

APPENDIX N

Industrial Building-Utility Investigation Technical Memorandum

UTILITY MEMORANDUM

Date: November 7, 2023

To: Link Logistics
3333 Michelson Dr.
Suite 725
Irvine, CA 92612

From: Kimley-Horn and Associates, Inc.

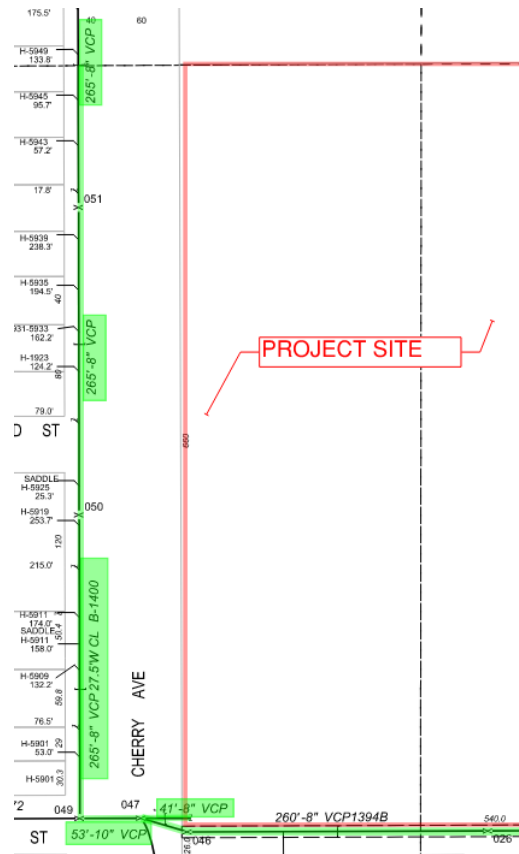
Subject: Proposed 5910 Cherry Avenue Industrial Building - Utility Investigation Technical Memorandum

Introduction

Kimley-Horn and Associates, Inc. is providing this utility investigation technical memorandum based on our review of the proposed project at 5910 Cherry Avenue and our understanding of the existing utilities surrounding the site. A summary of our utility analysis for the proposed development is provided below.

Sanitary Sewer:

- a. **Existing Improvements:** Existing sewer lines in Long Beach are maintained by the Long Beach Water Department (LBWD). The existing sewer system for the street frontage is described below:
- Cherry Avenue: An 8" VCP sewer lateral currently serves the existing development near the southwestern corner of the property. This existing 8" VCP sewer line connects to an existing manhole 35.2 feet west of the easterly property line to an existing 10" VCP sewer line. The existing 10" VCP sewer line flows west to another manhole 27.5 feet west of the Cherry Avenue centerline that connects to an existing 8" VCP sewer line. The existing 8" VCP sewer line is located 27.5 feet west of the Cherry Avenue centerline underneath the southbound lanes (see Sewer Atlas below).



- b. **Proposed Improvements:** The following are based on the schematic design project proposal dated July 25, 2022, prepared by RGA: Office of Architectural Design and received from the Client:

Proposed Project Development Programming: The project will develop an industrial building to include the following:

- Office Area – 10,066 SF
- Warehousing Area – 294,278 SF

Proposed Sewer Demand:

Based on the above summary and estimated average sewer generation values provided by the Los Angeles County Sanitation District, the proposed project will generate 0.014 cfs (9,370 gpd) of sewer discharge to the existing 8" sewer line within Cherry Avenue. This does not include potential credit for the existing use and sewer demand on the site, which would help further reduce the proposed sewer demand. Our detailed analysis based on the Los Angeles County Sanitation District's sewer loading per unit is summarized in the tabulation provided below.

TABLE 1 – PROPOSED SEWAGE FLOWS
PROPOSED FLOW - 5910 CHERRY AVE.

UNIT TYPE	SIZE	AREA (SF)	NUMBER	Unit of		TOTAL FLOW (GPD)
				Measure (SF)	FLOW GPD	
COMMERCIAL	Office	10,066	1	1000	200	2013.2
COMMERCIAL	Warehousing	294,278	1	1000	25	7356.95

TOTAL GPD= 9370

*GPD TAKEN FROM LOS ANGELES COUNTY SANITATION DISTRICT LOADINGS **TOTAL CFS = 0.014**

TOTAL PEAK CFS= 0.036

TOTAL PEAK GPD= 23425

PEAK FACTOR = 2.5

Will Serve Letter & Sewer/ Water Capacity Request:

The Will Serve Letter serves to provide information on available trunk sewer and treatment plant capacities for proposed development projects within the Los Angeles Sanitation Districts' service areas. It states the Sanitation Districts' intent to provide this service up to the levels that are legally permitted.

The Will Serve Letter, which will be added as an addendum to this report once received, will determine whether there is available to handle the anticipated maximum sewage discharge. If the allowable capacity is greater than the revised sewage discharge, we would anticipate that the existing facilities still have the capacity to serve the proposed development.

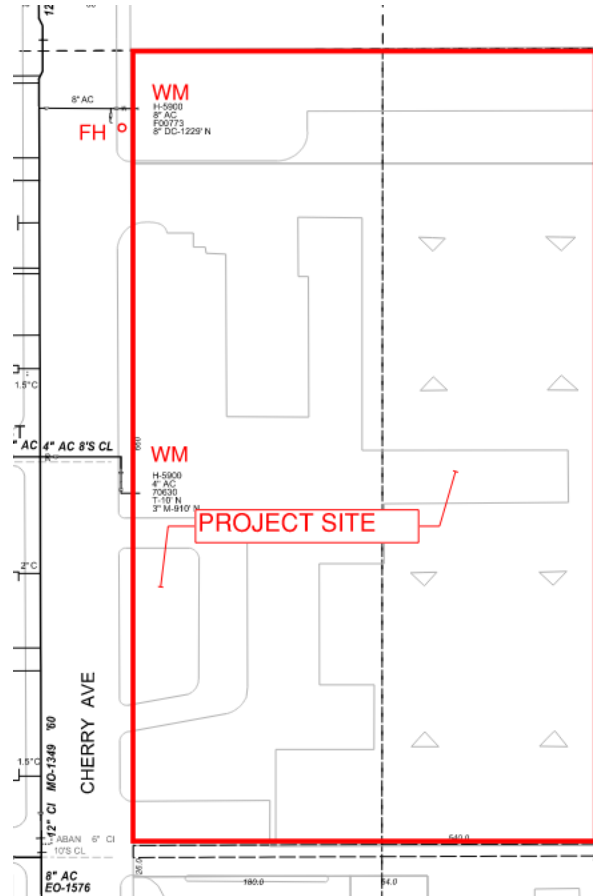
This report will be updated with the results of a Will Serve Letter once it has been received from the Sanitation District.

Domestic/Fire Water

- a. **Existing Improvements:** Existing water lines within the City of Long Beach are operated by the Long Beach Water Department (LBWD). The information summarized below is based on the ALTA/Topographic Survey dated November 15, 2021, provided by Thienes Engineering, Inc.

1) **Water Line:**

- Cherry Avenue: There is a 12" CI water line along Cherry Avenue 26 feet west of the centerline under the southbound lanes and 76.5 feet west of the site's easterly property line. The proposed water lateral to serve the site will need to cross an existing 18" water line and a 12" gas line. (See Attachment C – Water Map)



- 2) **Fire Hydrants:** The existing site has one fire hydrant near the northwestern corner of the property along Cherry Avenue (see Water Atlas above). The site contains four existing hydrants onsite based on the survey provided by Thienes Engineering, Inc. dated November 15, 2021. Two of the onsite hydrants are located nearly the western property line, one is located near the centerline of the property, and one is located near the northeast corner of the property.
- 3) **Water Meters:** There are two existing water meters along the west side of the project site based on the Water Atlas. The water service onsite is assumed to be sub metered to different tenants due to additional water meters shown onsite by the survey. See below for a summary of the existing water meters based on information obtained from LBWD:

Type	Size	Date Installed	Job #
Fire Service	8"	N/A	00773
Domestic Service	4"	N/A	70630

The project should consider reusing the meters and laterals to the extent feasible based on the domestic and fire services on Cherry Avenue noted on the LBWD record documents. The presence of these meter gives reason to believe that the existing gas and water lines can be crossed over from the project site for the proposed water and fire services.

- b. Proposed Improvements:** The following is based on the schematic design project proposal prepared by RGA: Office of Architectural Design dated July 25, 2022:

Proposed Water and Fire Service Pressure Requirement: The project's plumbing engineer and/or fire service consultant will need to assess the project water/fire service design requirements based on the Fire Service Pressure Flow Report provided by LBWD. The plumbing engineer will also need to assess the need for any booster pump for the project in coordination with LBWD and the Long Beach Fire Department. Per the information provided by LBWD via email on October 18, 2023, the 12-inch water line in Cherry Avenue has a pressure range of 55.01-60.00 psi.

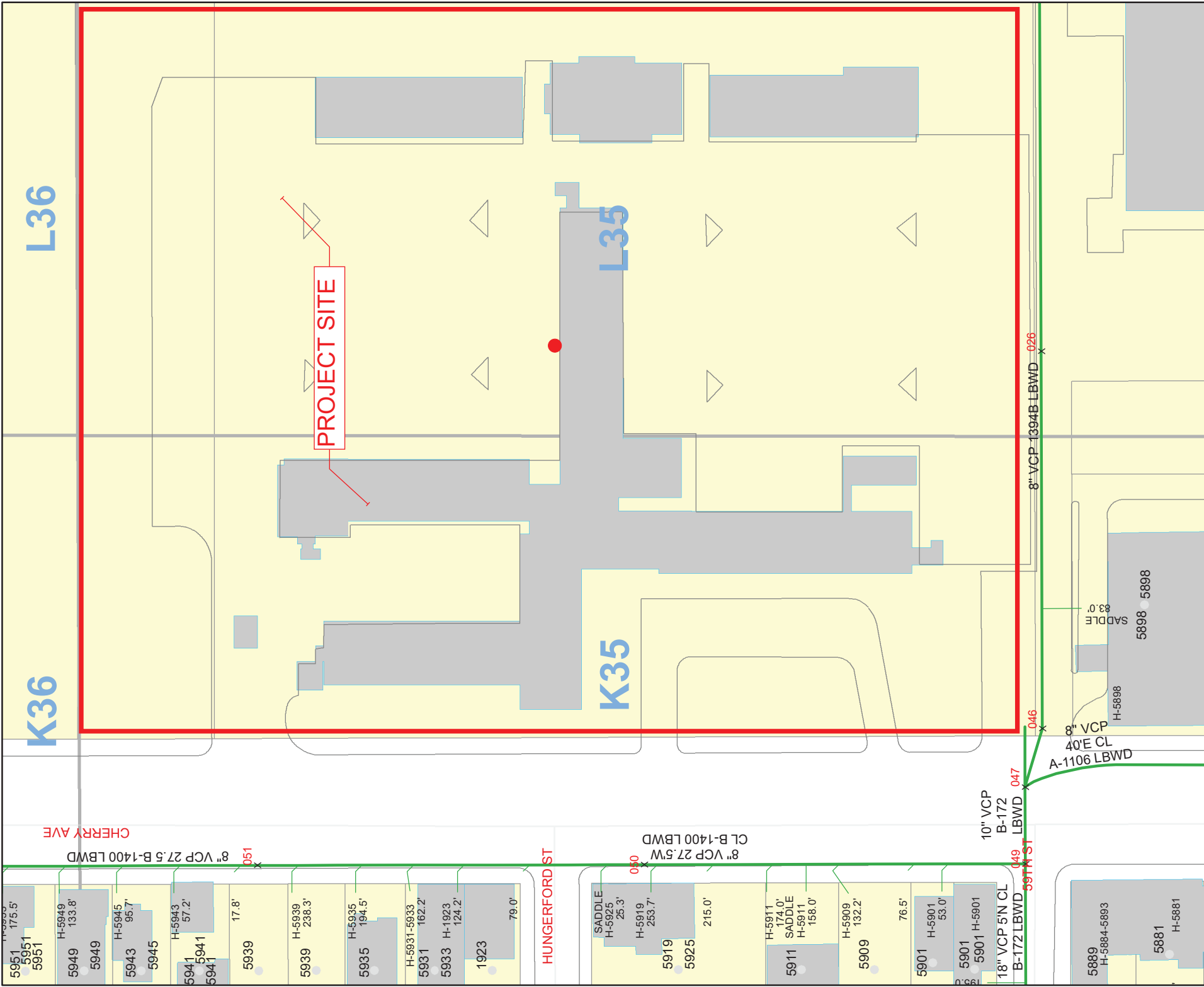
Proposed Water and Fire Service Connection: The proposed water/fire service connections for the project will be at the west side of the site along Cherry Avenue. The proposed connection will tie into the existing 12" main. Consideration should be given to utilize the existing meters and laterals if feasible based on the proposed sizing and location of the water and fire service connections. A Will Serve Letter request was received from the Los Angeles County Sanitation District pertaining to sewer connections and is included in Appendix D.

Water Conservation Features: The project will need to comply with the City's Low Impact Development (LID) guidelines, which require implementation of a stormwater treatment system that captures the required volume of runoff for treatment. The LID for the project will need to consider infiltration, rainwater capture and reuse and combination of treatment systems approved by the City. If the project site is not feasible for infiltration due to soil conditions or other limiting factors, the project would look at capture and reuse, such as a cistern/underground detention tank, that would reuse rainwater for irrigation purpose to conserve potable water.

It is our understanding that the project Landscape Architect will incorporate drought tolerant vegetation irrigated via a low flow drip irrigation system. The proposed Project also proposes to infiltrate in multiple below ground, gravel bottom chamber systems. These chambers are designed to capture runoff and infiltrate it into the ground.

Coordination with the Plumbing Engineer will need to occur in order to limit indoor water use by requiring plumbing fixtures to meet or exceed the water use limits as prescribed by the 2013 California Green Building Standards Code (CALGreen). 2013 CALGreen sets a 20% reduction of water use as compared to previous editions of CALGreen and sets a nationwide standard in green building and water conservation.

ATTACHMENT A – SEWER MAPS AND INFO



Disclaimer: This map and/or data are not an official record. LBWD. It is compiled from data furnished by private contractors and other sources. Locations, sizes of geographic feature and facilities shown are based on these sources. This information is furnished strictly as a convenience. LBWD does not assume any responsibility for its accuracy or completeness.

Address 5900 CHERRY AVENUE

Contractor Chorak Constr. Co.

Permit No. 66078 Date 5-25-53

Block Sheet No. 709

Lot 13 - 14

Block 27

Tract Calif. Coop. Colony

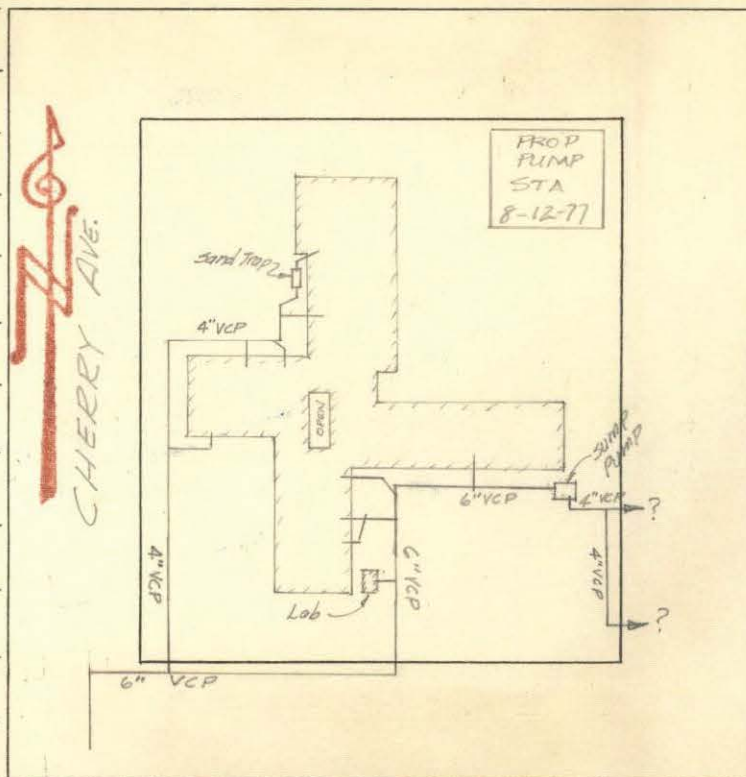
Location of 'Y' M.H. E/S Cherry at Street
59th St. Alley

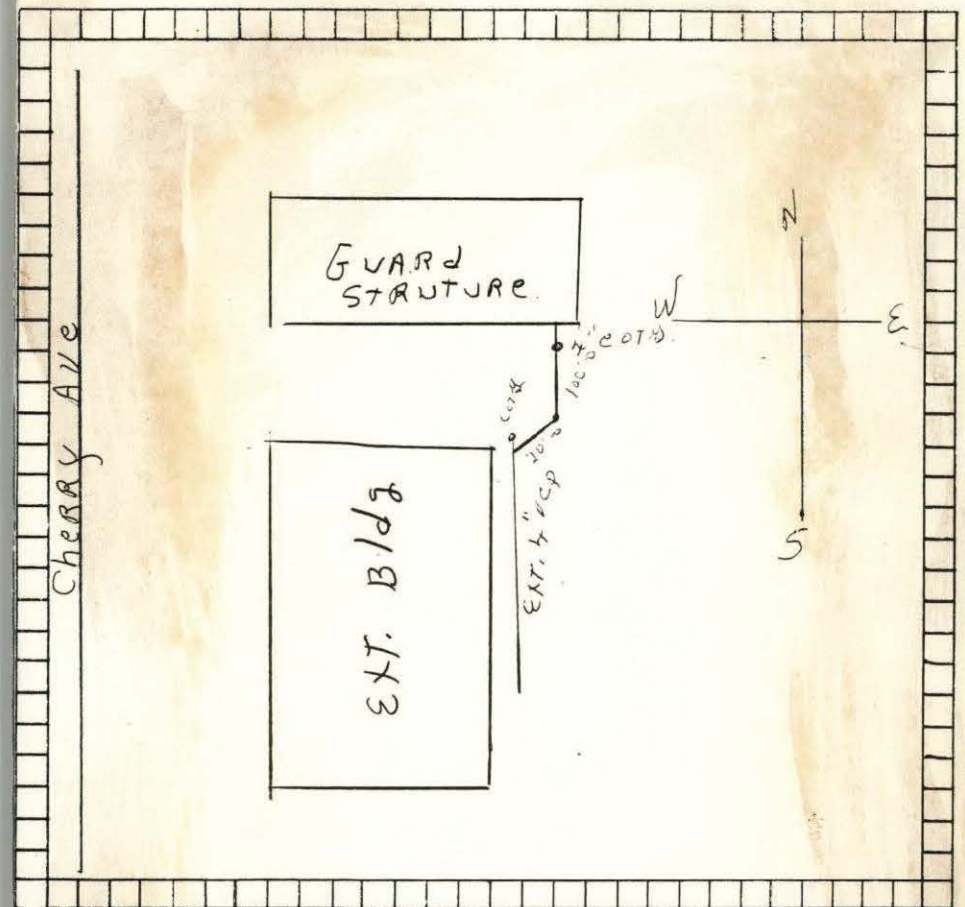
Date of Inspection _____

Inspected by Plumbing Dept.

Remarks: 3/2/56 - Plbg. Dept. Pmt. H3210
Ace Plbg. Ser. 4" tile on lot - Inspec.
Schelly

E-76





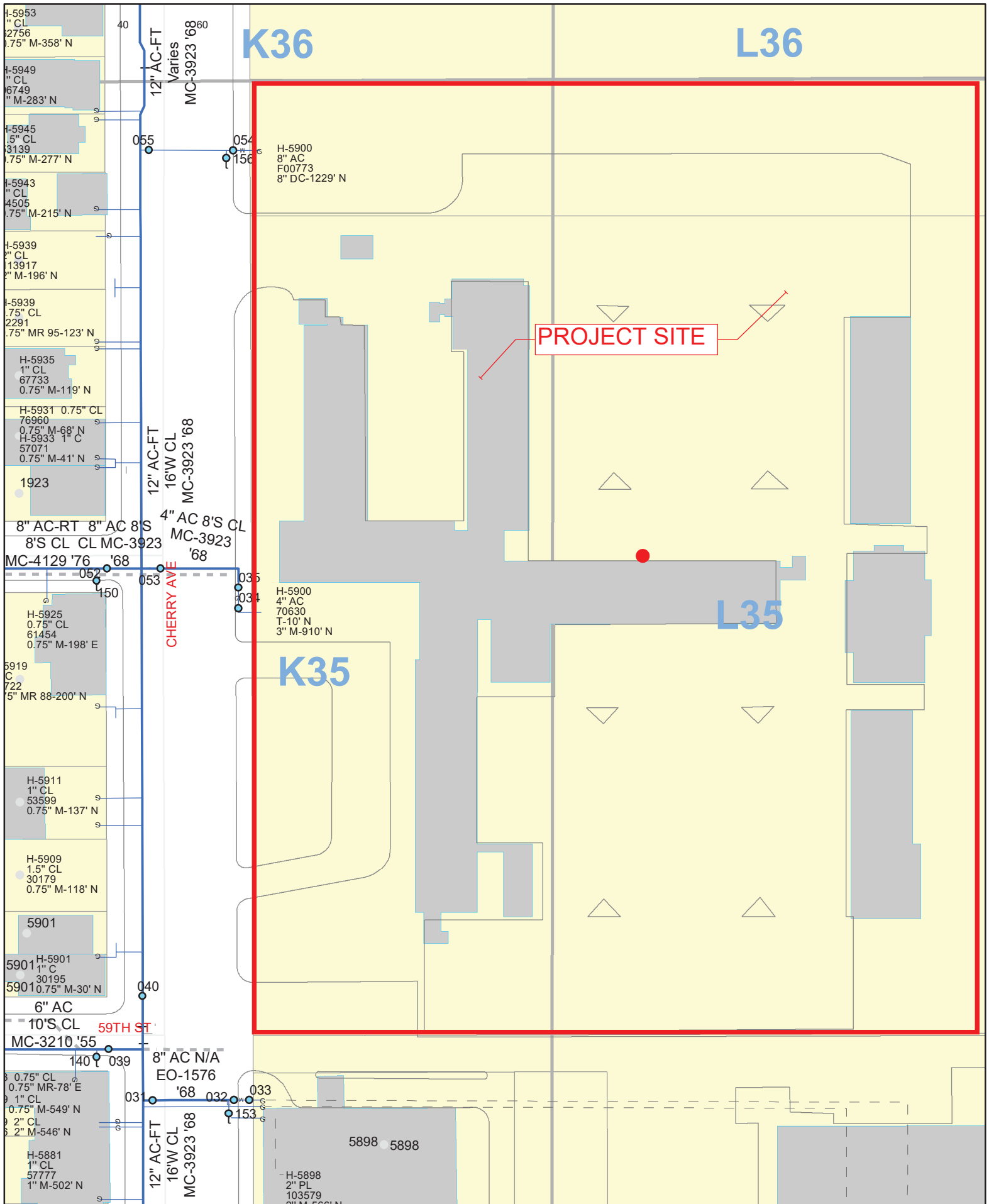
DATE 05-11-81 TO--CITY ENGINEER FROM--PLUMBING DIVISION OF BUILDING & SAFETY
 ON LOT SEWER, DRAWINGS NEW X ALTERATION _____ ADDITION _____ REPAIR _____
 BUILDING SEWER MATERIALS V.C.P SIZE 4" TOTAL LENGTH 120'
 LOCATION OF JOB 5900 Cherry Ave
 CONTRACTORS NAME Judson P & S
 BUILDING PERMIT 7213 REMARKS Property line
 PLUMBING PERMIT 7690 inspection by
 SEWER PERMIT _____ others -
 (on lot)
 FIELD INSPECTOR G. Anaya

ATTACHMENT B – WASTEWATER SERVICE INFORMATION

TABLE 1
LOADINGS FOR EACH CLASS OF LAND USE

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
RESIDENTIAL				
Single Family Home	Parcel	260	1.22	0.59
Duplex	Parcel	312	1.46	0.70
Triplex	Parcel	468	2.19	1.05
Fourplex	Parcel	624	2.92	1.40
Condominiums	Parcel	195	0.92	0.44
Single Family Home (reduced rate)	Parcel	156	0.73	0.35
Five Units or More	No. of Dwlg. Units	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
COMMERCIAL				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft ²	100	0.43	0.23
Supermarket	1000 ft ²	150	2.00	1.00
Shopping Center	1000 ft ²	325	3.00	1.17
Regional Mall	1000 ft ²	150	2.10	0.77
Office Building	1000 ft ²	200	0.86	0.45
Professional Building	1000 ft ²	300	1.29	0.68
Restaurant	1000 ft ²	1,000	16.68	5.00
Indoor Theatre	1000 ft ²	125	0.54	0.28
Car Wash				
Tunnel - No Recycling	1000 ft ²	3,700	15.86	8.33
Tunnel - Recycling	1000 ft ²	2,700	11.74	6.16
Wand	1000 ft ²	700	3.00	1.58
Financial Institution	1000 ft ²	100	0.43	0.23
Service Shop	1000 ft ²	100	0.43	0.23
Animal Kennels	1000 ft ²	100	0.43	0.23
Service Station	1000 ft ²	100	0.43	0.23
Auto Sales/Repair	1000 ft ²	100	0.43	0.23
Wholesale Outlet	1000 ft ²	100	0.43	0.23
Nursery/Greenhouse	1000 ft ²	25	0.11	0.06
Manufacturing	1000 ft ²	200	1.86	0.70
Dry Manufacturing	1000 ft ²	25	0.23	0.09
Lumber Yard	1000 ft ²	25	0.23	0.09
Warehousing	1000 ft ²	25	0.23	0.09
Open Storage	1000 ft ²	25	0.23	0.09
Drive-in Theatre	1000 ft ²	20	0.09	0.05

ATTACHMENT C – WATER MAPS AND INFO

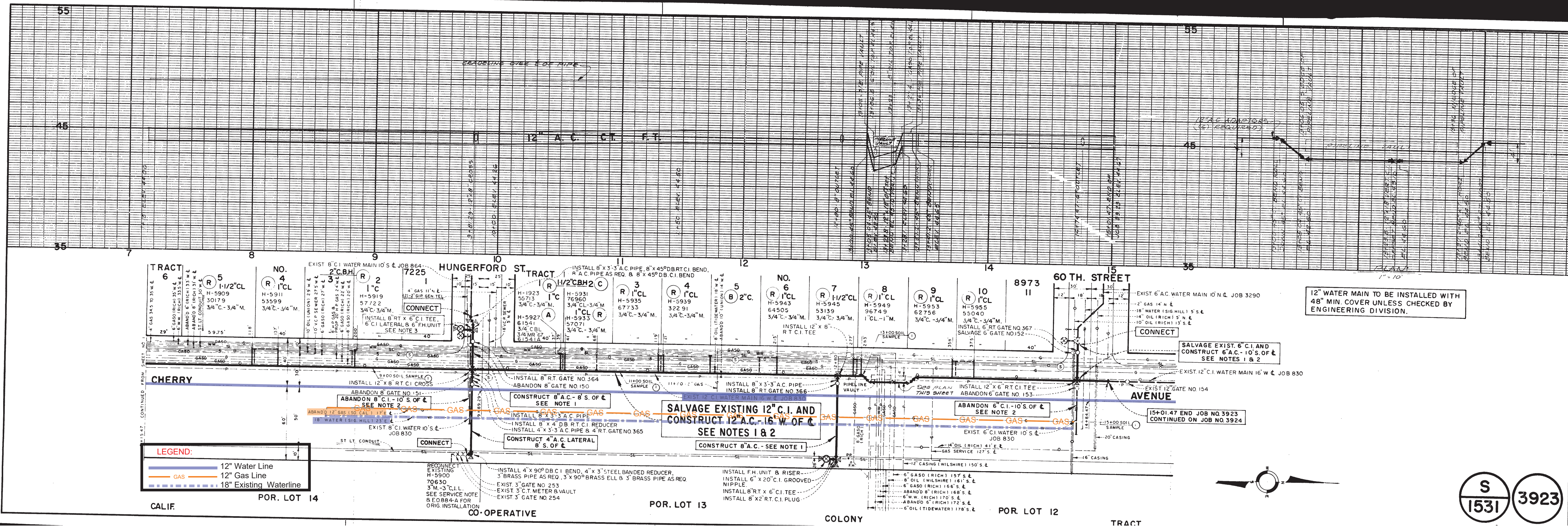


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1 inch = 83 feet





12" WATER MAIN TO BE INSTALLED WITH 48" MIN. COVER UNLESS CHECKED BY ENGINEERING DIVISION.

SALVAGE EXIST. 6" C.I. AND CONSTRUCT 6" A.C. - 10" S. OF & SEE NOTES 1 & 2

15+01.47 END JOB NO. 3923 CONTINUED ON JOB NO. 3924

LEGEND:
12" Water Line
12" Gas Line
18" Existing Waterline

S
1531 3923

ATTACHMENT D – SEWER WILL SERVE LETTER



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

October 31, 2023

Ref. DOC 7058667

VIA EMAIL brenna.crump@kimley-horn.com

Ms. Brenna Crump
Kimley-Horn & Associates Inc.
660 South Figueroa Street, Suite 2050
Los Angeles, CA 90017

Dear Ms. Crump:

Will Serve Letter for 5910 Cherry Street

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project located in the City of Long Beach on October 19, 2023. The proposed project is located within the jurisdictional boundary of District No. 3. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall A Unit 1A North Long Beach Interceptor Trunk Sewer, located in Market Street at Walnut Avenue. The Districts' 33-inch diameter trunk sewer has a capacity of 6.4 million gallons per day (mgd) and conveyed a peak flow of 4.4 mgd when last measured in 2018.
2. The wastewater generated by the proposed project will be treated at the A. K. Warren Water Resource Facility located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 243.1 mgd, or the Long Beach Water Reclamation Plant, which has a capacity of 25 mgd and currently processes an average recycled flow of 12.7 mgd.
3. The expected average wastewater flow from the project, described in the application as a 290,528 square-foot warehouse and 9,000 square-feet of office space, is 9,063 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the applicant that the Districts intend to provide this service up to the levels that are legally permitted and to inform the applicant of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2708 or at dcurry@lacsdsd.org.

Very truly yours,

Donna J. Curry

Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:sw