



# HUNSAKER & ASSOCIATES

IRVINE, INC.

PLANNING  
ENGINEERING  
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GOVERNMENT RELATIONS

October 3, 2019

IRVINE  
LOS ANGELES  
PALM DESERT  
RIVERSIDE  
SAN DIEGO

Mr. Fernando Paludi  
General Manager  
TRABUCO CANYON WATER DISTRICT  
32003 Dove Canyon Drive  
Trabuco Canyon, CA 92679

Subject: **Request for Information  
Water and Sewer Feasibility Study**

Dear Mr. Paludi:

The City of Rancho Santa Margarita staff has requested we submit a water and sewer feasibility study for our client's project. It is our understanding these studies can only be prepared by TCWD and its consultants. Therefore, on behalf of our client, William Lyon Homes, we are requesting a proposal and time line to prepare a water and sewer feasibility study for our proposed 120 unit, multi family condominium project at 31961 Dove Canyon Road (Dove Canyon Plaza). Attached is a current site plan for your reference.

Please contact me if you need more information or have any questions. I can be reached direct at (949) 458-5443 or [rfitch@hunsaker.com](mailto:rfitch@hunsaker.com).

Thank you for your consideration.

Sincerely,

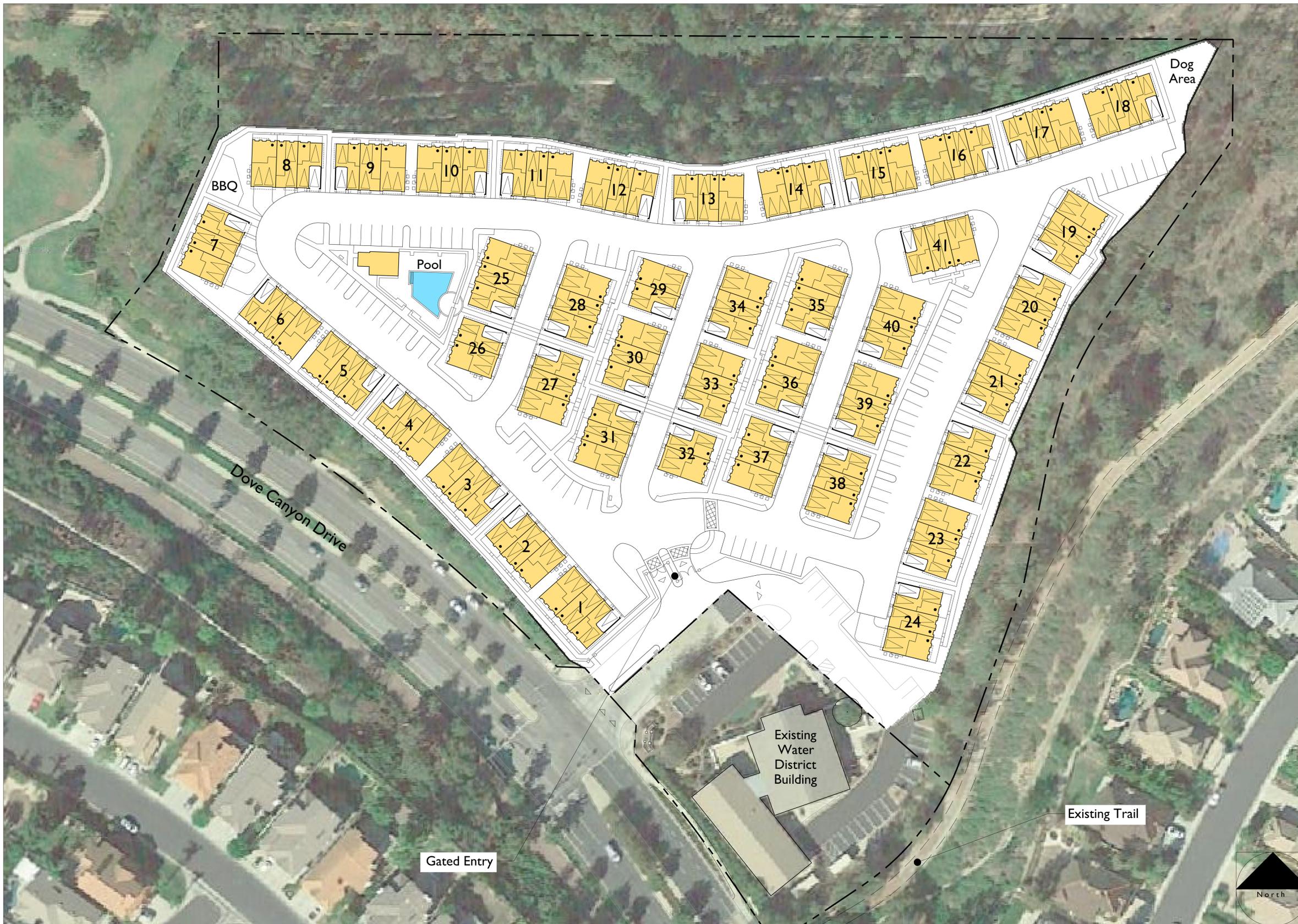
HUNSAKER & ASSOCIATES IRVINE, INC.

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Project Management

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**Site Summary:**

Duplex & Triplex: 120 Homes  
 Net Site Area: ± 8.9 Acres  
 Net Density: ± 13.5 DUA

Building Coverage: ± 24%  
 Open Space: ± 49%

Note: Pedestrian walkways are included in Open Space.

**Parking Summary:**

	Required	Provided
2.0 Spaces/Home:	240	240
Driveway Spaces:	-	43
Additional Spaces:	120	77
<b>Total Spaces:</b>	<b>360</b>	<b>360</b>

**Unit Summary:**

Plan 1:	±1,515 sf. x 38 = ± 57,570 sf.
Plan 2:	±1,659 sf. x 41 = ± 68,019 sf.
Plan 3:	±2,056 sf. x 41 = ±84,296 sf.
<b>Total:</b>	<b>120 (± 209,885 sf.)</b>