



11.10 Utilities Memorandum

3800 Via Oro Avenue Utility Report

Prepared with the assistance of

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1. INTRODUCTION

The applicant, 9th Street Partners, proposes to demolish an existing building to construct a speculative industrial building with associated parking and landscaping (Project). The Project would be developed on an approximately 596,772 square feet (SF) (13.7-acre) (Project Site) and is located at 3800 Via Oro Avenue in the City of Long Beach (City), County of Los Angeles (County). The Project Site is currently developed with a 36,697 SF television broadcast facility with 18 satellites, and a surface parking lot to the north of the existing building. The Project includes a 332,090 SF concrete speculative industrial building that could be used for a mix of manufacturing, warehousing, and office uses. The mix of uses assumes that the primary use of the building would be manufacturing (152,433 SF), warehousing (155,657 SF), and ancillary office space (24,000 SF). The proposed site development would also include various ancillary improvements including parking, landscaping, and stormwater and utility infrastructure.

2. EXISTING CONDITIONS

2.1. Senate Bill 610 And Senate Bill 221

Senate Bill (SB) 610 and SB 221 require land use agencies to perform a detailed analysis of available water supply when approving large documents. SB 610 and State Water Code Sections 10910-10915 require lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent Urban Water Management Plan (UWMP), the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. Projects that meet any of the following criteria require a WSA:

- 1) A proposed residential development of more than 500 dwelling units.
- 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons.
- 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons.
- 4) A proposed hotel or motel of more than 500 rooms.
- 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons.
- 6) A mixed-use project that falls in one or more of the above-identified categories.
- 7) A project not falling in one of the above-identified categories but that would demand water equal to or greater than the amount required by a 500-dwelling unit project.

SB 221 is intended to improve the link between information on water supply availability and land use at the tentative map preparation phase of a project. SB 610 and SB 221 are companion measures. SB 221 pertains only to residential projects and establishes the relationship between the WSA prepared for a project and the project approval under the Subdivision Map Act. As this Project does not meet the criteria outlined above, a WSA is not required.

2.2. Existing Water Service And Demand

The Project Site is currently occupied with a surface parking lot and an approximately 36,697 SF broadcasting facility which is designated as an Industrial (I) PlaceType by the City of Long Beach.¹ For the purposes of this analysis, the existing water and wastewater demand was calculated using an office building land use designation based on the Los Angeles County Sanitation Districts (LACSD) wastewater generation factors.²

The Long Beach Public Utilities Department or Long Beach Utilities (LBUD) is the existing water purveyor to the Project Site, the owner of the water infrastructure in the Project area and is responsible for its maintenance. According to the LBUD 2020 Urban Water Management Plan (UWMP), the latest UWMP available as of November 2025, there would be sufficient water supplies to meet all demands through the year 2050 during normal, single dry year, and multiple dry year hydrological conditions. The LBUD anticipates a total water supply of 88,752 acre-feet per year (AFY) and a total water demand of 52,270 AFY in 2050 during a normal year, indicating that future water supplies are projected to significantly exceed demands through 2050.³ Therefore, per the UWMP, the LBUD has indicated that it can provide adequate water supply to its service area. Additionally, the Project would not require a General Plan Amendment or Zoning Code Amendment; therefore, the proposed uses on the Project Site would be similar to those anticipated in the UWMP. Furthermore, according to the Will Serve Letter provided by LBUD on February 26, 2026, there are existing public facilities available at the Project Site that would provide potable water and sewer services in accordance with LBUD Rules and Regulations for Potable Water and Sanitary Sewer (refer to **Attachment A**).

Based on the LBUD Water Service Map and **Attachment A**, a water line loop currently exists on-site and is made up of a 12-inch asbestos cement ring title (AC-RT) potable water main on Hughes Way, and transitions to an 8-inch vitrified clay pipe (VCP) sanitary sewer way. A 12-inch water line currently exists on Via Oro Avenue and Hughes Way, located west and south of the Project Site, respectively. This water line loops around the existing building. These public facilities would be available for the Project Site See **Exhibit 1, Existing Utility Plan**.

The existing water demand for the existing onsite land uses is 8,807 gallons per day (GPD) (see **Table 1: Existing Land Uses Water Demand**). Per discussions with the applicant, the existing facility currently has 5 to 10 employees. Because the existing water demand assumes full building occupancy, to be conservative, the proposed water demand does not take credit for existing uses. Therefore, this estimate is provided for informational purposes only. The existing water demand assumes 120 percent of the LACSD wastewater generation factors based on existing land uses to account for any additional water demand for possible minor losses on-site, such as water use due to human consumption (cooking, drinking, watering indoor plants, evaporation), that would deviate from the LACSD sewage generation factors. Existing irrigation water demand is considered negligible, since existing landscape area is limited.

¹ City of Long Beach, Zoning and Land Use, <https://www.arcgis.com/apps/webappviewer/index.html?id=17b68e7082ef4a4ea8ba6b0d04729758>. Accessed November 21, 2025.

² Long Beach Public Utilities Department provides water, natural gas, and sewer services to the City. Long Beach Utilities operates and maintains the City's sanitary sewer lines, which collects and delivers wastewater to the Los Angeles County Sanitation District for treatment. As Long Beach Public Utilities does not maintain City- or land use-specific wastewater generation factors, the Los Angeles County Sanitation District wastewater generation factors were utilized.

³ City of Long Beach Public Utilities Department (LBUD), 2020 Urban Water Management Plan, https://www.lbutilities.org/files/sharedassets/utilities/v1/about-us/documents/lbwd_uwmp2020_final_errata_revised.pdf. Accessed December 1, 2025.

Table 1 – Existing Development Estimated Water Demand

Land Use	Units	Demand Rate (GPD/Unit) ²	Total Water Demand (GPD)
Broadcasting Facility ¹	36,697 SF	240/1,000 SF	8,807

GPD = gallons per day, SF = square feet
 1. Assumes "Office Building" for Broadcasting Facility.
 2. Based on 120 percent of the sewer generation factors from the "Loading for each class of land use" from LACSD.
 Source: Los Angeles County Sanitation Districts (LACSD), Table 1: Loadings for Each Class of Land Use, <https://www.lacsd.org/home/showpublisheddocument/3644/637644575489800000>. Accessed February 23, 2026.

2.3. Domestic Water Infrastructure

The existing water service at the Project Site ties into the 12-inch water line that runs along Via Oro Avenue. The existing water service is a 2-inch domestic water service that is currently active. However, the water meter has been removed.

2.4. Existing Sanitary Sewer Service And Wastewater Generation And Treatment

The LBUD provides sanitary sewer service to the Project Site through a sewer main system in the surrounding streets. Based on available record documents obtained from the LBUD, there is an existing 8 to 10-inch vitrified clay pipe (VCP) sewer line along Hughes Way to the south of the Project Site. The existing sewer service ties into the 15-inch VCP sewer services line that runs along Via Oro Avenue.

Table 2: Estimated Existing Development Wastewater Generation shows the existing development's wastewater generation. As previously discussed, the proposed wastewater generation will not take credit for existing uses. Therefore, this estimate is provided for informational purposes only.

Table 2 – Estimated Existing Development Wastewater Generation

Land Use	Units	Wastewater Generation Rate (GPD/Unit)	Total Wastewater Generation (GPD)
Broadcasting Facility ¹	36,697 SF	200/1,000 SF	7,339

GPD = gallons per day, SF = square feet
 1. Assumes "Office Building" for Broadcasting Facility.
 Source: LACSD, Table 1: Loadings for Each Class of Land Use.

The City of Long Beach owns, operates, and maintains the sanitary sewer system. The LBUD operates and maintains sanitary sewer lines. Wastewater is sent to the Long Beach Water Reclamation Plant (LBWRP), owned and operated by the LACSD. The LBWRP treats approximately 18 million gallons per day of wastewater to stringent regulatory standards.⁴ According to the 2020 UWMP, the maximum treatment capacity of the LBWRP is approximately 25 million gallons per day (MGD).⁵

⁴ City of Long Beach Public Utilities Department, Sewer, <https://www.lbutilities.org/sewer#:~:text=The%20City%20of%20Long%20Beach.water%20can%20be%20used%20to:>. Accessed February 23, 2026.

⁵ City of Long Beach Public Utilities Department, 2020 Urban Water Management Plan.

3. PROJECT OPERATIONS

3.1. Water Demand

Table 3: Estimated Water Demand shows the Project's estimated total water demand. Water demand estimates have been prepared based on 120 percent of the LACSD sewage generation factors for the listed land use categories. The Project's water demand is not expected to measurably reduce the local infrastructure's capacity. No new or expanded water treatment facilities would be required. Therefore, the Project would have a less than significant impact with respect to water treatment facilities. As shown below in **Table 3**, the Project's estimated water consumption is approximately 15,003 GPD. Furthermore, as stated in the 2020 UWMP, the LBUD has indicated that it has sufficient capacity to provide water to a greater demand and is anticipated to be able to supply the water demand associated with the Project and future growth based on the size of existing infrastructure abutting the Project Site. See **Exhibit 2: Composite Utility Plan**, which includes existing and proposed infrastructure.

Table 3 – Estimated Water Demand

Land Use	Units	Demand Rate (GPD/Unit) ¹	Total Water Demand (GPD)	Total Water Demand (AFY)
Manufacturing ²	152,433 SF	30/1,000 SF	4,573	5.12
Warehousing ³	155,657 SF	30/1,000 SF	4,670	5.23
Office ⁴	24,000 SF	240/1,000 SF	5,760	6.45
Total Proposed Project Water Demand⁵			15,003	16.81
GPD = gallons per day, AFY = acre-feet per year, SF = square feet 1. Based on 120 percent of the sewer generation factors from the "Loading for each class of land use" from LACSD. 2. Assumes "Manufacturing" for Dry Manufacturing. 3. Assumes "Warehousing" for Warehousing. 4. Assumes "Office" for Office. 5. Per discussions with the applicant, the existing facility currently has 5 to 10 employees. Because the existing water demand assumes full building occupancy, to be conservative, the proposed water use does not take credit for existing uses. Source: LACSD, Table 1: Loadings for Each Class of Land Use.				

3.2. Wastewater

Table 4: Estimated Wastewater Generation shows the Project's estimated wastewater generation based on LACSD's generation factors for the proposed land uses. The Project's total projected wastewater generation represents a fraction of one percent of the LBWRCP's daily capacity (i.e., 25 MGD). As previously discussed, LACSD has indicated that it has the capacity to treat 25 MGD and currently treats approximately 18 MGD.^{6,7} Therefore, the LACSD has the capacity to treat additional wastewater generated by the Project.

⁶ City of Long Beach Public Utilities Department, 2020 Urban Water Management Plan.

⁷ City of Long Beach Public Utilities Department, Sewer.

Table 4 – Estimated Wastewater Generation

Land Use	Units	Generation Rate (GPD/Unit) ¹	Total Wastewater Generation (GPD)
Manufacturing ²	152,433 SF	25/1,000 SF	3,811
Warehousing ³	155,657 SF	25/1,000 SF	3,891
Office ⁴	24,000 SF	200/1,000 SF	4,800
Total Proposed Project Wastewater Generation⁵			12,502

GPD = gallons per day, SF = square feet

1. Based on the sewer generation factors from the "Loading for each class of land use" from LACSD.

2. Assumes "Manufacturing" for Dry Manufacturing.

3. Assumes "Warehousing" for Warehousing.

4. Assumes "Office" for Office.

5. Per discussions with the applicant, the existing facility currently has 5 to 10 employees. Because the existing wastewater generation assumes full building occupancy, to be conservative, the proposed wastewater generation does not take credit for existing uses.

Source: LACSD, Table 1: Loadings for Each Class of Land Use.

3.3. Infrastructure Capacity

The Project Site consists of existing sewer laterals along both Via Oro Avenue and Hughes Way. There is sufficient capacity for the existing infrastructure to support future development considering the limited sewer usage of warehouse facilities.

Exhibit 1: Existing Utility Plan

Exhibit 2: Composite Utility Plan

Attachment A: Long Beach Public Utilities Department Will Serve Letter



2/26/2026

Rosendo Solis

9th Street Partners

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Subject: "Will Serve" Letter for 3800 Via Oro Avenue

Dear Rosendo Solis,

The Long Beach Water Utilities (LBUD) is transmitting this "Will Serve" letter in response to your request for the proposed project located at 3800 Via Oro Avenue, Long Beach, CA 90810.

According to our current records, there is an existing 12-inch asbestos cement ring tite (AC-RT) potable water main located in Hughes Way, south of the project site; and an 8-inch ductile iron water main in an easement within the property. Additionally, there is an existing 8-inch vitrified clay pipe (VCP) sanitary sewer main located in Hughes Way, south of the project site.

These public facilities are available for all future sites at this address. Potable water and sewer services will be made available for the proposed development in accordance with our Rules and Regulations for Potable Water and Sanitary Sewer.

The use of the existing public facilities is subject to the Developer meeting all applicable technical and engineering requirements as laid out by LBUD – Engineering Bureau. As applicable, availability and sufficiency of these facilities shall be confirmed by conducting hydraulic study, demand calculation, and sewer flow study for the water and sewer systems.

If you have any questions, please contact Leticia Mimila at 562-570-2427.

Sincerely,

Dennis A. Santos, P.E.

Manager of Engineering

cc: Leticia Mimila, Capital Projects Coordinator III
Eric L. Buehler, Senior Civil Engineer