





Liberty Utilities (Apple Valley Ranchos Water) Corp.  
21760 Ottawa Road  
Apple Valley, CA 92308-6533  
Tel: 760-247-6484  
Fax: 760-247-1654

Advice Letter No. 282-W

December 12, 2024

## **TO THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA**

Liberty Utilities (Liberty Apple Valley Ranchos Water) Corp. (U 346-W) (“Liberty Apple Valley”) hereby submits the attached revised tariff sheets applicable to water service in its service territory.

### **Summary**

The purpose of this filing is to update Liberty Apple Valley’s service area map to reflect the addition of a commercial customer. The new customer, Apple Valley Pro Storage (“AVPS”), is in Golden State Water Company’s (“GSWC”) service area. Currently, GSWC provides both domestic water and fire services, will continue to provide domestic water service only to this property.

### **Background and Discussion**

The owner of AVPS has submitted an application to Liberty Apple Valley requesting fire protection services for the property located at 20471 Bear Valley Road, Apple Valley, CA. This location will be used for a public self-storage building. The proposed area is within GSWC’s existing service area boundaries.

The developer is proposing to construct a new public storage building and the San Bernardino County Fire Department (“SBCFD”) is requiring a range between 2,500 – 3,500 gallons per minute (“gpm”) fire flow as a condition of permitting the new building. At this time, GSWC is unable to provide the SBCFD’s recommended fire flow. Liberty Apple Valley and GSWC have agreed that Liberty Apple Valley has the ability to provide fire protection at the required fire flow.

Liberty Apple Valley has agreed to provide the fire protection service while GSWC will provide the domestic water service to the AVPS.

Liberty Apple Valley is requesting to update its current Apple Valley service area map to provide fire protection to the APVS.

GSWC filed Advice Letter 1950-W, dated December 5, 2024, to update its Apple Valley-South area map to provide domestic water service only to the AVPS.

The APVS is shown on both Liberty Apple Valley and GSWC service area maps and is depicted with a distinct pattern for the purpose of identifying the property as receiving the dual/split services.

A copy of both APVS letter requesting fire protection service from Liberty Apple Valley and Liberty Apple Valley’s hydraulic modeling results are provided as workpapers.

**Tier Designation**

This advice letter is submitted with a Tier 2 designation.

**Effective Date**

Liberty Apple Valley requests this filing become effective on January 4, 2025.

**Notice and Service**

In accordance with General Order 96-B, General Rules 4.3 and 7.2, and Water Industry Rule 4.1, a copy of this advice letter was electronically transmitted on December 12, 2024 to competing and adjacent utilities and other utilities or interested parties having requested such notification. Pursuant to Water Industry Rule 3.2 of General Order 96-B, public notice is not required.

**Response or Protest**

Anyone may respond to or protest this advice letter. A response supports the filing and may contain information that proves useful to the Commission in evaluating the advice letter. A protest objects to the advice letter in whole or in part and must set forth the specific grounds on which it is based. These grounds are:

- (1) The utility did not properly serve or give notice of the advice letter;
- (2) The relief requested in the advice letter would violate statute or Commission order or is not authorized by statute or Commission order upon which the utility relies;
- (3) The analysis, calculations, or data in the advice letter contain material error or omissions;
- (4) The relief requested in the advice letter is pending before the Commission in a formal proceeding;
- (5) The relief requested in the advice letter requires consideration in a formal hearing or is otherwise inappropriate for the advice letter process; or
- (6) The relief requested in the advice letter is unjust, unreasonable, or discriminatory, provided that such a protest may not be made where it would require re-litigating a prior order of the Commission.

A protest shall provide citations or proofs where available to allow staff to properly consider the protest. A response or protest must be made in writing or by electronic mail and must be received by the Division of Water within 20 days of the date this advice letter is filed. The address for mailing or delivering a protest is:

Tariff Unit, Water Division, 3<sup>rd</sup> Floor  
California Public Utilities Commission  
505 Van Ness Avenue, San Francisco, CA 94102  
[Water.division@cpuc.ca.gov](mailto:Water.division@cpuc.ca.gov)

On the same date the response or protest is submitted to the Water Division, the respondent or protestant shall send a copy by mail (or e-mail) to Liberty Park Water, addressed to:

Tiffany Thong  
Manager, Rates and Regulatory Affairs  
Liberty Utilities  
9750 Washburn Road  
P. O. Box 7002  
Downey, CA 90241  
E-Mail: [AdviceLetterService@libertyutilities.com](mailto:AdviceLetterService@libertyutilities.com)

Cities and counties that need Board of Supervisors or Board of Commissioners approval to protest should inform the Water Division within the 20-day protest period so that a late filed protest can be entertained. The informing document should include an estimate of the date the proposed protest might be voted on.

If you have not received a reply to your protest within 10 business days, contact Tiffany Thong at [Tiffany.Thong@libertyutilities.com](mailto:Tiffany.Thong@libertyutilities.com).

Sincerely,

LIBERTY UTILITIES (APPLE VALLEY RANCHOS WATER) CORP.

*/s/ Tiffany Thong*

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Tiffany Thong  
Manager, Rates and Regulatory Affairs  
[Tiffany.Thong@libertyutilities.com](mailto:Tiffany.Thong@libertyutilities.com)

TT/as

Enclosures

cc: Hani Moussa, Public Advocates Office, ([Hani.Moussa@cpuc.ca.gov](mailto:Hani.Moussa@cpuc.ca.gov))  
Public Advocates Office, ([PublicAdvocatesWater@cpuc.ca.gov](mailto:PublicAdvocatesWater@cpuc.ca.gov))

**Workpapers**

December 5, 2024

**Golden State Water Company**

**Attn:** Ronald Moore, Regulatory Affairs Dept.  
630 E. Foothill Blvd  
San Dimas, CA 91773

**Liberty Utilities (California)**

**Attn:** Tiffany Thong, Manager, Rates and Regulatory Affairs  
9750 Washburn Road  
Downey, CA 90241

**Re:** Request for Split Water Service Approval – Self-Storage Development located at 20471 Bear Valley Road, Apple Valley, CA. GSWC Work Order No.: 36400387

Dear Mr. Moore and Ms. Thong,

Apple Valley Pro Storage, LLC (AVPS) is developing a self-storage facility at 20471 Bear Valley Road (also known as 12052 Itoya Vista Street) in Apple Valley, CA. AVPS has requested a fire water service connection from Liberty Utilities (Liberty) to satisfy the fire flow requirement for this project, as established by the San Bernardino County Fire Prevention District (SBCFPD).

In 2023, AVPS initially sought water service from Golden State Water Company (GSWC) since the project site falls within GSWC's service area. SBCFPD set a fire flow requirement of 4,000 gallons per minute (GPM). However, GSWC informed AVPS that the small-diameter water distribution lines near the project site cannot meet this fire flow requirement without substantial infrastructure upgrades. These improvements would involve extending over one mile of large-diameter pipeline and installing a pressure regulating station, with an estimated cost exceeding \$2 million.

In contrast, Liberty Utilities, a CPUC-regulated Class A water utility, operates a 24-inch diameter water distribution line along Bear Valley Road, directly adjacent to the project site. Liberty has confirmed that their system has sufficient capacity to meet the fire flow requirement.

After discussions between GSWC and Liberty, both utilities agreed that a split service arrangement would significantly reduce the financial burden on AVPS. Under this arrangement, Liberty would provide fire water service, while GSWC would continue to supply potable water for domestic and irrigation purposes.

To proceed, AVPS respectfully requests that GSWC and Liberty submit advice letters to the California Public Utilities Commission (CPUC) seeking approval for this split service arrangement. This solution would allow AVPS to meet the fire protection requirements set by SBCFPD while maintaining GSWC as the provider for domestic and irrigation water services.

Mr. Ronald Moore  
Ms. Tiffany Thong  
Page 2  
December 5, 2024

Thank you for your consideration and assistance in this matter. Please feel free to contact me at your earliest convenience if you have any questions or require additional information.

Sincerely,



12 / 10 / 2024

**Alireza Koochackmanesh**  
Apple Valley Pro Storage, LLC

<b>Title</b>	Split Water service
<b>File name</b>	AVSP_Request_for_...205_Final__1_.pdf
<b>Document ID</b>	8a799fd240aa8dba30a263e4b1d1d49f094cf4b0
<b>Audit trail date format</b>	MM / DD / YYYY
<b>Status</b>	● Signed

## Document History



**12 / 10 / 2024**  
23:30:50 UTC

Sent for signature to Alireza Koochackmanesh  
(alirezakoochakmanesh@yahoo.com) from mattmolkara@gmail.com  
IP: 98.189.126.137



**12 / 10 / 2024**  
23:46:30 UTC

Viewed by Alireza Koochackmanesh  
(alirezakoochakmanesh@yahoo.com)  
IP: 70.181.112.105



**12 / 10 / 2024**  
23:46:44 UTC

Signed by Alireza Koochackmanesh  
(alirezakoochakmanesh@yahoo.com)  
IP: 70.181.112.105



COMPLETED

**12 / 10 / 2024**  
23:46:44 UTC

The document has been completed.





Liberty™ 21760 Ottawa Road • Apple Valley, CA 92308

APPLICATION FOR NEW METER SET

OFFICE USE ONLY

Form with fields: Cycle, Book, Route, New Service Job #, Customer #, Account #, Checked By Operations, Date, Advanced Contributed Job #, Facility Fee Collected, Date

Property Owner Name Apple Valley Pro Storage LLC

Service Address 20471 Bear Valley Rd.

Builder Same as Property Owner YES NO X

Apple Valley, CA. 92308

Contact Person Alireza Koochakmanesh

APN# 043404215

Bills to be mailed to Owner X Builder

Lot Tract Meter Size 8"

Mailing Address 2 Stiges

Parcel Map Attached

Laguna Niguel, CA 92677

Type of Construction:

Home Phone 949-793-2966

House Commercial X Apts. # of units

Social Security or Tax ID # 702433541

Irrigation Fire Flow X

Drivers License # F1390247

Comments

Employer Apple valley

Email Address alirezakoochakmanesh@yahoo.com

I hereby make application to LIBERTY UTILITIES. for the introduction of water for use on premises stated above and in consideration of such introduction of water promises to pay said Company, in payments pursuant to its rule at the established price for all water supplied such applicant and to abide by said Company. This contract shall at all times subject to such changes or modifications by the Public Utilities Commission of California, as said Commission may, from time to time, direct in the exercise of its jurisdiction. Permission is hereby granted LIBERTY UTILITIES to use the above described premises to repair, renew, or to gain access thereto. I have been advised that water pressure under the conditions of average service may exceed 125 pounds per square inch at the service connection and I agree that I will accept said service subject to said pressures. I will check with my builder or plumber before installation of line from meter to building and install adequate pressure regulator. Lots must be surveyed.

SIGNATURE

[Handwritten Signature]

DATE

09 / 27 / 2024



21760 Ottawa Road • Apple Valley, CA 92308

CUSTOMER'S DEPOSIT (NOT NEGOTIABLE)

ACCOUNT NO.

CUSTOMER NO.

AMOUNT

Received of Date Name

The sum of \$ dollars as a cash deposit to secure the payments of any bills of service to be furnished by the company.

for the Company

Please Note:

This deposit may be applied to unpaid balances where service has been discontinued by the utility for non-payment of bills.

This deposit, less the amount of any unpaid bills for service, will be refunded, together with any interest due, upon discontinuance of service, or after the deposit has been held for 12 consecutive months, provided service has not been discontinued for non-payment.



Liberty™ 21760 Ottawa Road • Apple Valley, CA 92308

### APPLICATION FOR NEW METER SET

OFFICE USE ONLY

Cycle _____ Book _____ Route _____	New Service Job # _____
Customer # _____ Account # _____	Checked By Operations _____ Date _____
	Advanced Contributed Job # _____
	Facility Fee Collected _____ Date _____

Property Owner Name **Apple Valley Pro Storage LLC**

Service Address **20471 Bear Valley Rd.**

Builder Same as Property Owner YES \_\_\_\_\_ NO **X**

**Apple Valley, CA. 92308**

Contact Person **Alireza Koochakmanesh**

APN# **043404215**

Bills to be mailed to Owner **X** Builder \_\_\_\_\_

Lot \_\_\_\_\_ Tract \_\_\_\_\_ Meter Size **8"**

Mailing Address **2 Stiges**

Parcel Map Attached \_\_\_\_\_

**Laguna Niguel, CA 92677**

Type of Construction:

Home Phone **949-793-2966**

House \_\_\_\_\_ Commercial **X** Apts. \_\_\_\_\_  
# of units

Social Security or Tax ID # **702433541**

Irrigation \_\_\_\_\_ Fire Flow **X**

Drivers License # **F1390247**

Comments \_\_\_\_\_

Employer **Apple valley**

Email Address **alirezakoochakmanesh@yahoo.com**

I hereby make application to LIBERTY UTILITIES. for the introduction of water for use on premises stated above and in consideration of such introduction of water promises to pay said Company, in payments pursuant to its rule at the established price for all water supplied such applicant and to abide by said Company. This contract shall at all times subject to such changes or modifications by the Public Utilities Commission of California, as said Commission may, from time to time, direct in the exercise of its jurisdiction. Permission is hereby granted LIBERTY UTILITIES to use the above described premises to repair, renew, or to gain access thereto. I have been advised that water pressure under the conditions of average service may exceed 125 pounds per square inch at the service connection and I agree that I will accept said service subject to said pressures. I will check with my builder or plumber before installation of line from meter to building and install adequate pressure regulator. Lots must be surveyed.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**09 / 27 / 2024**



Liberty™

21760 Ottawa Road • Apple Valley, CA 92308

### CUSTOMER'S DEPOSIT (NOT NEGOTIABLE)

ACCOUNT NO. \_\_\_\_\_

CUSTOMER NO. \_\_\_\_\_

Received of \_\_\_\_\_ Date \_\_\_\_\_  
Name

AMOUNT \_\_\_\_\_

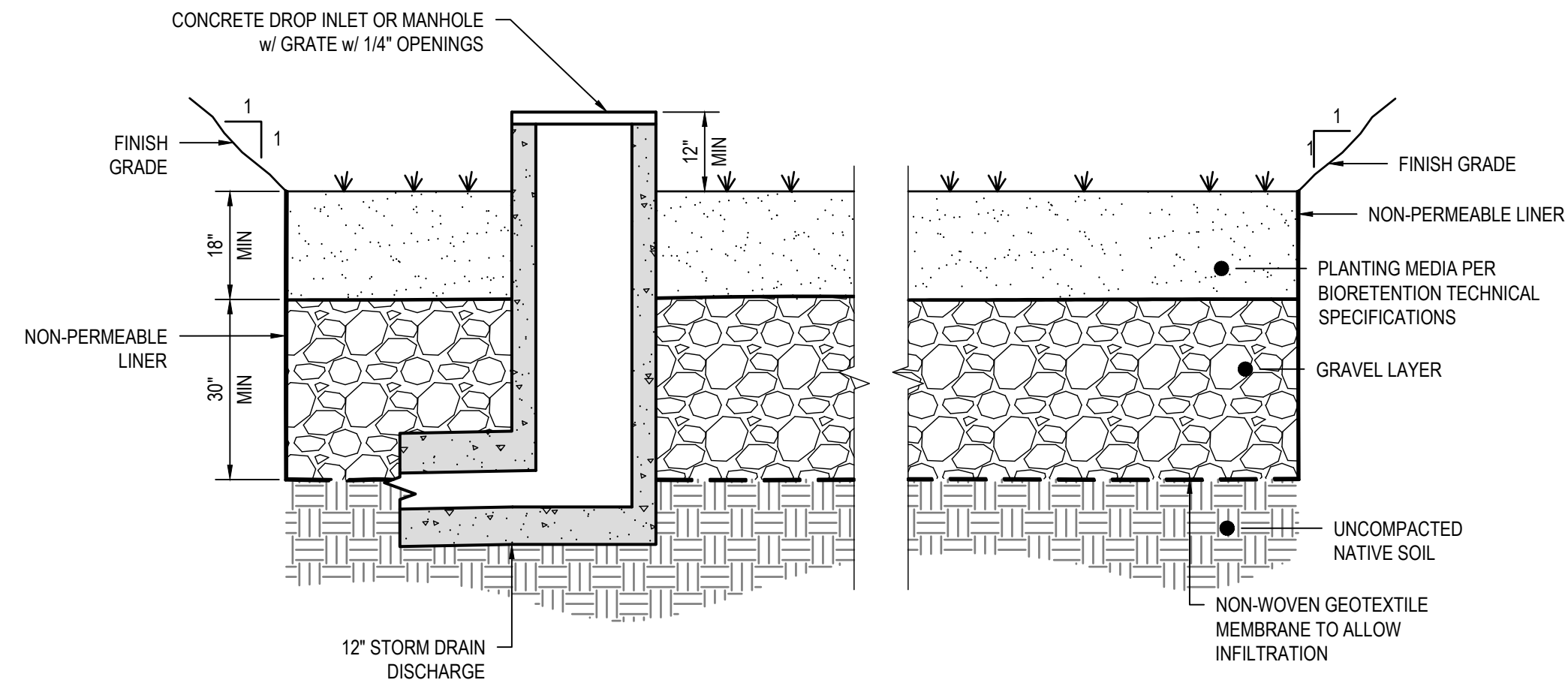
Street Address \_\_\_\_\_ City \_\_\_\_\_  
The sum of \$ \_\_\_\_\_ dollars as a cash deposit to  
secure the payments of any bills of service to be furnished by the company.

\_\_\_\_\_ for the Company

**Please Note:**

This deposit may be applied to unpaid balances where service has been discontinued by the utility for non-payment of bills.

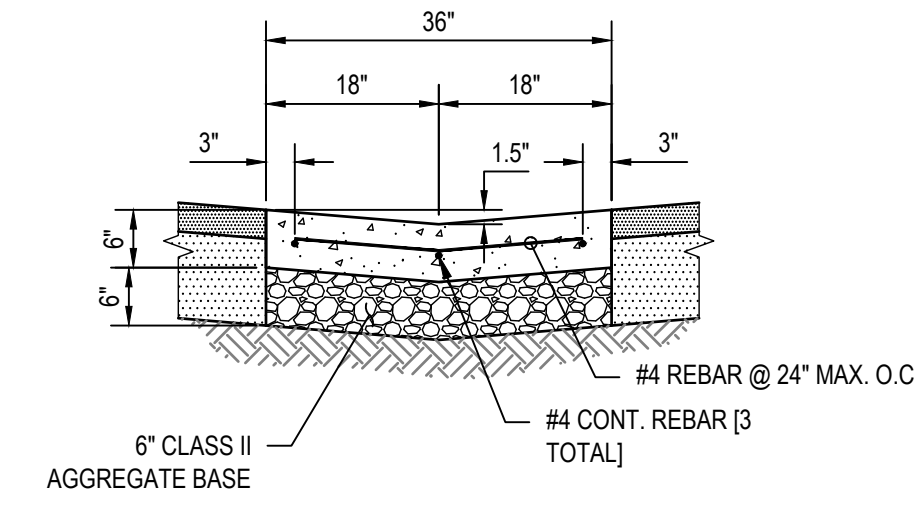
This deposit, less the amount of any unpaid bills for service, will be refunded, together with any interest due, upon discontinuance of service, or after the deposit has been held for 12 consecutive months, provided service has not been discontinued for non-payment.



SCALE: 1/2"=1'

1

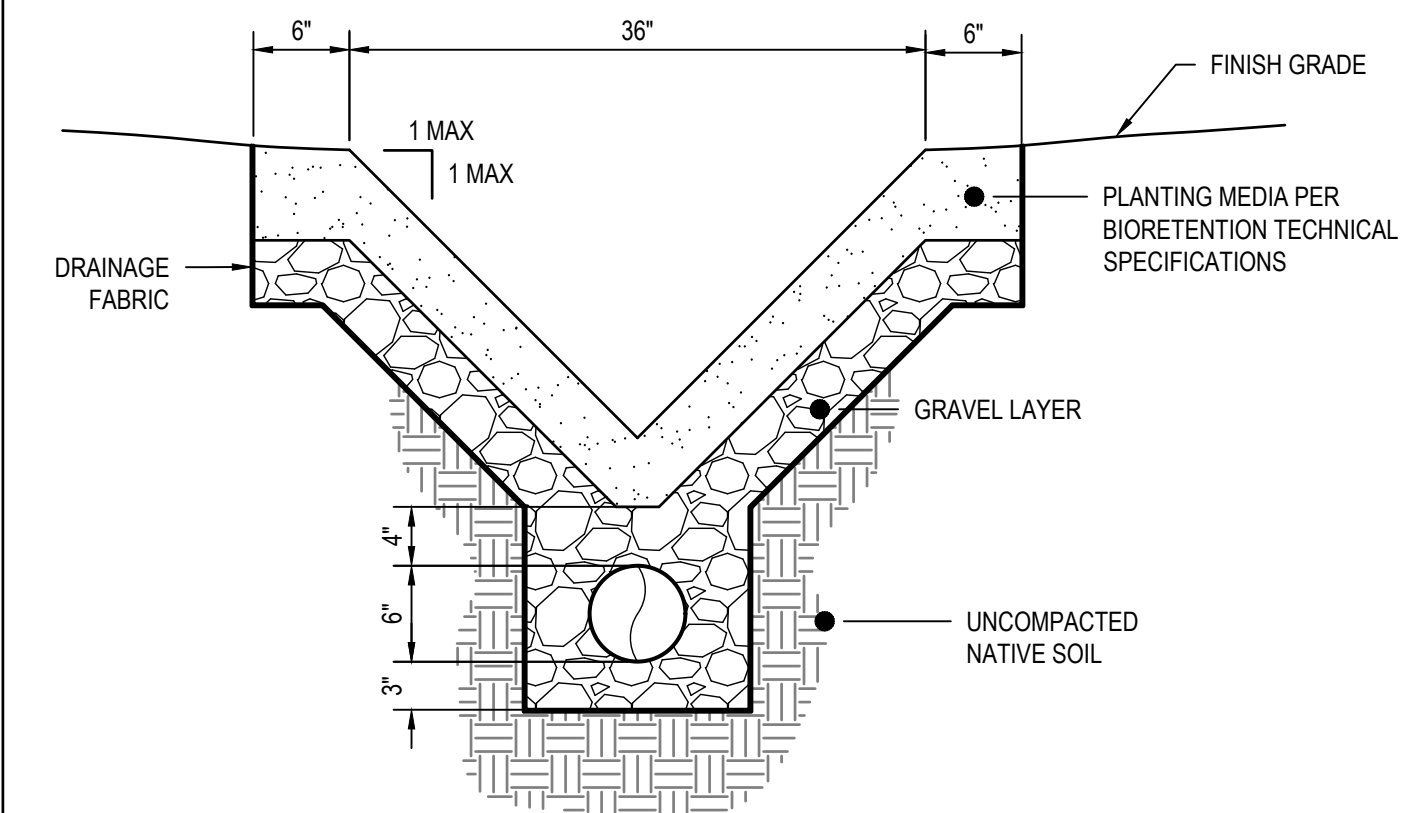
VALLEY GUTTER DETAIL



SCALE: NTS

2

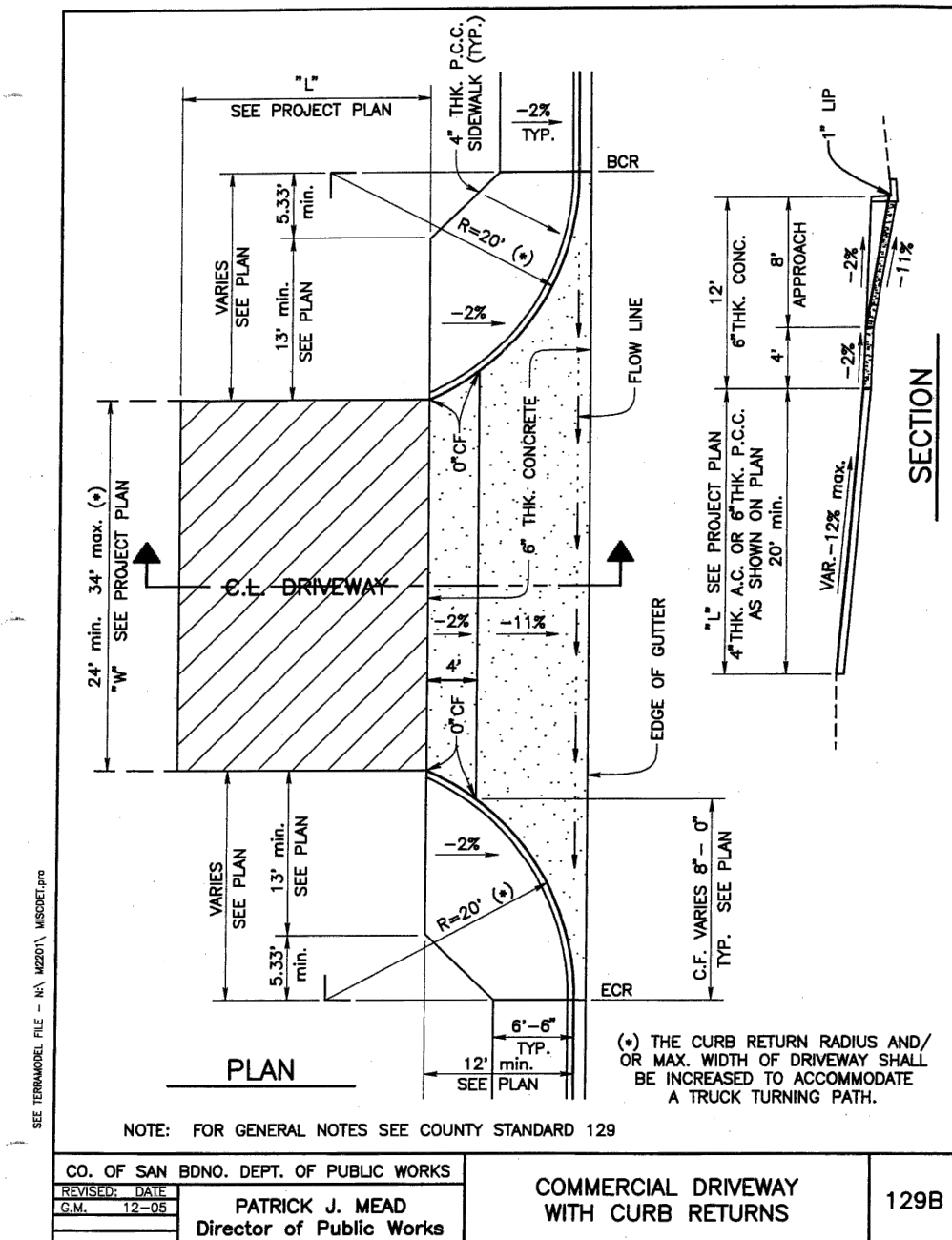
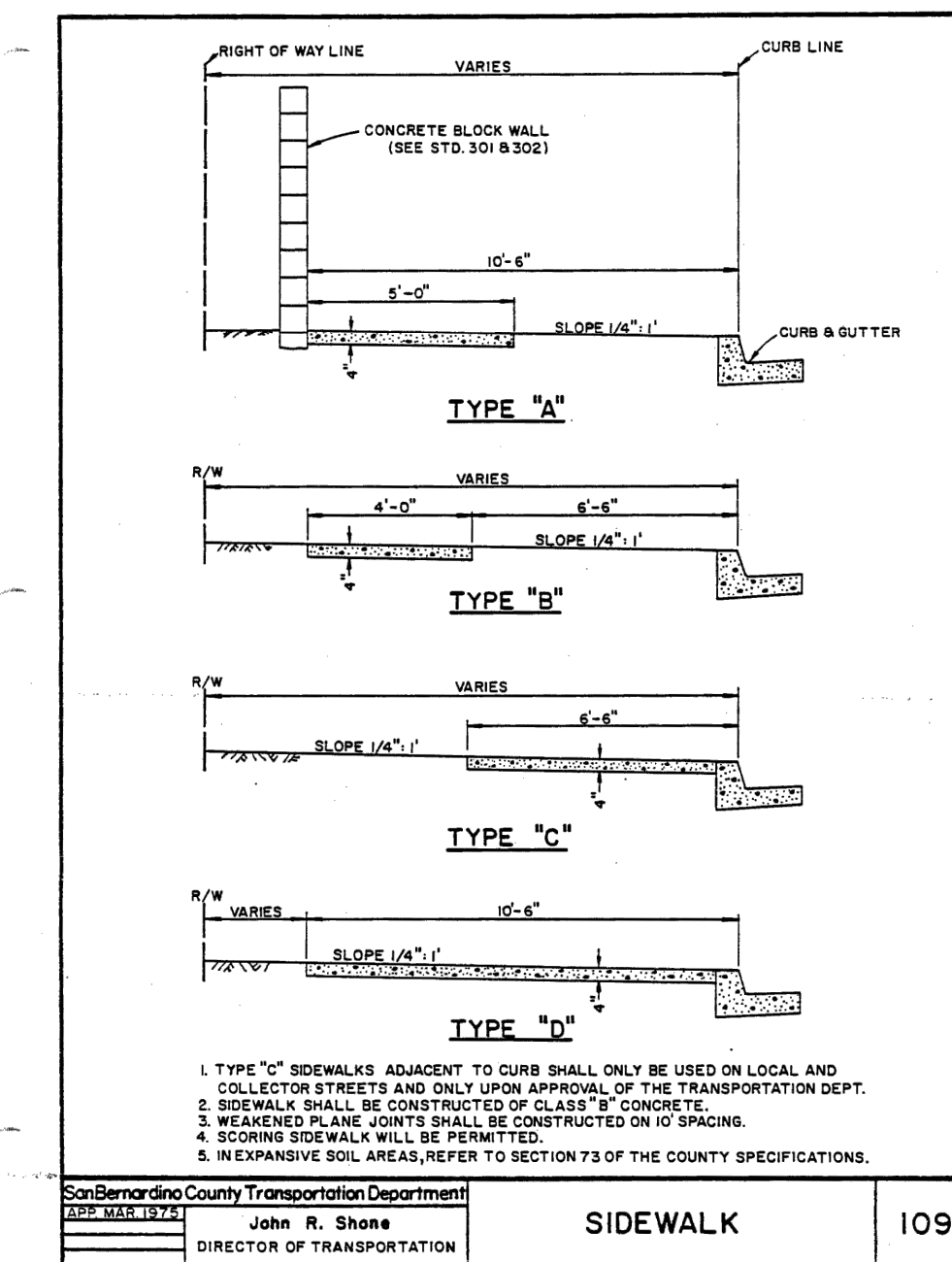
DRAINAGE CHANNEL SECTION



SCALE: 1"=1'

3

BIORETENTION FACILITY - SECTION A-A

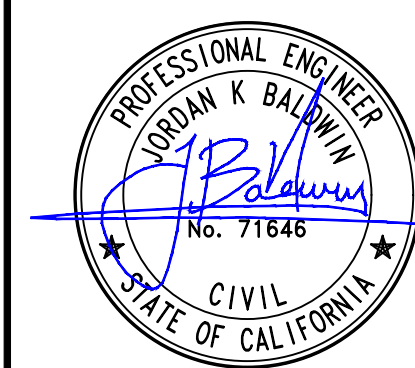


San Bernardino County Transportation Department  
John R. Shores  
DIRECTOR OF TRANSPORTATION

SIDEWALK 109

CO. OF SAN BERN. DEPT. OF PUBLIC WORKS  
PATRICK J. MEAD  
Director of Public Works

COMMERCIAL DRIVEWAY WITH CURB RETURNS 129B



12050 ITOYA VISTA ROAD SELF-STORAGE  
SITE DEVELOPMENT

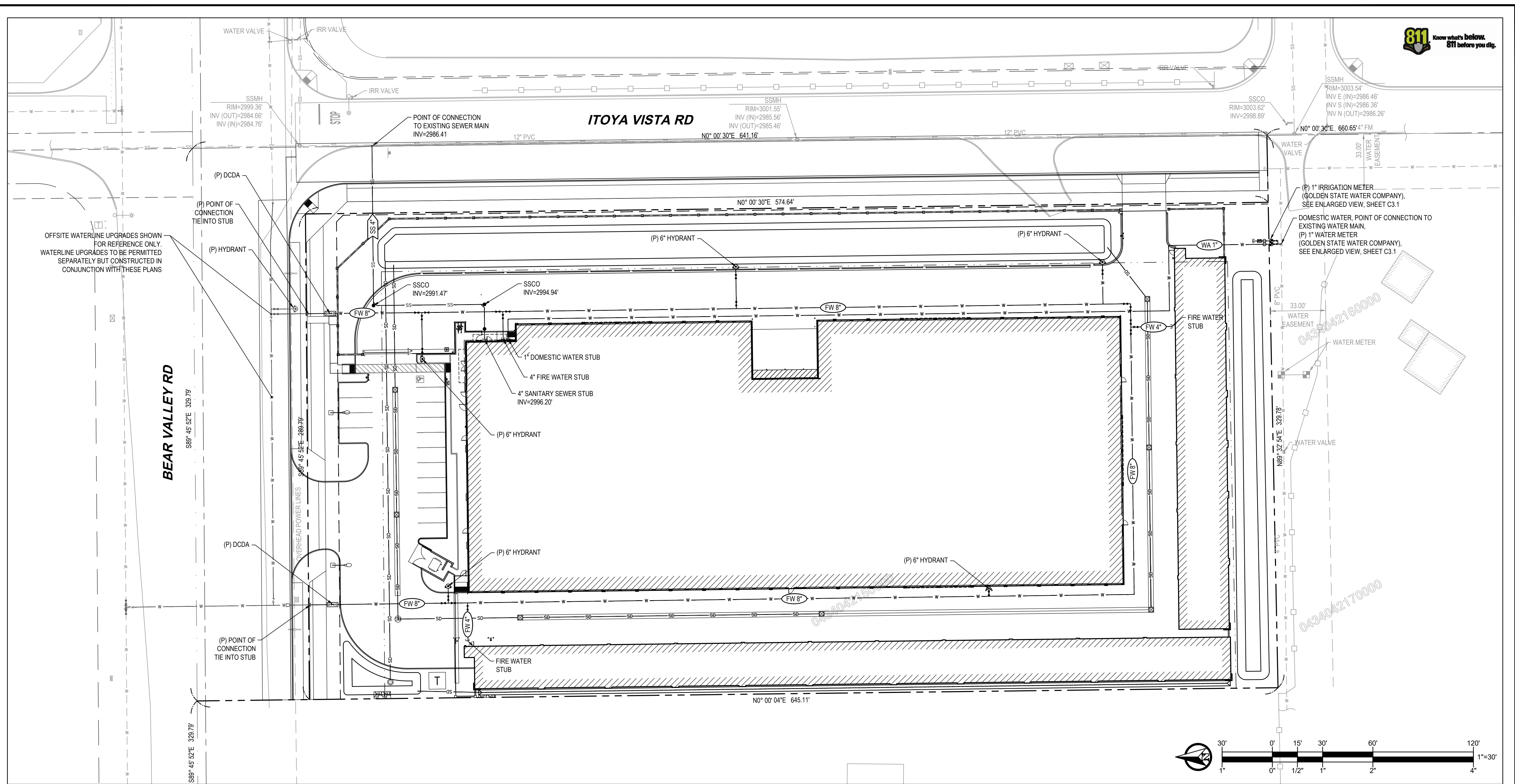
**GRADING AND DRAINAGE DETAILS**

12050 ITOYA VISTA ROAD  
APPLE VALLEY, CA 92308

NO.	DATE	DESCRIPTION

PROJECT NO.: 22E-050  
DRAWN BY: MA  
CHECKED BY: JB/RW  
DATE: 8/1/2024  
SHEET NO.:

**C2.2**  
SHEET: 7 OF 11



**RIDGELINE**  
ENGINEERING  
2769 HOEING WAY | STOCKTON, CA 95206  
P. 209.955.0110



**12050 ITOYA VISTA ROAD SELF-STORAGE**  
SITE DEVELOPMENT

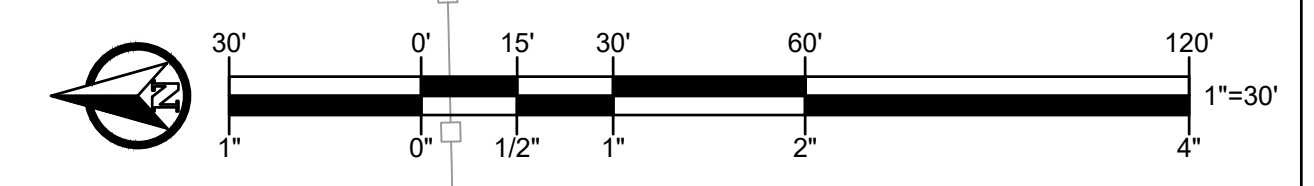
**UTILITY PLAN**

12050 ITOYA VISTA ROAD  
APPLE VALLEY, CA 92308

**LEGEND**

	BUILDING		SITE LIGHT, SINGLE
	PROPERTY LINE		SITE LIGHT, DOUBLE
	SECTION LINE		STUB
	CENTERLINE		SANITARY SEWER MANHOLE
	ROAD CENTERLINE		STORM INLET
	EASEMENT		OVERFLOW RISER
	BUILDING SETBACK LINE		FIRE HYDRANT
	FENCE		BACKFLOW PREVENTER
	8" DECORATIVE CMU WALL		DCDA
	(E) CONTOUR, 5'		WATER METER
	(E) CONTOUR, 1'		GATE VALVE
	ELECTRICAL		TREE, PER LANDSCAPE PLANS
	STORM		
	SEWER		
	WATER		

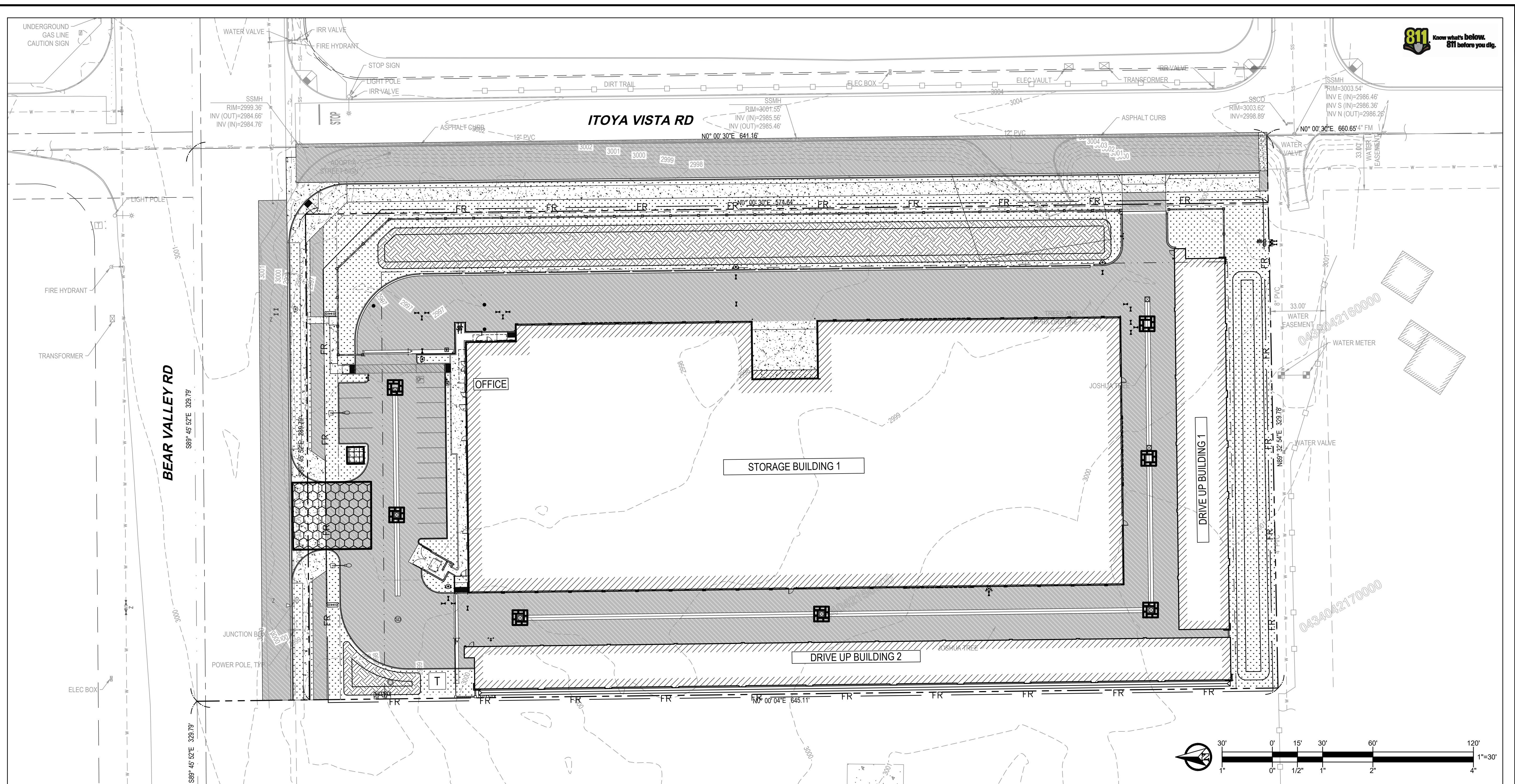
- UTILITY NOTES**
- ALL UTILITIES SHALL BE CONSTRUCTED PER SAN BERNARDINO COUNTY AND THE TOWN OF APPLY VALLEY STANDARDS AND SHALL BE DONE IN COORDINATION WITH ALL REGULATIONS OF THE FOLLOWING:
    - PG&E (ELECTRICITY)
    - SAN BERNARDINO COUNTY ENVIRONMENTAL HEALTH (SEWER AND WATER)
    - GOLDEN STATE WATER COMPANY
    - CALIFORNIA BUILDING STANDARDS CODE (LATEST ED.)
    - CALIFORNIA PLUMBING CODE (LATEST ED.)
    - CALIFORNIA ELECTRICAL CODE (LATEST ED.)
  - PRIOR TO ANY DIGGING, CONTRACTORS ARE TO CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA (1-800-642-2444) EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
  - THE LOCATION OF (E) UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF RIDGELINE ENGINEERING (ENGINEERS) 72 HOURS PRIOR TO STARTING CONSTRUCTION TO PREVENT GREAT ALIGNMENT CONFLICTS.
  - BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTED TO SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH.
  - CONTRACTOR SHALL ADJUST ALL (E) OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELECTRIC, ETC.) TO CLEAR ANY (E) OR NEW GRAVITY DRAIN UTILITIES IF CONFLICT EXISTS OR OCCURS.
  - ALL PRIVATE WATER AND PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKING OR OTHER APPROVED METHODS.
  - WHERE CONNECTING TO AN (E) PIPE, THE CONTRACTOR SHALL EXPOSE THE END OF THE (E) PIPE AND ALLOW THE ENGINEER TO VERIFY EXACT LOCATION AND ELEVATION BEFORE LAYING ANY NEW PIPE ON THAT SYSTEM.
  - WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH AN 18 INCH MINIMUM CLEARANCE BETWEEN THE OUTSIDE DIAMETERS OF THE PIPES WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10 FEET.
  - ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE THE AMERICAN PUBLIC WORKS ASSOCIATION'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
  - WATER MAINS AND SERVICE LINES SHALL BE DISINFECTED AND PRESSURE TESTED FOR A MINIMUM OF ONE HOUR AND PER AWWA STANDARDS PRIOR TO ACCEPTANCE. THE LINES SHALL BE FLUSHED UNTIL AN ACCEPTABLE BACTERIOLOGICAL TEST IS ACHIEVED BY A LICENSED LABORATORY PER AWWA C 601. THE CONTRACTOR SHALL FURNISH A REPORT DETAILING TEST LOCATIONS, LINE SECTIONS TESTED, AND READINGS.
  - THRUST BLOCKS ARE REQUIRED ALONG WATER LINE FOR ALL CONNECTIONS 3" OR LARGER
  - FIRE LINE SHALL BE INSPECTED BY FIRE DEPARTMENT.
  - ALL ON-SITE UNDERGROUND FIRE MAINS SHALL BE INSTALLED AND TESTED PER NFPA 24, PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
  - FIRE HYDRANT VALVES SHALL BE INSTALLED WITHIN 20 FEET OF THE HYDRANT
  - FIRE MAIN PIPE
    - CPVC PIPE WITH A MINIMUM RATING OF A W.W.A. C900 CLASS 150
    - DEPTH TO TOP OF ALL FIRE MAINS SHALL BE A MINIMUM OF 36 INCHES IN DRIVEWAYS AND A MINIMUM OF 30 INCHES IN LANDSCAPE AREAS
  - THE UNDERGROUND CONTRACTOR SHALL SUBMIT TO THE FIRE INSPECTOR A RECORD-OF-COMPLETION FORM IN ACCORDANCE WITH NFPA 24, AFTER THE ENTIRE FIRE UNDERGROUND SYSTEM HAS BEEN INSPECTED AND TESTED TO MEET THE MINIMUM SITE REQUIREMENTS.
  - ALL CONTROL VALVES ON THE FIRE UNDERGROUND SYSTEM (INCLUDING THE BACKFLOW PREVENTERS) SHALL HAVE TAMPER SWITCHES THAT ARE MONITORED BY AN APPROVED FIRE ALARM CENTRAL STATION. PROVIDE THE NECESSARY UNDERGROUND CONDUIT, AND COORDINATE THE INSTALLATION WITH THE LOCATIONS OF THE FIRE ALARM PANEL.



REVISIONS	
NO.	DESCRIPTION

PROJECT NO.: 22E-050  
 DRAWN BY: MA  
 CHECKED BY: JB/RW  
 DATE: 8/29/2024  
 SHEET NO.: **C3.0**  
 SHEET: 8 OF 11





**RIDGELINE**  
ENGINEERING  
2769 HOIENG WAY | STOCKTON, CA 95206  
P.209.955.0110



**12050 ITOYA VISTA ROAD SELF-STORAGE**  
SITE DEVELOPMENT

**EROSION CONTROL PLAN**

12050 ITOYA VISTA ROAD  
APPLE VALLEY, CA 92308

**LEGEND**

	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	FIBER ROLL FENCING
	SAND BAG

- APPLE VALLEY EROSION CONTROL NOTES**
- EROSION CONTROL (WIND AND WATER) SHALL INCLUDE:
    - PROVISIONS FOR CONTINUOUS WATERING DURING GRADING OPERATION TO INCLUDE 24 HOUR ON-CALL OPERATOR OR AS DIRECTED BY TOWN STAFF.
    - UPON COMPLETION OF THE PROJECT, THE ENTIRE SITE IS TO BE TREATED WITH MAGNESIUM CHLORIDE OR AS DIRECTED BY TOWN STAFF.
  - EROSION CONTROL DEVICES SHALL BE DETERMINED BY THE PROJECT'S ENGINEER OF RECORD AND THE APPROVED S.W.P.P.

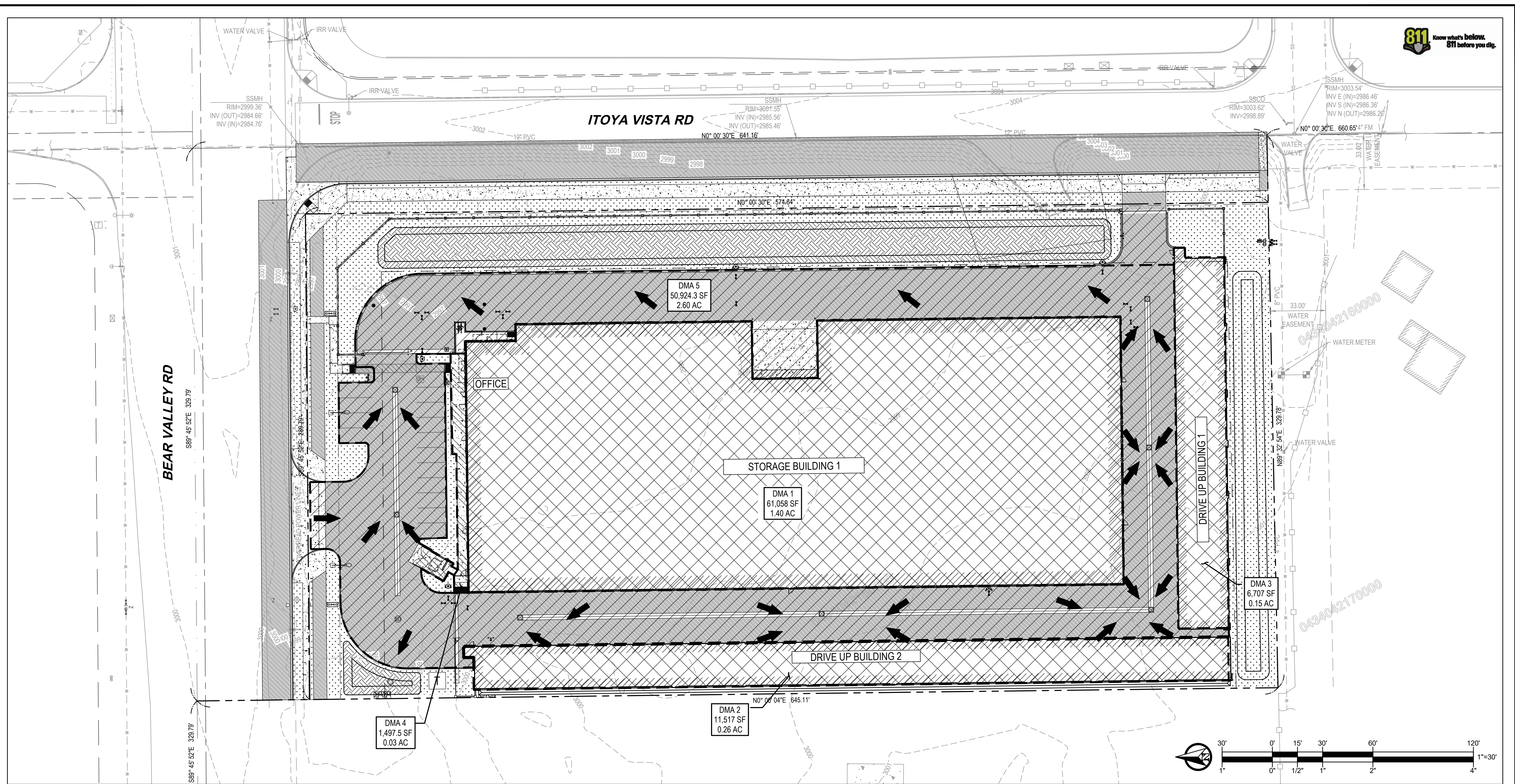
- CONSTRUCTION SITE MAINTENANCE NOTES**
- GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
  - REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE AND GREEN WASTE FROM THE STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE DURING WET WEATHER. AVOID DRIVING VEHICLES OFF PAVED AREAS.
  - BROOM SWEEP THE PUBLIC STREET PAVEMENT ADJOINING THE PROJECT ON A DAILY BASIS. CAKED-ON MUD OR DIRT SHALL BE SCRAPPED FROM THESE AREAS BEFORE SWEEPING.
  - CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE STORAGE OF BAGS, CEMENT, PAINTS, FLAMMABLE OILS, FERTILIZERS, THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
  - NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC. OR RINSE CONTAINERS INTO A STREET, GUTTER OR STORM DRAIN. REFUEL ALL CONSTRUCTION VEHICLES IN ONE LOCATION AND CLEAN UP LEAKS, DRIPS AND SPILLS IMMEDIATELY.
  - ENSURE THAT CONCRETE/GUNITE SUPPLY TRUCKS OR CONCRETE/PLASTERERS OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS.
  - THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
  - THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF ANY AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDED ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
  - SAND BAGS OR EQUAL ARE TO BE PLACED ON THE DOWNSTREAM SIDE OF THE CURB, GUTTER AND SIDEWALK.

REVISIONS	
NO.	DESCRIPTION

PROJECT NO.: 22E-050  
DRAWN BY: MA  
CHECKED BY: JB/RW  
DATE: 8/29/2024  
SHEET NO.:

**C4.0**

SHEET: 10 OF 11



**RIDGELINE**  
ENGINEERING  
2769 HOEING WAY | STOCKTON, CA 95206  
P. 209.955.0110



**12050 ITOYA VISTA ROAD SELF-STORAGE**  
SITE DEVELOPMENT

**DRAINAGE MANAGEMENT PLAN**

12050 ITOYA VISTA ROAD  
APPLE VALLEY, CA 92308

**LEGEND**

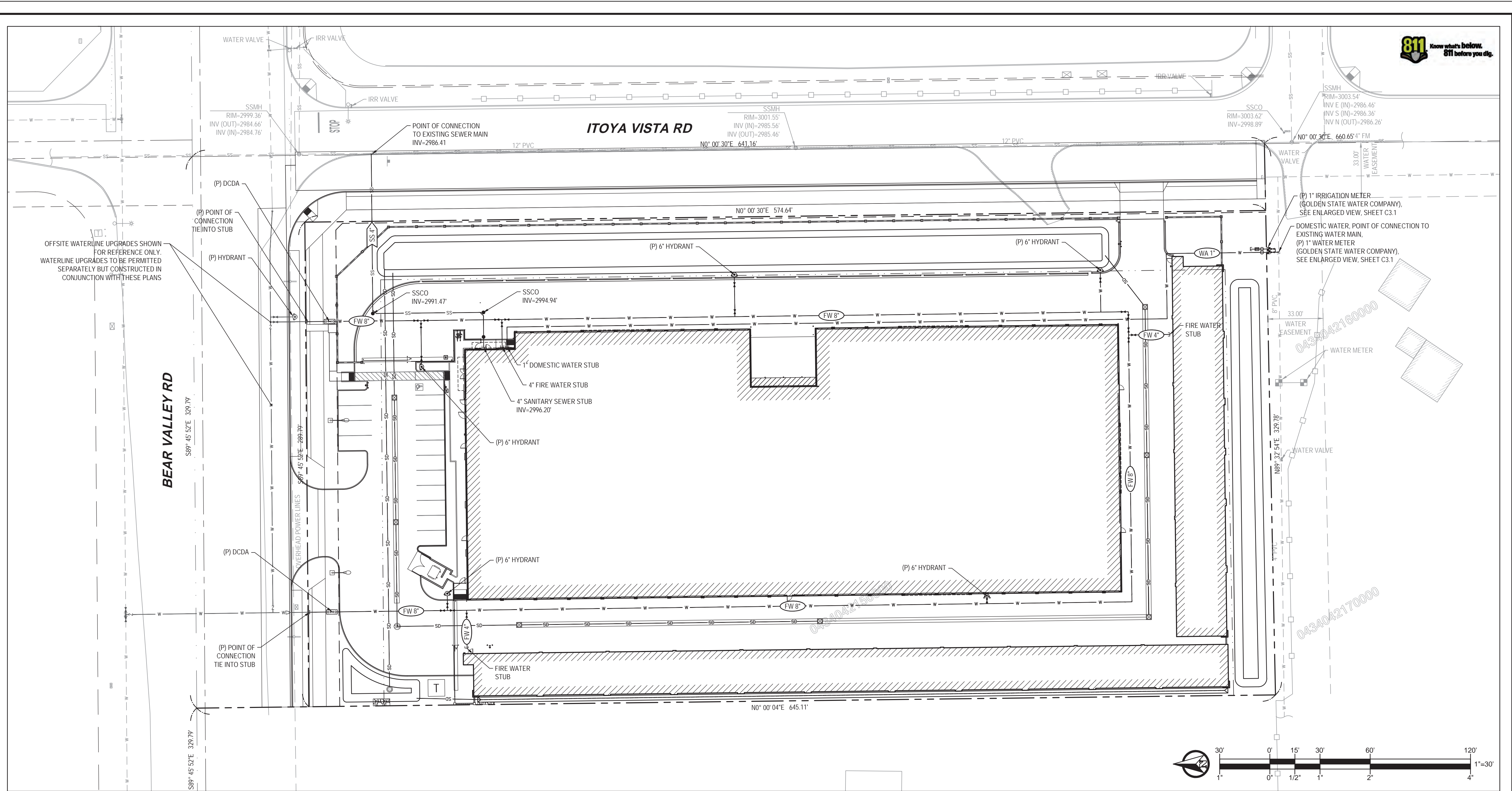
	BUILDING		(E) CONTOUR, 5'
	ASPHALT		(E) CONTOUR, 1'
	CONCRETE		SITE LIGHT, SINGLE
	LANDSCAPING		SITE LIGHT, DOUBLE
	BIORETENTION		STUB
	PROPERTY LINE		SANITARY SEWER MANHOLE
	SECTION LINE		STORM INLET
	CENTERLINE		OVERFLOW RISER
	ROAD CENTERLINE		FIRE HYDRANT
	EASEMENT		BACKFLOW PREVENTER
	BUILDING SETBACK LINE		DCDA
	FENCE		WATER METER
	6" DECORATIVE CMU WALL		GATE VALVE
			TREE, PER LANDSCAPE PLANS

REVISIONS	
NO.	DESCRIPTION

PROJECT NO.: 22E-050  
DRAWN BY: MA  
CHECKED BY: JB/RW  
DATE: 8/29/2024  
SHEET NO.:

**C4.1**

SHEET: 11 OF 11



12050 ITOYA VISTA ROAD SELF-STORAGE  
 SITE DEVELOPMENT

**UTILITY PLAN**

12050 ITOYA VISTA ROAD  
 APPLE VALLEY, CA 92308

LEGEND	
	BUILDING
	PROPERTY LINE
	SECTION LINE
	CENTERLINE
	ROAD CENTERLINE
	EASEMENT
	BUILDING SETBACK LINE
	FENCE
	8" DECORATIVE CMU WALL
	(E) CONTOUR, 5'
	(E) CONTOUR, 1'
	E ELECTRICAL
	SD STORM
	SS SEWER
	W WATER
	SITE LIGHT, SINGLE
	SITE LIGHT, DOUBLE
	STUB
	SANITARY SEWER MANHOLE
	ROAD CENTERLINE
	OVERFLOW RISER
	FIRE HYDRANT
	BACKFLOW PREVENTER
	DCDA
	WATER METER
	GATE VALVE
	TREE, PER LANDSCAPE PLANS

- UTILITY NOTES**
- ALL UTILITIES SHALL BE CONSTRUCTED PER SAN BERNARDINO COUNTY AND THE TOWN OF APPLY VALLEY STANDARDS AND SHALL BE DONE IN COORDINATION WITH ALL REGULATIONS OF THE FOLLOWING:
    - PG&E (ELECTRICITY)
    - SAN BERNARDINO COUNTY ENVIRONMENTAL HEALTH (SEWER AND WATER)
    - GOLDEN STATE WATER COMPANY
    - CALIFORNIA BUILDING STANDARDS CODE (LATEST ED.)
    - CALIFORNIA PLUMBING CODE (LATEST ED.)
    - CALIFORNIA ELECTRICAL CODE (LATEST ED.)
  - PRIOR TO ANY DIGGING, CONTRACTORS ARE TO CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA (1-800-642-2444) EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
  - THE LOCATION OF (E) UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY DISCREPANCIES TO THE ATTENTION OF RIDGELINE ENGINEERING (ENGINEERS) 72 HOURS PRIOR TO STARTING CONSTRUCTION TO PREVENT GREAT ALIGNMENT CONFLICTS.
  - BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTED TO SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH.
  - CONTRACTOR SHALL ADJUST ALL (E) OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELECTRIC, ETC.) TO CLEAR ANY (E) OR NEW GRAVITY DRAIN UTILITIES IF CONFLICT EXISTS OR OCCURS.
  - ALL PRIVATE WATER AND PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKING OR OTHER APPROVED METHODS.
  - WHERE CONNECTING TO AN (E) PIPE, THE CONTRACTOR SHALL EXPOSE THE END OF THE (E) PIPE AND ALLOW THE ENGINEER TO VERIFY EXACT LOCATION AND ELEVATION BEFORE LAYING ANY NEW PIPE ON THAT SYSTEM.
  - WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH AN 18 INCH MINIMUM CLEARANCE BETWEEN THE OUTSIDE DIAMETERS OF THE PIPES WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10 FEET.
  - ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE THE AMERICAN PUBLIC WORKS ASSOCIATION'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
  - WATER MAINS AND SERVICE LINES SHALL BE DISINFECTED AND PRESSURE TESTED FOR A MINIMUM OF ONE HOUR AND PER AWWA STANDARDS PRIOR TO ACCEPTANCE. THE LINES SHALL BE FLUSHED UNTIL AN ACCEPTABLE BACTERIOLOGICAL TEST IS ACHIEVED BY A LICENSED LABORATORY PER AWWA C 601. THE CONTRACTOR SHALL FURNISH A REPORT DETAILING TEST LOCATIONS, LINE SECTIONS TESTED, AND READINGS.
  - THRUST BLOCKS ARE REQUIRED ALONG WATER LINE FOR ALL CONNECTIONS 3" OR LARGER
  - FIRE LINE SHALL BE INSPECTED BY FIRE DEPARTMENT.
  - ALL ON-SITE UNDERGROUND FIRE MAINS SHALL BE INSTALLED AND TESTED PER NFPA 24, PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
  - FIRE HYDRANT VALVES SHALL BE INSTALLED WITHIN 20 FEET OF THE HYDRANT
  - FIRE MAIN PIPE
    - CPVC PIPE WITH A MINIMUM RATING OF A W.W.A. C900 CLASS 150
    - DEPTH TO TOP OF ALL FIRE MAINS SHALL BE A MINIMUM OF 36 INCHES IN DRIVEWAYS AND A MINIMUM OF 30 INCHES IN LANDSCAPE AREAS
  - THE UNDERGROUND CONTRACTOR SHALL SUBMIT TO THE FIRE INSPECTOR A RECORD-OF-COMPLETION FORM IN ACCORDANCE WITH NFPA 24, AFTER THE ENTIRE FIRE UNDERGROUND SYSTEM HAS BEEN INSPECTED AND TESTED TO MEET THE MINIMUM SITE REQUIREMENTS.
  - ALL CONTROL VALVES ON THE FIRE UNDERGROUND SYSTEM (INCLUDING THE BACKFLOW PREVENTERS) SHALL HAVE TAMPER SWITCHES THAT ARE MONITORED BY AN APPROVED FIRE ALARM CENTRAL STATION. PROVIDE THE NECESSARY UNDERGROUND CONDUIT, AND COORDINATE THE INSTALLATION WITH THE LOCATIONS OF THE FIRE ALARM PANEL.

REVISIONS	
NO.	DATE

PROJECT NO.:	22E-050
DRAWN BY:	MA
CHECKED BY:	JB/RW
DATE:	8/28/2024
SHEET NO.:	<b>C3.0</b>
SHEET:	8 OF 11



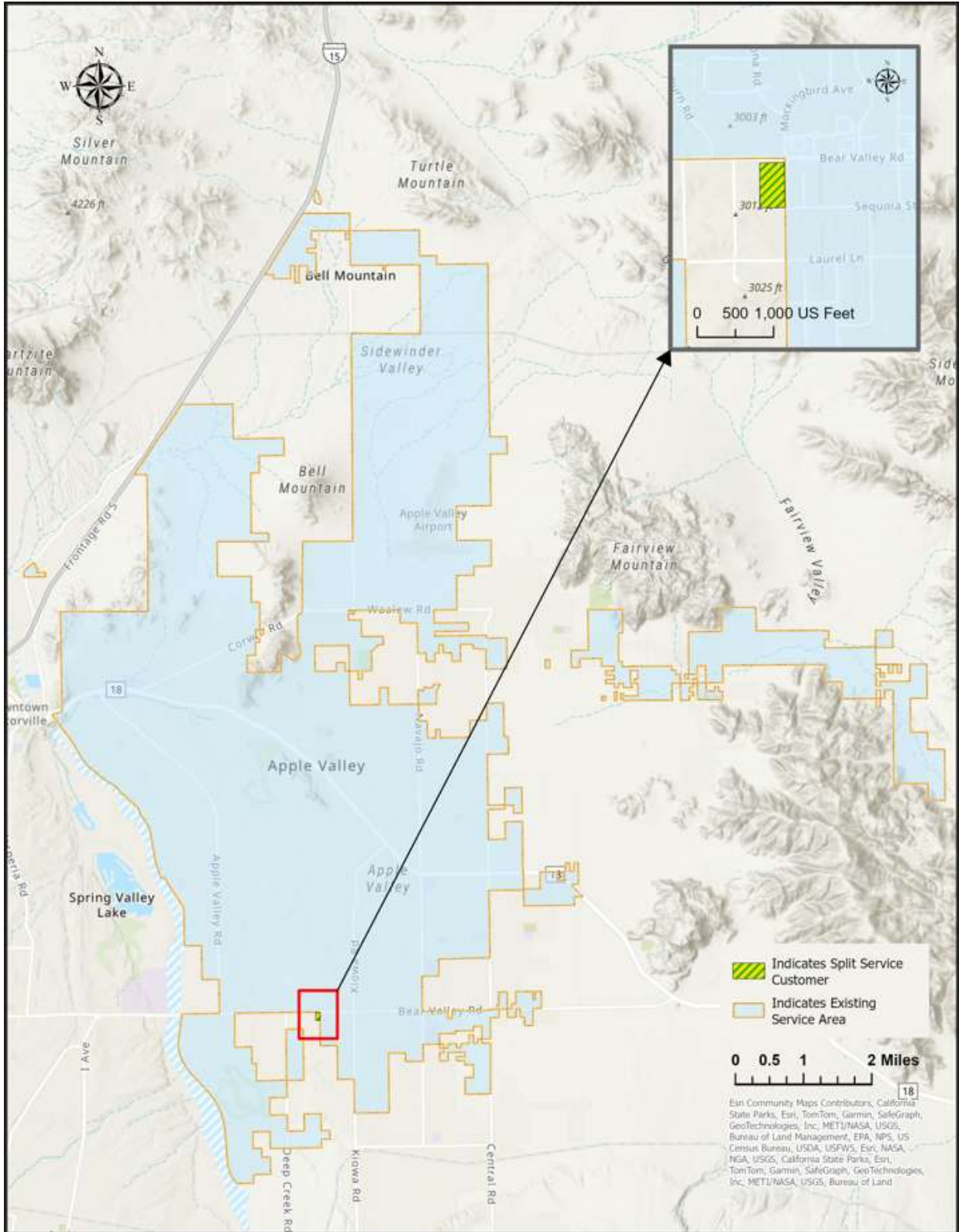
Liberty Apple Valley

Hydraulic Modeling Results as of July 3, 2024

07-03-24 Hydraulic Model Results		
Fire Flow: Proposed System w/ 12" DIP [ADD and WELLS 9 & 11 OFF]	GPM	PSI
@ Fire Service Connection (next to Proposed FH)	6,000	36.46
	7,200	27.58
	7,600	24.35
	8,114	20.00
	8,116	19.98
Fire Flow: Proposed System w/ 12" DIP [ADD and WELLS 9 & 11 OFF]	GPM	PSI
@ Fire Service Connection (at proposed tee off of the jack & bore proposed main)	6,000	38.71
	7,200	30.75
	7,600	27.85
	8,614	20.00
	8,616	19.98

<b>Cal P.U.C. Sheet No.</b>	<b>Title of Sheet</b>	<b>Cancelling Cal P.U.C. Sheet No.</b>
1253-W	LIBERTY APPLE VALLEY SERVICE AREA Sheet 1	1131-W
1254-W	TABLE OF CONTENTS Sheet 1	1251-W

**LIBERTY APPLE VALLEY SERVICE AREA**



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The following listed tariff sheets contain all effective rates and rules affecting the charges and service of the utility, together with other pertinent information:

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(Continued)

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