



**Advanced Environmental Landscape
Design & Consulting, LLC**

CSLB C-27 Lic#708716
PO Box 8296, Alta Loma, CA 91737
Phone: 909.980.8300 Fax: 909.941.6876
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WATER MANAGEMENT **WATER ANALYSIS & RECOMMENDATIONS**

Property Name: San Emi Apartments
Report Dated: 09/30/2017

HIGH PRIORITY RECOMMENDATIONS

High Priority Recommendations & Preventative Maintenance

WEBSITE LOGIN INFORMATION

Visit www.aelandscapedesign.com/nationalcore
Enter Password- watercore

1. Great Job, you have taken care of all your recommendations. There are no recommendations at this time, thank you!

WATER USAGE ANALYSIS SUMMARY

(See individual meter reports for more detailed information)

DOMESTIC:

Meter# 1: Daily Average, Projected Monthly Average, and latest water bill are each below budget.

LANDSCAPE

Landscape System:

Irrigation Map: Irrigation Map is available online.

Turf Removal: Turf removal not recommended for this property.

Monte Vista Water District Watering Restrictions are: Please check our website for your district's current restrictions.

Controller in Compliance: Controller is programmed as per watering restrictions. –
3/8/2017

“Save Water Today, So We Have Water Tomorrow”



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Landscape Usage:

Meter# 2: *Daily Average, Projected Monthly and Recent Water bill are all above budget.
9/30/17: Current landscape schedule and usage being assessed. Will update on next report.*

8/31/17: A work order has been created to perform a system check and to confirm watering schedule.

Pressure Testing: Building pressure reading is 50 PSI, pressure is average, no concern.

“Save Water Today, So We Have Water Tomorrow”

Meter Summary Coversheet

Property Name San Emi Apartments

Meter ID	Account Number	Meter Number	Meter Type
1	067-032-01	74687232	Domestic
2	067-031-01	73460336	Landscape
3	067-033-01	44756001	Fire Service

Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 1

Property Name	San Emi Apartments		
Meter Number	74687232	Meter Type	Domestic
Account Number	067-032-01	Meter Type	2"

REPORT DATED
10/2/2017

Backflow Details: Designated Backflow Size 2" Pressure Regulator?

DOMESTIC ANALYSIS

Each meter services different types of buildings, water features, etc. The following budgets have been created for each type of coverage below:

Coverage Type	Multi-Unit Building	Multi-Unit Building	Laundry	Other	
Description	4115 (1BDR)	4115 (2BDR)	MAT12PDBAW	Comm Center/OFC	TOTALS
Units Served	17	1	2	2	22
Budget/Month/Unit	9	14	15	9	
Daily Budget Total	5.03	0.46	0.99	0.59	7.1
Monthly Budget Total	153.00	14.00	30.00	18.00	215.0
				Bi-Monthly Budget Total	430.0

The following calculations are based on the data collected from the physical meter readings and water bills:

		Projected vs. Actual Water Bill Analysis					
Physical Daily-Average	1.033	Projected		Most Recent			
			Tier 1 @	\$2.39	63	\$150.57	45
Physical Monthly-Average	31.42	Tier 2 @					
		Tier 3 @					
Physical Bi-Monthly-Average	62.84	Tier 4 @					
		Tier 5 @					
		WATER CONSUMPTION TOTALS		63	\$150.57	45	\$107.55
		Readiness To Serve			\$156.25		\$156.25
		Montclair Utility Tax					\$10.26
		CREDIT APPLIED					(\$211.04)
		TOTAL USAGE & CHARGES			\$306.82		\$63.02

PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
9/14/2017 10:00 AM	128,500.0	RST	31.00	23,188.00	30	1.033	722	0.043
8/15/2017 8:26 AM	125,400.0	RST	13.00	9,724.00	12	1.083	286	0.045
8/3/2017 10:00 AM	124,100.0	WB	13.00	9,724.00	17	0.765	405	0.032
7/17/2017 1:32 PM	122,800.0	RST	25.00	18,700.00	32	0.781	774	0.032
6/15/2017 7:50 AM	120,300.0	RST	24.00	17,952.00	31	0.774	740	0.032
5/15/2017 11:49 AM	117,900.0	RST	27.00	20,196.00	31	0.871	746	0.036
4/14/2017 9:34 AM	115,200.0	RST	7.00	5,236.00	9	0.778	215	0.033
4/5/2017 10:00 AM	114,500.0	WB	32.40	24,235.20	21	1.543	507	0.064
3/15/2017 7:55 AM	111,260.0	RST	15.60	11,668.80	28	0.557	666	0.023
2/15/2017 1:48 PM	109,700.0	RST	12.00	8,976.00	9	1.333	219	0.055

This report was prepared by Advanced Environmental Landscape Design & Consulting, LLC. If you have any questions regarding this report, please contact us at (909) 980-8300 or water@aelandscaped.com

Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LL

METER ID# 1

2/6/2017	10:00 AM	108,500.0	WB	21.00	15,708.00	24	0.875	572	0.037
1/13/2017	2:14 PM	106,400.0	RST	27.00	20,196.00	29	0.931	697	0.039
12/15/2016	1:35 PM	103,700.0	RST	12.00	8,976.00	10	1.200	243	0.049
12/5/2016	10:00 AM	102,500.0	WB	18.00	13,464.00	20	0.900	475	0.038
11/15/2016	3:10 PM	100,700.0	RST	30.00	22,440.00	32	0.938	775	0.039
10/14/2016	8:45 AM	97,700.0	RST	8.00	5,984.00	9	0.889	214	0.037
10/5/2016	10:00 AM	96,900.0	WB	15.00	11,220.00	16	0.938	386	0.039
9/19/2016	8:25 AM	95,400.0	RST	34.00	25,432.00	35	0.971	838	0.041
8/15/2016	10:57 AM	92,000.0	RST	11.00	8,228.00	12	0.917	288	0.038
8/3/2016	10:00 AM	90,900.0	WB	16.00	11,968.00	19	0.842	451	0.035
7/15/2016	3:18 PM	89,300.0	RST	64.00	47,872.00	30	2.133	721	0.089
6/15/2016	2:23 PM	82,900.0	RST	10.00	7,480.00	9	1.111	220	0.045
6/6/2016	10:00 AM	81,900.0	WB	72.00	53,856.00	52	1.385	1247	0.058
4/15/2016	11:39 AM	74,700.0	RST	11.00	8,228.00	9	1.222	217	0.051
4/6/2016	10:00 AM	73,600.0	WB	20.00	14,960.00	22	0.909	525	0.038
3/15/2016	1:20 PM	71,600.0	RST	26.00	19,448.00	28	0.929	675	0.039
2/16/2016	10:41 AM	69,000.0	RST	30.00	22,440.00	13	2.308	312	0.096
2/3/2016	10:00 AM	66,000.0	WB	16.00	11,968.00	19	0.842	453	0.035
1/15/2016	1:32 PM	64,400.0	RST	28.00	20,944.00	31	0.903	748	0.037
12/15/2015	9:00 AM	61,600.0	RST	14.00	10,472.00	12	1.167	287	0.049
12/3/2015	10:00 AM	60,200.0	WB	57.00	42,636.00	59	0.966	1416	0.040
10/5/2015	10:00 AM	54,500.0	WB	29.00	21,692.00	31	0.935	743	0.039
9/4/2015	11:50 AM	51,600.0	WMT	7.00	5,236.00	8	0.875	191	0.037
8/27/2015	12:00 PM	50,900.0	WMT	1.00	748.00	1	1.000	24	0.042
8/26/2015	12:40 PM	50,800.0	WMT	22.00	16,456.00	19	1.158	458	0.048
8/7/2015	10:00 AM	48,600.0	WB	62.00	46,376.00	64	0.969	1536	0.040
6/4/2015	10:00 AM	42,400.0	WB	0.00	0.00	N/A	N/A	N/A	N/A

METER EVALUATION NOTES:

See Findings and Recommendations Report for specific meter notes.

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Water Meter Inspection and Evaluation

Report prepared by Advanced Environmental Landscape Design & Consulting, LLC

METER ID# 2

Property Name	San Emi Apartments		
Meter Number	73460336	Meter Type	Landscape
Account Number	067-031-01	Meter Type	2"

REPORT DATED
10/2/2017

Backflow Details: Designated Backflow Size 2" Pressure Regulator?

LANDSCAPE ANALYSIS

The following calculations are based on the data collected from the physical meter readings and water bills:

	MAWA Analysis
Current ETo (Monthly)	7.21
Monthly Budget	18.36
Bi-Monthly Budget	36.72

Allocated S/F (Landscape) 4,389

WBIC (Weather Based Irrigation Controller)

WBIC-MAKE/MODEL

PRECISION NOZZLES

DROUGHT TOLERANT LANDSCAPE

Projected vs. Actual Water Bill Analysis

	Projected		Most Recent	
Tier 1 @ \$2.23	39	\$86.97	39	\$86.97
Tier 2 @ \$3.19	26	\$82.94		
Tier 3 @				
Tier 4 @				
Tier 5 @				
WATER CONSUMPTION TOTALS	65	\$169.91	39	\$86.97
Readiness To Serve		\$55.85		\$55.85
Montclair Utility Tax				\$5.56
CREDIT APPLIED				(\$97.96)
TOTAL USAGE & CHARGES		\$225.76		\$50.42

PHYSICAL METER READINGS

Date & Time	Meter Reading	Reading Source	Usage (hcf)	Usage (gallons)	Days in Cycle	Daily Average (hcf)	Hours in Cycle	Hourly Average (hcf)
9/14/2017 10:00 AM	147,370.0	RST	32.74	24,489.52	30	1.091	722	0.045
8/15/2017 8:25 AM	144,096.0	RST	12.96	9,694.08	12	1.080	286	0.045
8/3/2017 10:00 AM	142,800.0	WB	15.62	11,683.76	17	0.919	405	0.039
7/17/2017 1:34 PM	141,238.0	RST	19.16	14,331.68	32	0.599	774	0.025
6/15/2017 7:51 AM	139,322.0	RST	11.01	8,235.48	31	0.355	740	0.015
5/15/2017 11:50 AM	138,221.0	RST	11.73	8,774.04	31	0.378	746	0.016
4/14/2017 9:13 AM	137,048.0	RST	0.03	22.44	9	0.003	215	0.000
4/5/2017 10:00 AM	137,045.0	WB	0.00	0.00	21	0.000	507	0.000
3/15/2017 7:56 AM	137,045.0	RST	1.95	1,458.60	28	0.070	666	0.003
2/15/2017 1:47 PM	136,850.0	RST	2.50	1,870.00	9	0.278	219	0.011
2/6/2017 10:00 AM	136,600.0	WB	0.00	0.00	20	0.000	476	0.000

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Water Meter Inspection and Evaluation

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METER ID# 2

1/17/2017	2:15 PM	136,600.0	WMT	4.41	3,298.68	4	1.103	96	0.046
1/13/2017	2:15 PM	136,159.0	RST	40.82	30,533.36	29	1.408	697	0.059
12/15/2016	1:34 PM	132,077.0	RST	14.77	11,047.96	10	1.477	243	0.061
12/5/2016	10:00 AM	130,600.0	WB	15.14	11,324.72	20	0.757	475	0.032
11/15/2016	3:10 PM	129,086.0	RST	24.78	18,535.44	32	0.774	775	0.032
10/14/2016	8:46 AM	126,608.0	RST	9.08	6,791.84	9	1.009	214	0.042
10/5/2016	10:00 AM	125,700.0	WB	15.58	11,653.84	16	0.974	386	0.040
9/19/2016	8:31 AM	124,142.0	RST	26.42	19,762.16	28	0.944	670	0.039
8/22/2016	10:00 AM	121,500.0	WMT	10.32	7,719.36	7	1.474	167	0.062
8/15/2016	11:58 AM	120,468.0	RST	17.68	13,224.64	12	1.473	289	0.061
8/3/2016	10:00 AM	118,700.0	WB	81.85	61,223.80	19	4.308	451	0.181
7/15/2016	3:17 PM	110,515.0	RST	137.95	103,186.60	30	4.598	721	0.191
6/15/2016	2:21 PM	96,720.0	RST	0.20	149.60	9	0.022	220	0.001
6/6/2016	10:00 AM	96,700.0	WB	64.40	48,171.20	52	1.238	1247	0.052
4/15/2016	11:40 AM	90,260.0	RST	2.60	1,944.80	9	0.289	217	0.012
4/6/2016	10:00 AM	90,000.0	WB	2.10	1,570.80	22	0.095	525	0.004
3/15/2016	1:19 PM	89,790.0	RST	3.10	2,318.80	28	0.111	675	0.005
2/16/2016	10:42 AM	89,480.0	RST	1.80	1,346.40	13	0.138	312	0.006
2/3/2016	10:00 AM	89,300.0	WB	0.00	0.00	19	0.000	453	0.000
1/15/2016	1:29 PM	89,300.0	RST	6.00	4,488.00	43	0.140	1035	0.006
12/3/2015	10:00 AM	88,700.0	WB	33.00	24,684.00	59	0.559	1416	0.023
10/5/2015	10:00 AM	85,400.0	WB	13.61	10,180.28	31	0.439	743	0.018
9/4/2015	11:50 AM	84,039.3	WMT	0.00	0.00	8	0.000	191	0.000
8/27/2015	12:10 PM	84,039.3	WMT	0.00	0.00	1	0.000	24	0.000
8/26/2015	12:50 PM	84,039.3	WMT	0.39	291.72	19	0.021	458	0.001
8/7/2015	10:00 AM	84,000.0	WB	94.00	70,312.00	64	1.469	1536	0.061
6/4/2015	10:00 AM	74,600.0	WB	0.00	0.00	N/A	N/A	N/A	N/A

METER EVALUATION NOTES:

See Findings and Recommendations Report for specific meter notes.

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