands[2][3][11] (gpm)	Project Demands[2][3][11] (gpm): Fire Flow Demand[4] (gpm)	Existing system (With No Improvements): HGL (ft)	Existing system (With No Improvements): Pressure (psi)	Existing system (With Improvements)[1]: HGL (ft)	Existing system (With Improvements)[1]: Pressure (psi)
Operational Demand	EPS, MDD, Pumps On (8)	MDD	40		1757	91		
Operational Demand	EPS, MDD, Pumps On (8)	PHD	79		1749	87		
Operational Demand	EPS, ADD, Pumps On (8)	MHD	13		1766	95		
Fire Flow Demand		FFD + MDD						
Fire Flow Demand	EPS, MDD, Pumps On (8)	FFD + MDD	40	4000	1658	48		48

Footnotes (see page 2 for additional footnotes):
(1) If improvements are required, please describe the improvements here:

Minimum Pressure Criteria:

50 PSI	...under PHD, MDD, and MHD
20 PSI	...under MDD + FFD

Minimum Criteria, Velocities in Pipelines:
Equal to or less than 5 fps: ...for MDD
Equal to or less than 10 fps: ...for PHD
Equal to or less than 15 fps: ...for FF + MDD

	Adequate?
Available Firm Pumping Capacity:	TBD
Available Firm Pumping Capacity, w/ Electrical Outage :	TBD
Available Storage Capacity:	TBD

Comments:
(TBD indicates To Be Determined)
Capacity availability shall be verified separately by the customer and reviewed by Development Services Engineers.

Additional Comments:

Prepared by: Elizabeth Calvin
Date: May 11, 2022

Reviewed by: RE
Date: 5-17-2022

Hydraulic Boundary Conditions, In The Main Water Pipeline[6][7], Based on Hydraulic Model Results

Project Name:	FIR Day Street	**ADD (GPM):**	20
Pressure Zone:	1764, WS 2022-0561	**FFD (GPM):**	4000
Model Version [12]:	DS_MM_wya20181018_POS-DC_Combined MDD and FF Diurnals_v3.mxd	**Duration (Hours):**	4

Acronyms:

ADD: Average Day Demand, in GPM
EPS: Extended Period Simulation
FFD[3]: Fire Flow Demand, in GPM
FPS: Feet per second
GPM: Gallons Per Minute
HGL: Hydraulic Grade-Line, in feet
MDD: Maximum Day Demand, in GPM
MHD: Minimum Hour Demand, in GPM
PHD: Peak-Hour Demand, in GPM
POC: Point Of Connection
PSI: Pounds Per Inch
SSS: Steady State Simulation

Footnotes (Ct'd):

(2) Project Demands include ADD of the proposed project, peaked for each test scenario, in accordance with the latest EMWD Water Master Plan Design Criteria

(3) Domestic water demands from existing services are already included in the Model

(4) This is NOT a Fire Flow Test Report: The customer shall verify with the Fire Marshall if a separate Fire Flow Test Report/Letter is required for Jurisdictional Project approval.

(5) All required storage and pumping shall be evaluated in a POS report, per the latest EMWD Master Plan Design Criteria

(6) Applicants, or their designees, shall design service laterals, commencing from the point of connection(s) in EMWD's main pipeline(s), including main extension(s), lateral(s), meter(s), and all post-meter appurtenances, taking into consideration resulting head losses, pad elevations, and building height, such that the pressure delivered to each floor level and service is adequate to meet jurisdictional requirements.

(7) In addition to design requirements, operational minimum and maximum pressures are used to identify and record Service Agreements for Low and High pressure conditions in Residential use. Commercial, Institutional, and Industrial uses do not require low and high pressure recordation.

(8) Storage tanks: Initial levels set at 75% full in EPS

(9) Storage tanks: Initial levels set at 50% full in SSS, Pumps Off

(10) Storage tanks: Initial levels set at 50% full in SSS, Pumps On

(11) Existing demands are based on COINS data, calendar-year 2013

(12) For EPS modeling, use file name: ***DS_MM_wya20181018_POS-DC_Combined MDD and FF Diurnals_v3.mxd***

Appendix C
DCDA vs. RPDA Memo

ALBERT A. WEBB ASSOCIATES

Interoffice Memo

TO: Development Services

FROM: Water Operations, Cross-Connection

DATE: June 5, 2019

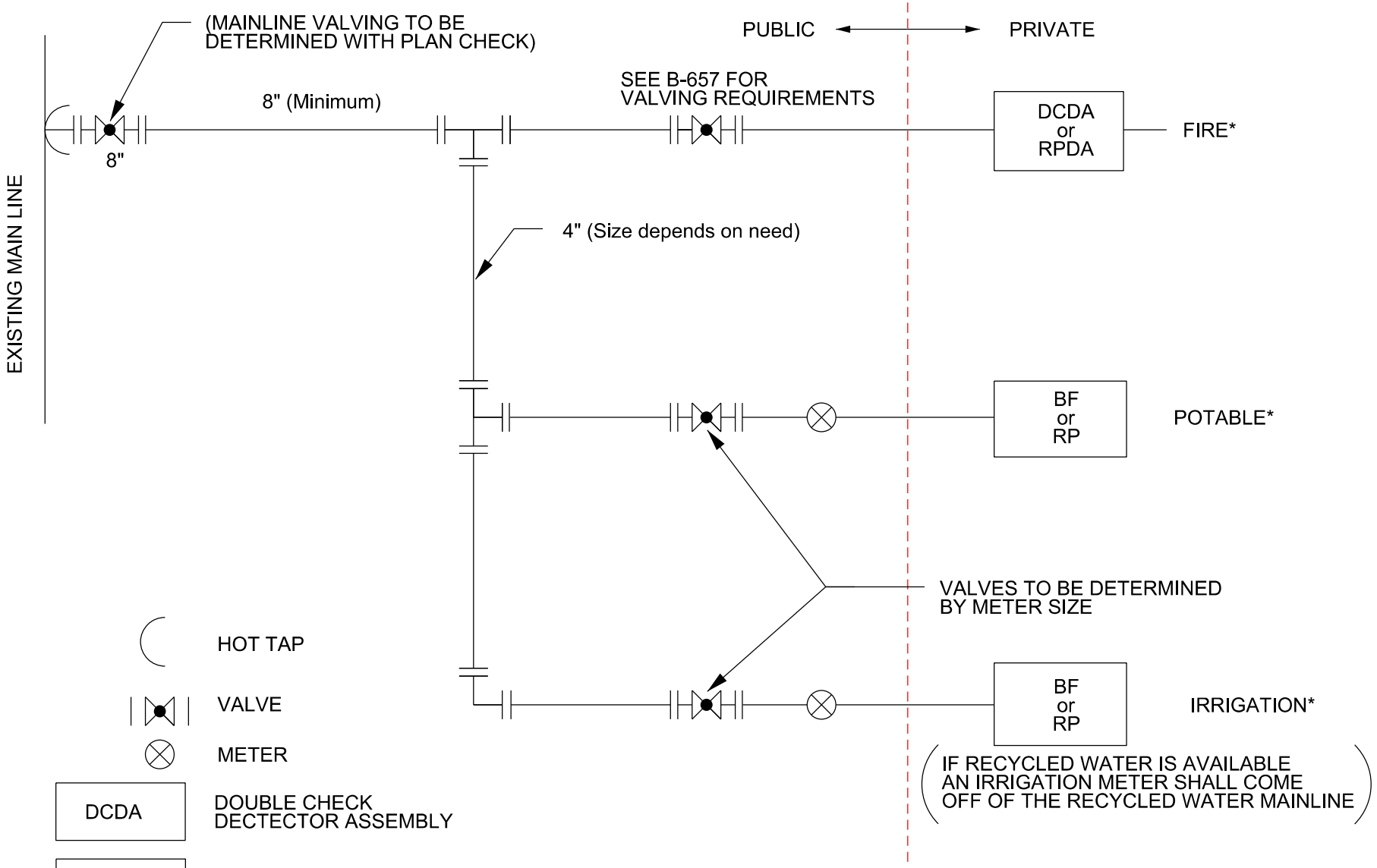
SUBJECT: DCDA vs. RPDA

Cross-Connection staff has identified the need to know all potential hazards which could contaminate EMWD's water system through the proposed Fire Service associated with your project. While a double check detector assembly (DCDA) backflow protects against low health hazard pollutants, a reduced pressure detector assembly (RPDA) backflow protects against high health hazard pollutants and contaminants. All dedicated and private fire protection services must utilize, at a minimum, a DCDA at each point of connection to EMWD's public water system (per EMWD standard drawing B-657). However, an RPDA backflow must be used in the event of any potential onsite contaminants. Examples of potential contaminants to be identified as part of the plan check and application processes are:

1. Use of hazardous chemicals on the premises
2. Injection of any chemical-additives (fire-fighting or corrosion inhibitors)
3. On-site water storage (tanks or ponds)
4. On-site auxiliary water supply (wells active or not properly abandoned)
5. Sites with marine facilities (lakes and water parks)

A list of onsite processes and potential hazards should be obtained from the customer by Development Services staff for review and determination of the appropriate backflow prevention device to be specified by the Cross-Connection staff as part of the plan check process.

EMWD STANDARD FOR PRIVATE CONNECTIONS FOR EXISTING WATERLINES

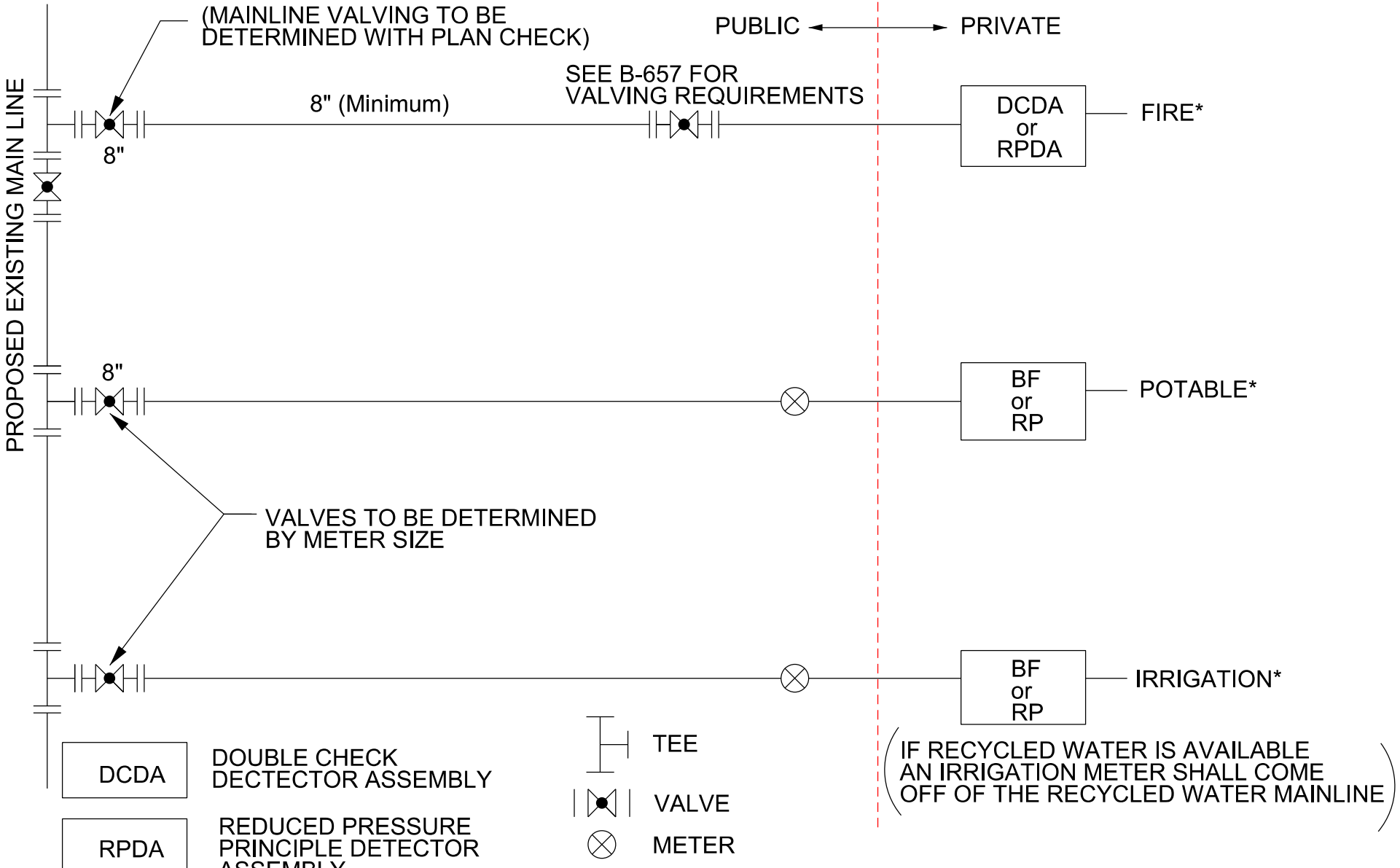


* Please note that EMWD does not inspect onsite private potable water and/or private fire systems, however, EMWD does require that there is no cross-connections onsite. Each service connection must maintain their separate systems onsite. (Example: domestic potable, fire services must remain a dual system onsite).

DATE 1-23-2015

\KAUAI\engineering\esparza\DGNv8

EMWD STANDARD FOR PRIVATE CONNECTIONS FOR PROPOSED WATERLINES



✳ Please note that EMWD does not inspect onsite private potable water and/or private fire systems, however, EMWD does require that there is no cross-connections onsite. Each service connection must maintain their separate systems onsite. (Example: domestic potable, fire services must remain a dual system onsite).

DATE 1-23-2015
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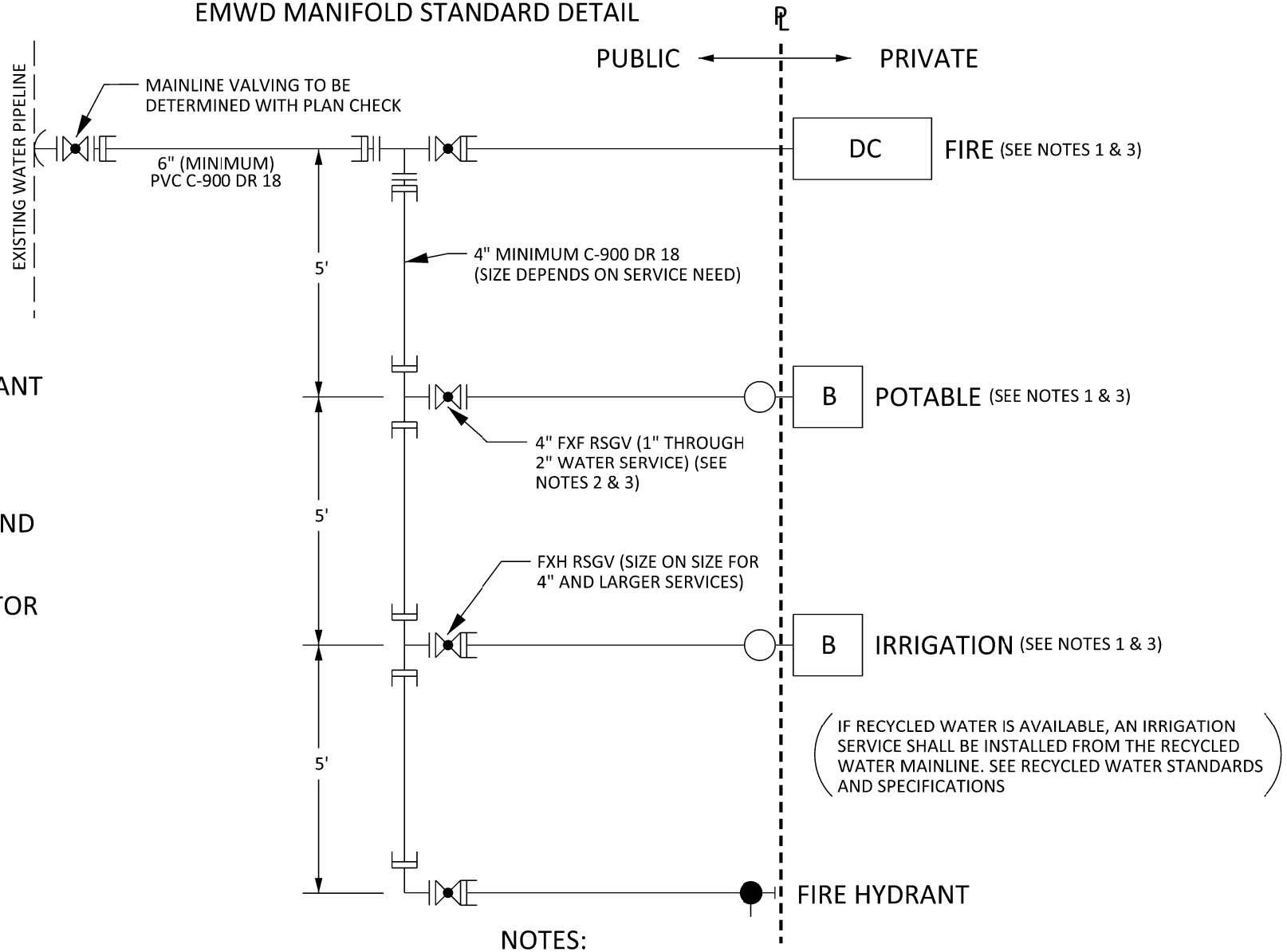
EMWD MANIFOLD STANDARD DETAIL



- FIRE HYDRANT
- HOT TAP
- FXH 90° BEND
- FXH ADAPTOR
- FXF TEE
- FXH TEE
- FXF RSGV
- FXH RSGV
- METER BOX

DCDA OR RPDA	DOUBLE CHECK OR REDUCED PRESSURE DECTECTOR ASSEMBLY
B	REDUCED PRESSURE BACK FLOW PREVENTER

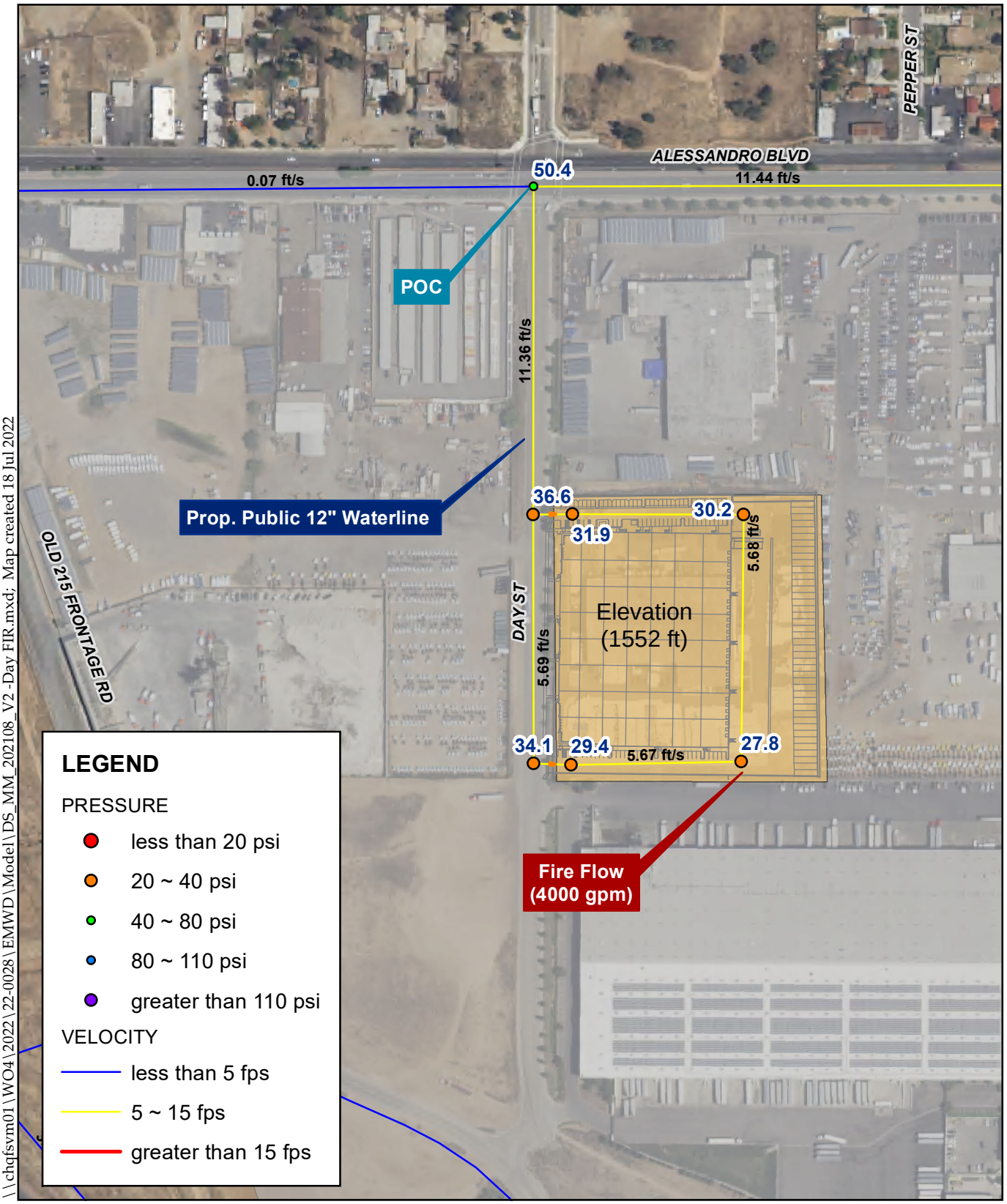
NOTES:

1. THAT EMWD DOES NOT INSPECT ONSITE PRIVATE POTABLE WATER AND/OR PRIVATE FIRE SYSTEMS, HOWEVER, EMWD DOES REQUIRE THAT THERE IS NO CROSS-CONNECTIONS ONSITE. EACH SERVICE CONNECTION MUST MAINTAIN THEIR SEPARATE SYSTEMS ONSITE. (EXAMPLE: DOMESTIC POTABLE, FIRE SERVICES MUST REMAIN A DUAL SYSTEM ONSITE).
2. A FLANGE BY FLANGE RSGV AND COMPANION FLANGE WILL BE REQUIRED FOR 1" THROUGH 2" WATER SERVICE CONNECTIONS PER B-658.
3. THE MAXIMUM VELOCITY THROUGH THE MANIFOLD SHALL BE 10 FEET PER SECOND, BASED ON CAPACITIES OF THE BACK FLOW DEVICES AND METERS.

REV DATE 10/25/19

Appendix D
Hydraulic Analysis Modeling Results

ALBERT A. WEBB ASSOCIATES



\\chqfsvm01\WO4\2022\22-0028\EMWD\Model\DS_MM_202108_V2 -Day FIR.mxd; Map created 18 Jul 2022

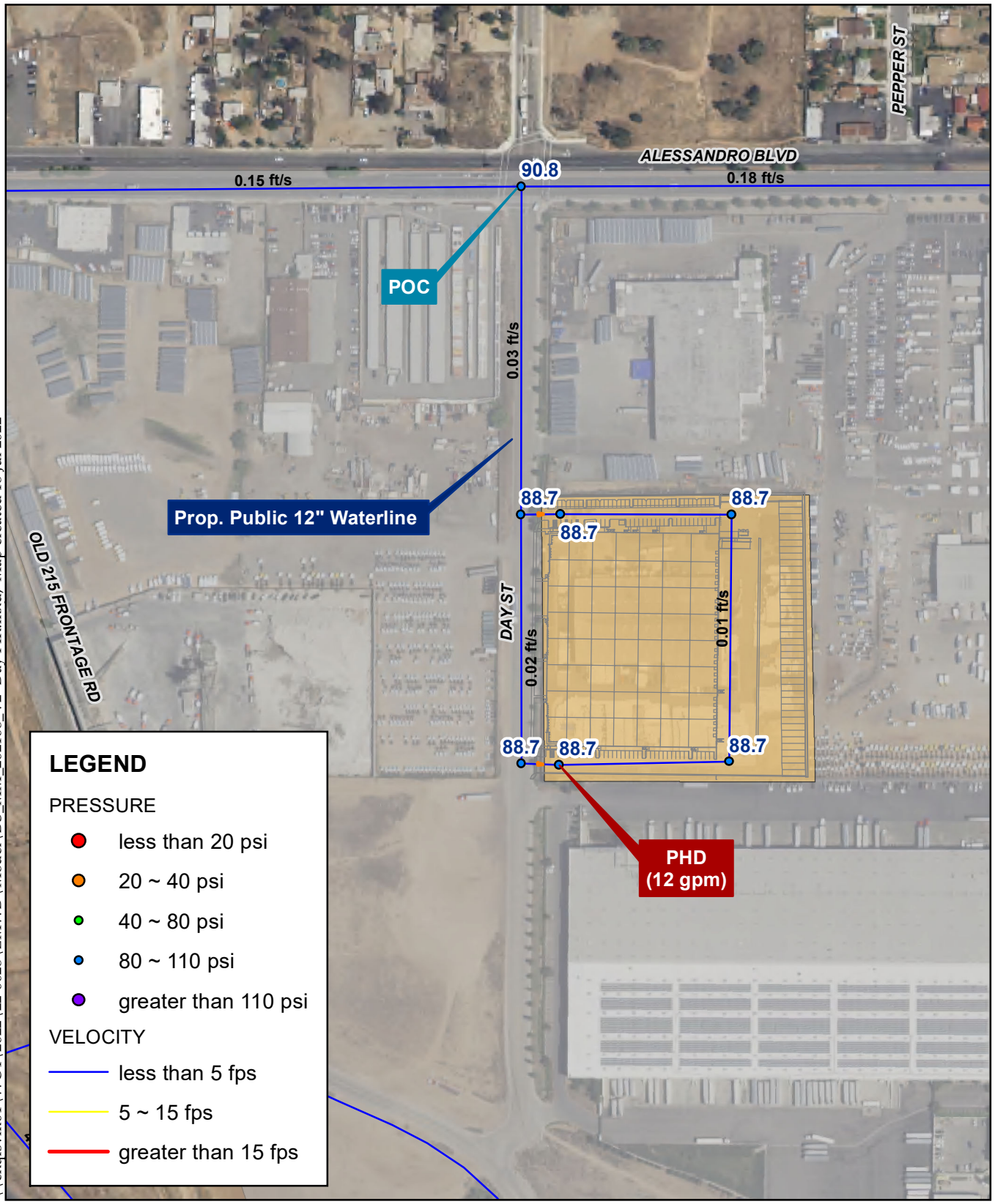
Sources: EMWD, 2019; Riverside Co. GIS, 2021; USDA NAIP, 2016. (Hour 64)

0 300 600 Feet

Figure D1 - MDD plus Fire Flow

Fisrt Day Street Logistics

ALBERT A. WEBB ASSOCIATES



\\chqfsvm01\WO4\2022\22-0028\EMWD\Model\DS_MM_202108_V2 -Day FIR.mxd; Map created 18 Jul 2022

Sources: EMWD, 2019; Riverside Co. GIS, 2021; USDA NAIP, 2016. (Hour 30)

0 300 600 Feet

Figure D2 - Peak Hour Demand

Fisrt Day Street Logistics

ALBERT A. WEBB ASSOCIATES

Appendix E
Draft Design Condition Summary

ALBERT A. WEBB ASSOCIATES

Development Services Department (DSD)

DESIGN CONDITIONS (DC)

[Formerly: Plan Of Service]

******* NOTE TO APPLICANT: To fill out this form, please use the latest design guidelines, noted below: *******

- EMWD's "Water System Planning & Design" guidelines, Updated Feb 2006, and revised Sep 14, 2006, AND, EMWD's 2015 Water Facilities Master Plan Supplement
- EMWD's "Sanitary Sewer System Planning & Design" guidelines, Updated Feb 1993, and revised Sep 1, 2006, AND, EMWD's 2015 Wastewater Collection System Master Plan Supplement

- Applicant to complete Gray sections - EMWD to complete Yellow/White sections -

Form No: *DSD-045*
Updated: 10/11/2021

I. PROJECT INFORMATION

Project Reference No. (City View):
DC - Work Order:
Plan Check - Work Order:

Is LAFCO Fringe Annexation Required? ☐ Yes ☑ No
Was LAFCO Fringe Annexation Approved? ~~☐ Yes ☐ No~~ N/A
Project to be transferred to AFS, upon DC approval? ☐ Yes ☑ No

Project Name: [a] First Day Street Logistics
Cross Streets: Day Street and Alessandro Boulevard

(a) Include TTM, TR, PM, SP, APN or other applicable number or name

Existing land use	Proposed Land Use	Acres	# of Units, or Hotel Bedrooms	Building Area (SF)	# of Students	# of Hospital Beds, or Dialysis Seats	Average Flow (GPD)
	Residential, Rural						
	Residential, Low Density (SFR)						
	Residential, Medium Density (SFR)						
	Residential, Condominiums						
	Residential, Apartments						
	Residential, Age Restricted						
	Residential, Mobile Home Park						
	School		----------				
	Educational: College		----------				
	Church		----------				
	Motel/Hotel						
	Hospital		----------				
	Medical Office Building (offices)		----------				
	Medical Office Building (long term care)		----------				
	Medical Office Building (Dialysis)		----------		----------		
	Mixed Use Policy Area		----------				
	Commercial, Retail		----------				
	Commercial, Office		----------				
	Industrial, Light		----------				
Industrial	Industrial, Light (Warehouse)	7.9	----------	168,412			
	Industrial, Heavy		----------		----------		
	Open Space, Rural						
	Open Space, Agricultural						
	Open Space, Conservation						
	Open Space, Recreation						
	Other						
	Totals:	**7.9**	**0**	**168,412**	**0**	**0**	**0**

II. COMMUNITY FACILITIES DISTRICT (CFD)

Is this Project in a Facilities CFD ? ☐ Yes ☑ No
Is This Project in a Fees Only CFD ? ☐ Yes ☑ No
If yes, what is the lead agency: EMWD ~~☐ Yes ☐ No~~ N/A
Other:

Development Services Department (DSD)

DESIGN CONDITIONS (DC)

[Formerly: Plan Of Service]

- Applicant to complete Gray sections - EMWD to complete Yellow/White sections -

Form No: *DSD-045*
Updated: 10/11/2021

III. WATER DEMAND AND SEWER FLOW ASSESSMENT

				POTABLE WATER					*SEWER*		
AREA	LAND USE	AREA SIZE		DEMAND PROJECTIONS			PEAK FACTOR		FLOW PROJECTIONS		
DESCRIPTION		AC	DU	(GAL/AC)	(GAL/EDU)	ADD	MDD	PKHR	(GAL/AC)	(GAL/EDU)	ADWF
	LDR				570	0				306	0
	MDR				440	0				235	0
	M/HDR				400	0				212	0
	HDR				310	0				165	0
	Commercial/Office			2,200		0			1,200		0
First Day Street Logistics	Light Industrial / Warehouse	7.82		550		4,301			1,200		9,384
	Mixed Use Policy Area			2,200		0			1,200		0
							2.0	2.0			
					TOTAL (GPD)	4,301	8,602	17,204			
					TOTAL (GPM)	3	6	12			

ADWF TOTAL (GPD)	9,384
ADWF TOTAL (GPM)	7
ADWF TOTAL (MGD)	0.0094
PEAK FACTOR [(a)]	2.87
PDWF - PEAK FLOW (GPD)	26,932
PDWF - PEAK FLOW (GPM)	19

IRRIGATION [(b)]				POTABLE WATER				
AREA	LAND USE	AREA SIZE		DEMAND ASSMT.			PEAK FACTOR	
DESCRIPTION		AC	DU	(GAL/AC)	(GAL/EDU)	ADD	MDD	PKHR
				2,200		0	2.5	
						0		
					TOTAL (GPD)	0	0	
					TOTAL (GPM)	0	0	

(a) Sewer Peak Factor:

1- Use PF of 3.0 for Temecula Wine Country, Old Town Temecula, or similar hospitality type of use.

2- All other cases, PF is based on the following equation, PF = 2.13 $Q^{-0.13}$, where Q is ADWF in MGD,

3- Use max PF of 2.87, and Min PF of 1.5

IV. WATER SUPPLY

Is a Water Supply Assessment Required?	☐ Yes	☑ No	
If WSA is required, did the Land Agency request a WSA from EMWD?	~~☐ Yes~~	~~☐ No~~	N/A
Water Supply Assessment Issued?	☐ Yes	☑ No	Date Issued:

Development Services Department (DSD)

DESIGN CONDITIONS (DC)

[Formerly: Plan Of Service]

- Applicant to complete Gray sections - EMWD to complete Yellow/White sections -

Form No: *DSD-045*
Updated: 10/11/2021

V. WATER PRESSURE

Pressure Zone: 1764 HWL **Pressure Conditions (in the main pipeline):** ☑ High ☐ Normal ☐ Low ☐ Not Applicable (Commercial Use)

Notes: For only Residential lots, Plan checker shall utilize the attached service-pressure table(s) to determine pressure conditions for each lot, and cause the recordation of High or Low pressure conditions if applicable: Low Pressure Agreement is required for pressures<50 psi; High Pressure Agreement is required for pressures>80 psi; and Lots with pressures <50 psi shall receive a minimum of 1.5" laterals.

VI. Fire Flow Demand

Has applicant requested a fire flow letter or fire flow test from EMWD: ☑ Yes, see below ☐ Yes, waiting for results ☐ No, need to request

Did it meet the fire flow demand: ☑ Yes ☐ No

Fire flow demand (GPM): 4000 **(GPM)**

Fire flow duration (HRS): 4 **(HRS)**

Has EMWD received a copy of Fire Flow Conditions or onsite private calculations: ☑ Yes ☐ No Comment: Used maximum for building size and type per California building code assuming a 50% reduction for fire sprinklers

Note: -Estimated for planning purposes (at a 20 psi residual pressure). Actual fire flow and duration will be established by the governing Fire Marshall.

VII. WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: Existing 12-inch diameter waterline in Alessandro Boulevard between Old 215 Frontage Road and Pepper Street

☐ Not requesting Water Service

Interagency Agency Permit: required? ☐ Yes ☑ No If Yes, Agency name:

VIII. WATER FACILITY REQUIREMENTS [e]

	Onsite/Offsite	Dia (in)	Length (lf)[f]	Location	Limits	Size needed by Project (in)
Pipeline:	Off-site (Public)	12	1,300	Day Street	Fronting property along Day St to Alessandro Blvd	12
Pipeline:	On-site (Private)	12	1,450	On-site around building	On-site 12" water system shall be private.	12
Pipeline:						

	Onsite/Offsite	Size	Unit	Easement	Grant Deed	Abandonment Deposit Am't	Location	
Booster Plant:								
Storage Tank:								
Temporary Pipeline Alignment:				☐ Yes	☐ Yes			

Implementing facility: N/A

Notes: 1- The Planning & Design Criteria used for this DC is the most current version of the "Development Services Department and Facility Design Guidelines", Section 3: "Design Conditions".

(e) Include attachments (such as hydraulic calculations, maps, etc.) when necessary

(f) Approximate lengths for planning purposes only

Development Services Department (DSD)

DESIGN CONDITIONS (DC)

[Formerly: Plan Of Service]

- Applicant to complete Gray sections - EMWD to complete Yellow/White sections -

Form No: *DSD-045*
Updated: 10/11/2021

IX. SEWER TREATMENT

Location:

Remaining Available Capacity?:	☑ Yes	☐ No	
Is the project within 1/4 mile from the Treatment Plant?	☐ Yes	☐ No	If yes, a notification letter shall be recorded against each of the lots.

X. SEWER COLLECTION

Nearest Pipeline Facility w/Capacity: N/A, project is within Edgemont Community Services District

☑ Not requesting Sewer Service

Interagency Agency Permit: required? ☐ Yes ☐ No If Yes, Agency name:

XI. SEWER FACILITY REQUIREMENTS [g]

	Onsite/Offsite	Dia (in)	Length (lf)[h]	Location	Limits	Size needed by Project
Pipeline:	N/A					
Pipeline:						
Pipeline:						
Pipeline:						

	Onsite/Offsite	Size (gpm)	Interim/Perm	Easement	Grant Deed	Abandonment Deposit Am't	Location	
Lift Station[i][j][k]:				☐ Yes	☐ Yes			

Implementing facility: N/A

Notes: 1- The Planning & Design Criteria used for this DC is the most current version of the "Development Services Department and Facility Design Guidelines", Section 3: "Design Conditions".

(g) Include attachments (such as special studies, maps, etc.) when applicable
(h) Approximate lengths for planning purposes only
(i) If interim, describe method and timing of abandonment, and include Demolition and Abandonment plans during Plan Check. Customer is responsible for Abandonment cost.
(j) If applicant is proposing a Lift Station (either temporary or permanent): Submit a study justifying this use, identifying all other options and why they are not viable.
The study shall include a grading analysis of quantities and cost.
For a proposed temporary Lift Station, the study shall identify an abandonment plan, including plans and calculations, to demonstrate the feasibility of the abandonment.
(k) Proposed Lift Stations shall be presented for consideration by the Waste Water Enterprise Team prior to considering the DC approval.

Development Services Department (DSD)

DESIGN CONDITIONS (DC)

[Formerly: Plan Of Service]

- Applicant to complete Gray sections - EMWD to complete Yellow/White sections -

Form No: *DSD-045*
Updated: 10/11/2021

XII. RECYCLED WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: Not a recycled water candidate

XIII. RECYCLED WATER FACILITY REQUIREMENTS [j] (RWUE and/or RWUP)

	Onsite/Offsite	Dia (in)	Length (lf)[k]	Location	Limits	Size needed by Project
Pipeline:	N/A					
Pipeline:						
Pipeline:						

	Onsite/Offsite	Size	Unit	Easement	Grant Deed	Abandonment Deposit Am't	Location	
Temporary Inter-Tie				☐ Yes	☐ Yes			
Booster Plant:								
Storage Tank:								

Implementing facility:

Notes[l]: 1- The Planning & Design Criteria used for this DC is the most current version of the "Development Services Department and Facility Design Guidelines".

(j) Include attachments (such as hydraulic calculations, maps, etc.) when necessary
(k) Approximate lengths for planning purposes only
(l) RWUP: has it been completed ? ☐ Yes ☐ No ☐ N/A
RWUE: has it been completed ? ☐ Yes ☐ No ☐ N/A

Comments:

XIV. FRONTAGE [m]

Water/Sewer/Rcld	Description/General Location	Existing Frontage Memo #	Type [n,o]	Length (lf)	$ Amt/lf	Total
						$0
						$0
						$0
						$0

(n) "Potentially Reimbursable" means: Potentially Reimbursable to project sponsor, in accordance with EMWD Admin Code as amended.
(o) "Non-Reimbursable" means: Payment by this applicant to reimburse original sponsor of facilities

Estimated for budgetary purposes only

(m) *Special Funding / Agreement Area:* ☑ Yes ☐ No

(If Yes) Name of Area:

Signature (EMWD-FRONTAGE)

Date

XV. FINANCIAL PARTICIPATION CHARGES [m]

S.O. by DSD Representative? ☑ Yes ☐ No *If 'Yes', please coordinate with a Development Services Representative for preparation of an Application For Service*

XVI. ESTIMATE CONNECT FEES FOR APPLICANT BENEFIT

All connection fees can be estimated via our EMWD website.

Visit http://www.emwd.org/new_biz/construction_fee-schedule.html for our complete fee schedule.

XVII. TIME LIMITATION of DESIGN CONDITIONS APPROVAL

This Design Conditions (DC) approval is valid for 24 months. From the time the DC is approved and until preparation of the Standard Facilities Agreement, this DC shall be subject to further evaluation if any of the following conditions exist:
a- The project's scope of work has changed substantially from the approved DC, causing the need to re-evaluate the proposed facilities
b- New regulatory requirements are in effect
c- EMWD has significant updates to its Facilities Master Plans/CIP program, and Design Criteria

Development Services Department (DSD)

DESIGN CONDITIONS (DC)

[Formerly: Plan Of Service]

- Applicant to complete Gray sections - EMWD to complete Yellow/White sections -

Form No: *DSD-045*
Updated: 10/11/2021

XVIII. SPECIAL CONDITIONS: **For Conditions 1 and 2, please select one of the choices from the Drop-Down List - For all others, do NOT delete the ones that do not apply, instead, cross them out.**

1-	At the time this DC was processed, final Conditions Of Approval (COAs) were not available: Therefore, the COAs shall be provided as part of the first Plan Check submittal
Use The 2-	Per attached confirmation by the sponsor/developer waiving his/her right for facility oversizing reimbursement from EMWD, the project shall not receive consideration for oversizing reimbursement.
...List for 3-	It is the applicant's responsibility to provide any updates or revisions to the Project COA during the development, or after the approval, of the DC. The DC shall be revised and updated as needed, including updating the Fire Flow test if the requirements are different from the original test: Failure to provide timely COA updates or revisions may result in potential additional facility requirements and/or delays in processing the project during subsequent phases (such as Plan Check or Agreement phases).
4-	(Only for Residential lots) Plan checker shall utilize the attached service-pressure table(s) to determine pressure conditions for each lot, and cause the recordation of High or Low pressure conditions if applicable: **Low Pressure Agreement** is required for lot pressures <50 psi; **High Pressure Agreement** is required for lot pressures >80 psi; and Lots with pressures <50 psi shall receive a **minimum of 1.5" service laterals**.
5-	The project lies within the _____ Special Benefit Area, and is subject to additional connection fees.
6-	(For residential landscaping fed from a potable water source) At FIRST Plan Check, a "Residential Landscaping Water Budget" form shall be completed and submitted (by a Licensed Civil Engineer or a Licensed Landscape Architect). This form will be reviewed by the Conservation Dept. during the Plan Check phase. A final approval of this form is required by EMWD's Conservation Dept., prior to EMWD's facilities "Release" by the Inspection Department.
7-	For Potable Landscape Irrigation and Meter Requirements (applicable to Commercial, Industrial, Institutional use, as well as common-areas within Residential Tract Development), sponsor shall provide information that is requested in the attached "Documents Required": This Information must be provided with the FIRST Plan Check submittal, and shall be submitted by a Licensed Civil Engineer or a Licensed Landscape Architect. This form will be reviewed by the Conservation Dept. during the Plan Check phase. A final approval of this form is required by EMWD's Conservation Dept., prior to EMWD's facilities "Release" by the Inspection Department.
8-	To submit for Plan Check of final design, the applicant shall refer to the Plan Check Submittal Checklist (attached). The Plan Check submittal shall include the appropriate Plan Check deposit in order for it to be considered complete.
9-	If this project requires Implementing Facilities, then such Implementing Facilities shall be concurrently in Plan Check with this project's Plan Check.
10-	For design of all pumping facilities: Provide design capacity, and preliminary site plan and pipeline alignments for DC approval. Final design shall be reviewed during Plan Check. If a an interim Lift Station is proposed, customer shall include Demolition and Abandonment plans during Plan Check.
11-	Design and install a potable-water sampling station per standard detail B-935, to be located within the project and as designated during the Plan Check review.
12-	The project is located within 1/4 mile from an existing EMWD waste water treatment plant, and therefore a notification letter shall be recorded against each of the lots, prior to occupancy.
13-	Provide an approved Inter Agency Permit during Plan Check and prior to final plan approval.

XIX. LIST OF APPLICABLE ATTACHMENTS & REFERENCES: **(do NOT delete Attachments & References that do not apply, instead, cross them out).**

1- Project Vicinity Map

2- Exhibit(s) of DC Facilities: existing and proposed facilities

3- Exhibit(s) of DC Facilities subject to relocation and/or easements

4- Available Min/Max Pressure table(s) (Residential only)

5- Fire Dept. Requirements ☐ DRAFT ☐ FINAL

6- Project Conditions Of Approval ☐ DRAFT ☐ FINAL

7- EMWD Fire Flow Test Results

8- Hydraulic Boundary Conditions Report

9- Accepted Recycled Water Use Exhibit or Plan

10- Reports or special studies

11- DCDA vs RPDA: EMWD Requirements Memo

12- DCDA vs RPDA: Customer memo declaring intent of on-site use (Commercial & industrial use only)

13- Spreadsheet (template) for "Residential Landscaping Water Budget" and Instructions: **Template form must be filled out and provided with first Plan Check submittal.**

14- "Documents Required" for Potable Landscape Irrigation and Meter Requirements (applicable to Commercial, Industrial, Institutional use, as well as common-areas within Residential Tract Development): **This Information must be provided with the first Plan Check submittal.**

15- Manifold detail, for commercial projects

16- CFD Letter, signed by the Owner (Residential tracts only)

17- Prevailing-wage requirements and process description

18- Sponsor/developer e-mail, waiving oversizing reimbursement from EMWD

19- Application For Service Requirements

20- Plan Check Submittal Checklist

22- Blank

23- Blank

		Date
Prepared By:	Albert A. Webb Associates	7/18/2022
Reviewed By:		_____
	DC Engineer & Initials	
Supervisor's Name:	Maroun El-Hage	_____
	Principal Civil Engineer & Initials	

Work Order Closure processed ? ☑ Yes ☐ No

EMWD's Disposition:

Initials: **Date:**

File Name:
2021_10_11_Form_DSD-045_Master Design Conditions Summary_Formerly POS_Final_V1

Printed: 7/18/2022, 8:32 PM