

SCAG City of South Gate

Gateway District Specific Plan

Task 3.4 Infrastructure Analysis Existing Conditions Report

April 7, 2016

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1.0 Introduction

This report summarizes the research conducted and data reviewed, per Task 3.4 Infrastructure Analysis. Due diligence was conducted to identify utilities that are in place and could serve future development, and utility easements on site that could limit development opportunities. This effort included review of existing data which consisted of: utility master plan documents, as-built record drawings, and utility facility maps. Analysis was completed based on information provided by the City of South Gate Planning, Water, and Public Works Departments; and individual utility purveyors including: Los Angeles County Flood Control District, Southern California Gas Company, and Southern California Edison, and Time Warner Cable. Maps of the individual utilities are provided within this report, along with a composite utility map (Figure 6).

Additionally, easement conditions derived from the record drawings are summarized in Figure 7. As shown on Figure 7, a utility corridor traverses diagonally through the center of the site, from Mason Street to Patata Street.

Individual utilities surrounding the site, and on-site, are described below.

2.0 WATER SYSTEM

Service Provider: City of South Gate Water Department

The primary source of potable water for the City of South Gate is groundwater from City wells. The secondary water supply source, generally used for emergencies, is supplied by Metropolitan Water District of Southern California (MWD) through connections and interconnections from surrounding water purveyors such as the cities of Downey, Lynwood, Huntington Park and Walnut Park Mutual Water Company. Well generated water is chlorinated and either distributed to customers or stored in reservoirs. Booster pump stations are used to convey water from the reservoirs to the distribution system (SOURCE: Water System Master Plan, City of South Gate, 2005 (Kennedy/Jenks)).

Potable and reclaimed water are provided by the City of South Gate Water Department who owns and maintains the water supply network. Water pipelines are primarily located in the public right of way under existing streets (see Figure 1 - Existing Water System). Within the Specific Plan area, existing facilities include the following:

- a. **ATLANTIC AVENUE** - An existing 12-inch diameter water pipeline is located in Atlantic Avenue north of Mason Street and extends to the northern boundary of the Union Pacific Railroad easement, then parallels the railroad property northwesterly until it exits the specific plan project limits. An 8-inch diameter pipeline crosses Atlantic Avenue at Mason Street and a 10-inch diameter pipeline crosses at Firestone Boulevard. An 8-inch diameter pipeline runs along the westerly side of Atlantic Avenue from Firestone Boulevard south through the southerly boundary of the Specific Plan area. An 8-inch diameter pipeline is located along

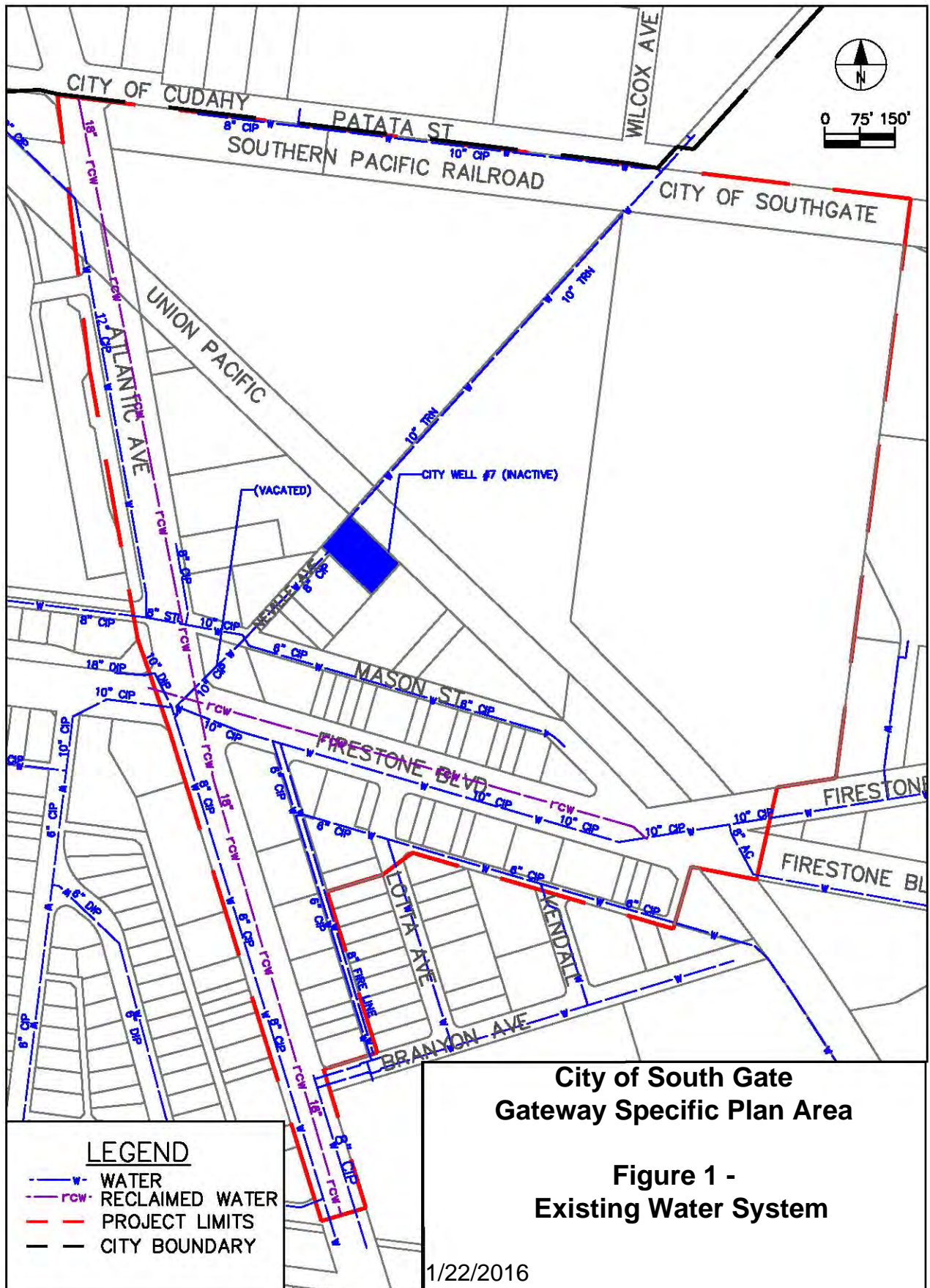
the east side of Atlantic from the southerly border, north and turns east and follows Branyon Avenue.

An 18-inch diameter reclaimed water line is located throughout the length of Atlantic Avenue within the specific plan area.

- b. **PATATA STREET** – Existing 8- and 10-inch diameter pipelines are located along the northerly boundary of the specific plan area, which is also the northern boundary for the City of South Gate.
- c. **NEVILLE AVENUE** – A vacated 10-inch diameter pipeline extends northeasterly from Atlantic Avenue through Neville Avenue, through the inactive City Well #7 site and continues northeasterly through the northern boundary of the specific plan area.
- d. **MASON STREET** – A 10-inch diameter pipeline is located on the north side of Mason Street between Atlantic and Neville, then crosses to the south side of the street and continues as a 6-inch diameter pipeline.
- e. **FIRESTONE BOULEVARD** – An existing 10-inch diameter pipeline is located along the southerly side of the street from Atlantic and continues onto Firestone Place through the easterly border of the specific plan area. At Firestone Place, an 8-inch diameter pipe is extended to the south from the 10-inch pipeline. The 8-inch diameter pipeline turns east through the eastern boundary of the specific plan area following Firestone Boulevard along its southerly side.

An 18-inch diameter reclaimed water line is also located in Firestone Boulevard from Atlantic Avenue to the approximate intersection with Firestone Place.

- f. **ALLEYS** – A 6-inch diameter pipeline is located in the alley south of and parallel to Firestone Boulevard for the length of the properties east of Atlantic Avenue. A 6-inch diameter potable water pipe is also located in the alley east of and parallel to Atlantic Avenue, from Firestone Boulevard to Branyon Avenue. An 8-inch fire line is also located in this area.

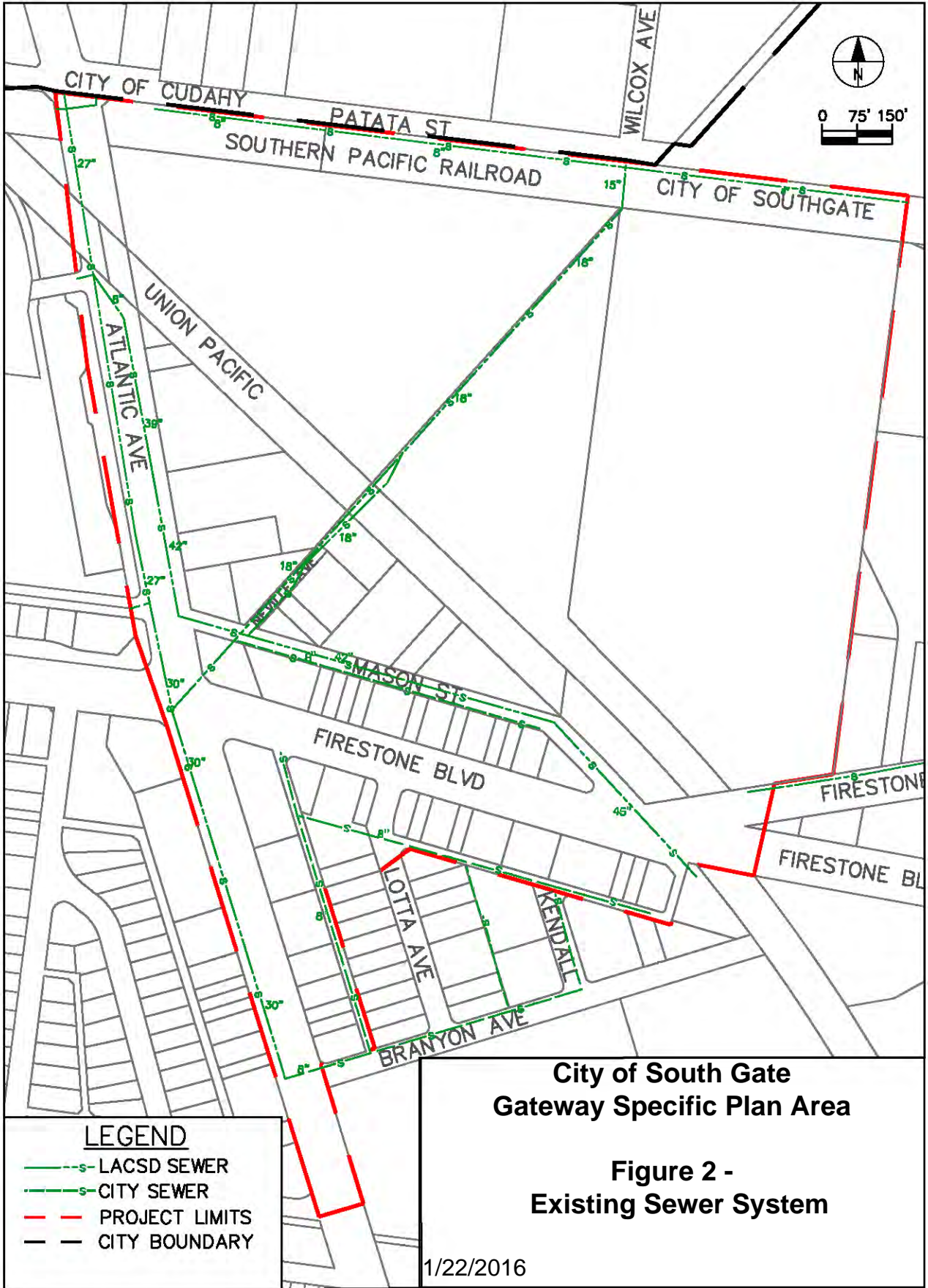


3.0 SEWER SYSTEM

Service Provider: City of South Gate Department of Public Works

The existing sewer system is owned and maintained by the City of South Gate, with the exception of the larger trunk sewer lines that are owned and maintained by the Los Angeles County Sanitation District (LACSD), as shown in Figure 2 – Existing Sewer System. The City's trunk sewers discharge into LACSD's interceptor sewers within the specific plan area. The City sewers are primarily 8-inch diameter Vitrified Clay Pipe (VCP). The following is the list of existing sewer mains within the specific plan area:

- a. **ATLANTIC AVENUE** – From the northern boundary of the specific plan area to Firestone Boulevard there is a LACSD 27-inch Clay Tile Lined Reinforced Concrete Pipe (CIPP) Wright Road Trunk Sewer. It then transitions to a 30-inch CIPP sewer south through the rest of the project limits. From south of the Union Pacific Railroad right of way to Mason Street, LACSD owns and maintains a 39- to 42-inch CIPP Lined RC pipe trunk sewer. The 42-inch pipe runs southeasterly down Mason Street, then transitions to a 45-inch pipe as it parallels the railroad right of way southeasterly until exiting the specific plan area limits.
- b. **PATATA STREET** – An 8-inch diameter VCP runs east west in Patata Street.
- c. **NEVILLE STREET** – Two LACSD 18-inch RCP pipelines extend from Wilcox Avenue southwesterly in line and through Neville Street. From Neville Street, one of the pipelines continues through and connects to the 30-inch Wright Road Trunk Sewer in Atlantic Street. The other 18-inch pipeline connects to the 42-inch sewer in Mason Street.
- d. **MASON STREET** – There is an existing LACSD 42-inch pipeline in Mason Street and an 8-inch diameter City of South Gate sewer line.
- e. **BRANYON AVENUE** – The city of South Gate has an 8-inch pipeline from Branyon Avenue that connects to LACSD's 30-inch pipeline in Atlantic Avenue.
- f. **ALLEYS** – The City of South Gate has 8-inch diameter sewer pipelines in the alley parallel to and east of Atlantic Avenue south of Firestone Boulevard to Branyon Avenue; and parallel to and south of Firestone from the alley previously identified to east of Kendall.



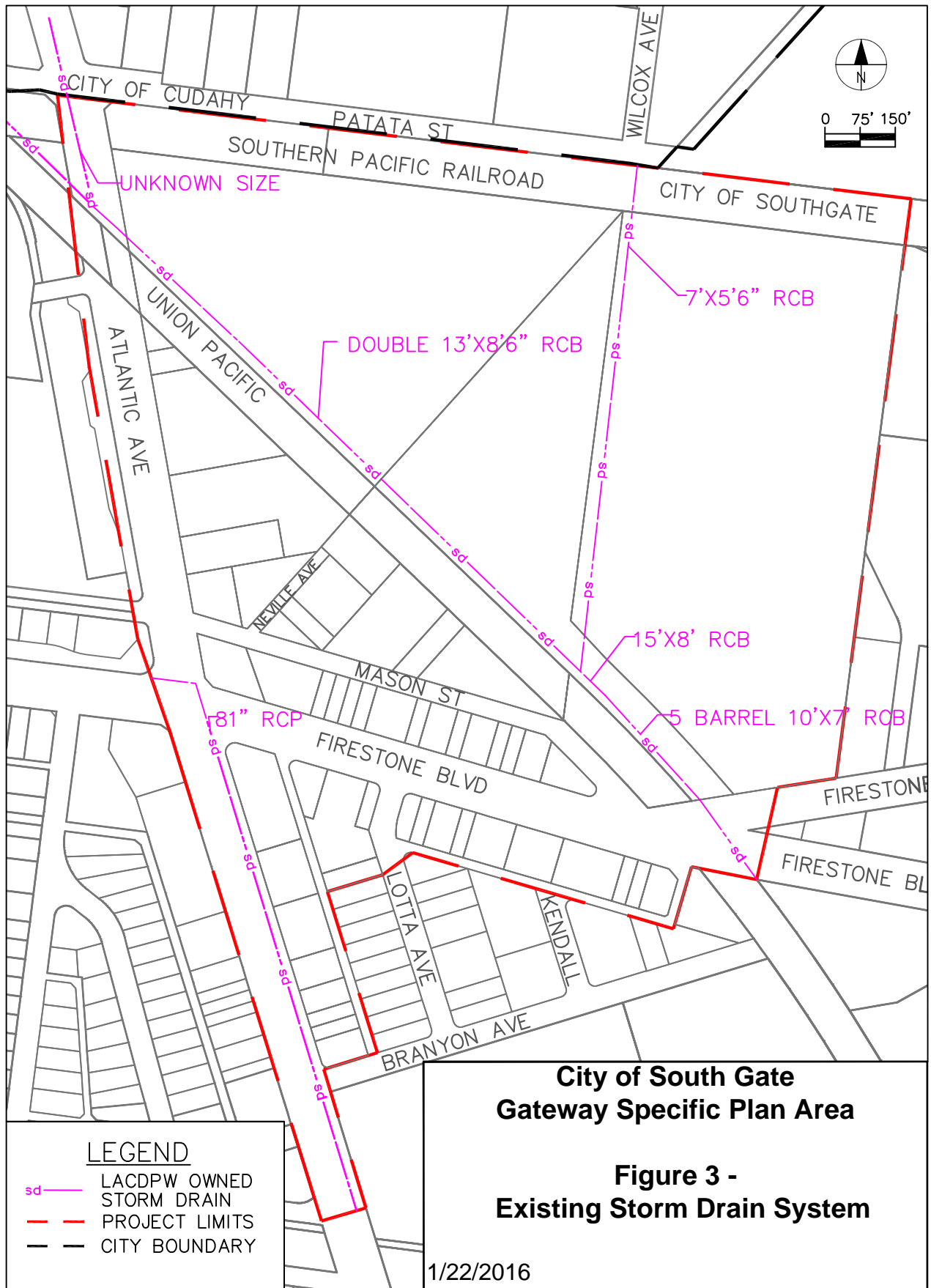
4.0 STORM DRAIN SYSTEM

Service Provider: Los Angeles County Flood Control District

The major “back bone” / main lines of the storm drain system in South Gate is owned and maintained by the Los Angeles County Flood Control District (LACFCD) (see Figure 3 – Existing Storm Drain System). The city of South Gate has storm drain laterals and drainage devices such as exiting catch basins or manholes under their jurisdiction, but none are located in the Gateway District Specific Plan area. The storm drain main lines within the Gateway District Specific Plan area consist of mainly Reinforced Concrete Pipe (RCP) and Reinforced Concrete Box (RCB) culverts. The general topography of the Gateway District Specific Plan area slopes from west to east, and north to south, therefore the storm drain pipes’ gravity flow from the west to east and north to south, and discharge into the Los Angeles River located east of the Gateway District Specific Plan area.

The following is a list of existing storm drain mains lines within the Gateway District Specific Plan area:

- a. **ATLANTIC AVENUE** – From the northern boundary of the Gateway District Specific Plan to the Union Pacific right of way, there is an existing, unknown sized storm drain that connects to an existing Double 13’x8.5’ RCB storm drain that is located adjacent to the Union Pacific right of way. There is an existing 81” RCP storm drain from the east boundary of the Gateway District Specific Plan area in Firestone Boulevard that turns south into Atlantic Avenue, and extends to the south boundary of the Gateway District Plan area at Southern Lane, and eventually outlets to the Los Angeles River.
- b. **ADJACENT TO UNION PACIFIC RIGHT OF WAY** – There is an existing Double 13’x8.5’ RCB storm drain that extends from the Gateway District Specific Plan area’s east boundary at Atlantic Ave. and then it is upsized to a 5 Barrel 10’x7’ RCB storm drain after the connection from a 15’x8’ RCB storm drain from the Wilcox Avenue Trunk and extends to the south boundary at Firestone Boulevard and eventually outlets to the Los Angeles River.
- c. **WILCOX AVENUE** – There is an existing 7’x5.5’ RCB storm drain that enters the Gateway District Specific Plan area north boundary at the intersection of Wilcox Avenue and Patata Street, upsizes to 15’x8’ RCB storm drain on the south side of Patata Street, and proceeds south between two properties until it reaches the flood control right of way that is adjacent to the Union Pacific right of way where it connects into the exiting 5 Barrel 10’x7’ RCB storm drain.

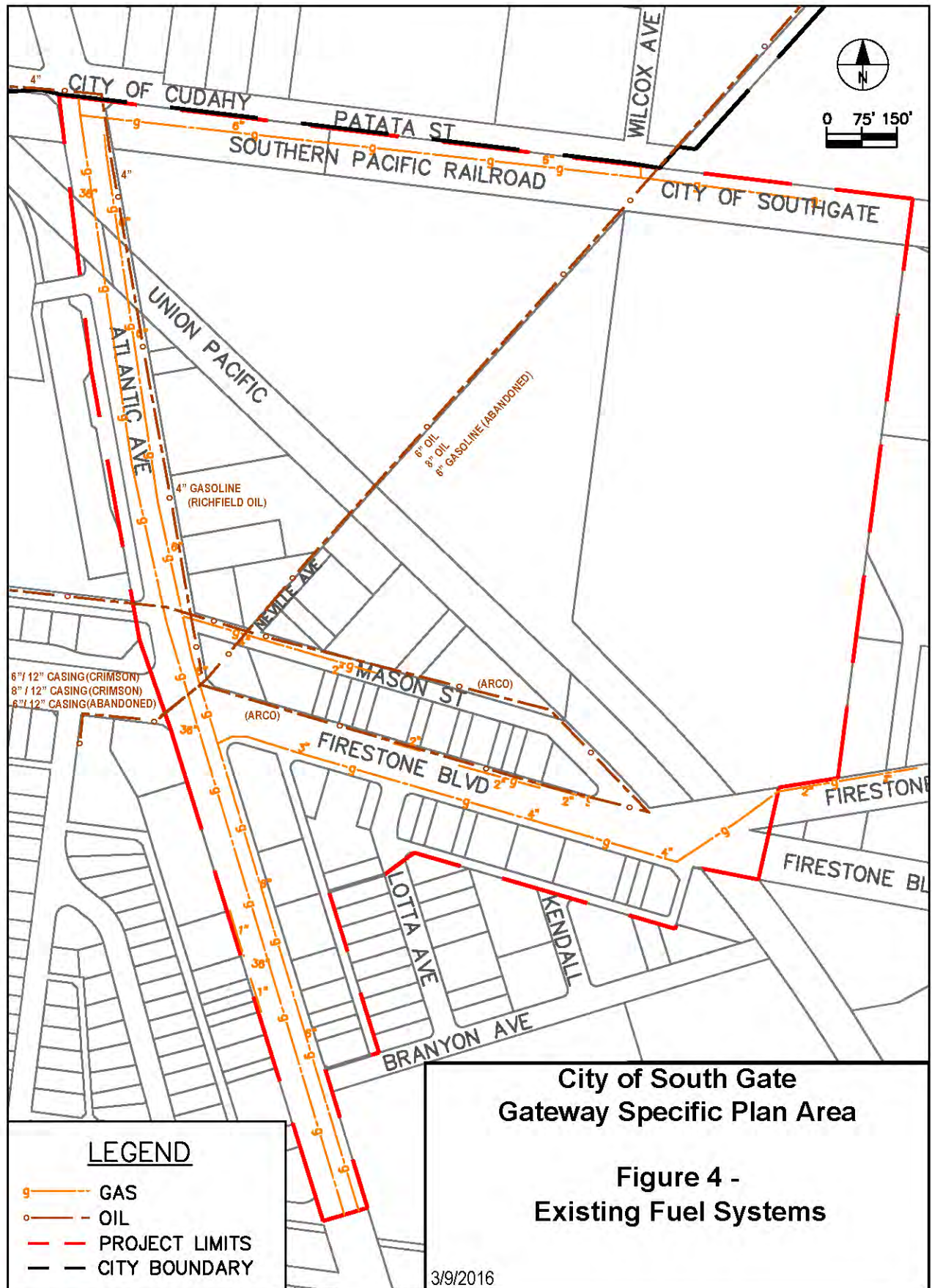


5.0 NATURAL GAS SYSTEM

Service Provider: Southern California Gas Company

The natural gas provider for the city of South Gate is Southern California Gas Company (SCG), a franchise utility regulated by the California Public Utilities Commission. Within the specific plan area, SCG owns and operates transmission mains, distribution pipelines and service laterals (see Figure 4 – Existing Fuel Systems). Existing gas mains within the specific plan area as follows:

- a. **PATATA STREET** – An existing 6-inch gas main runs east-west in Patata Street from Atlantic Avenue, through the easterly boundary of the specific plan area.
- b. **ATLANTIC AVENUE** – A 6-inch diameter distribution pipeline extends south from Patata Street along the eastern side of the street for the length of Atlantic Avenue in the specific plan area. There is also an existing 36-inch diameter gas transmission main west of the street centerline that extends through the study area.
- c. **MASON STREET** – There is an existing 4-inch gas pipe that transitions to a 2-inch distribution main along the northern side of the street.
- d. **FIRESTONE BOULEVARD** – There is an existing 3-inch gas line extending from the 6-main in Atlantic along the south side of the road that transitions to a 4-inch main and feeds 2-inch laterals across the street. The 4-inch main on the south side of Firestone Boulevard crosses to the northeast and downsizes to a 2-inch pipeline along the north side of Firestone Place.
- e. **OIL AND GASOLINE** – Figure 4 – Existing Fuel Systems also identifies existing oil, petroleum and/or gasoline pipelines that are located within the specific plan area. Crimson Pipeline has existing 6-inch diameter underground oil pipeline that extends from the west side of Atlantic Avenue and crosses to the southerly side of Firestone Boulevard and continues easterly along Firestone Boulevard for the limits of the specific plan area. There are other petroleum and oil facilities that are owned by various companies, including Chevron, Arco and Richfield. While some of the facilities are located in the public right of way of existing streets, some pipelines cross on private property. These facilities are presumed to be installed under easement, so property rights will need to be examined prior to any development is in proximity to these facilities.



6.0 ELECTRICAL SYSTEM

Service Provider: Southern California Edison

Southern California Edison (SCE) is the electric service provider for the city of South Gate. The existing electrical network consists of overhead and underground 4 kilovolt (kV) to 16 kV power lines ranging (see Figure 5 – Existing Electric System). Existing electrical facilities within the specific plan area include:

- a. **PATATA STREET** – Overhead distribution facilities run along the north side of Patata Street from Wilcox on poles that also carry AT&T overhead telephone lines. Overhead electric transmission and distribution and trunk telephone lines run parallel to Patata Street, south of the railroad tracks.
- b. **ATLANTIC AVENUE** – Electric facilities are extended underground to serve local needs. Distribution facilities are generally located along the west side of the street extending through the specific plan area. There are several crossings to the east to supply power to those properties.
- c. **RAILROAD RIGHT OF WAY** – Overhead distribution and primary facilities parallel the Southern Pacific Railroad right of way through the specific plan area.
- d. **MASON STREET** – Overhead electric distribution lines are strung along the north side of Mason Street with service drops to local businesses.
- e. **ALLEYS** – Overhead electric distribution facilities are located in the alley east of and parallel to Atlantic Avenue and connect to the overhead extension from Atlantic Avenue into Branyon Street. They also run in the alley south of the properties adjacent to Firestone Boulevard.

7.0 OTHER UTILITIES

Time Warner Cable provides cable television facilities along the west side of Atlantic Avenue from south of the Union Pacific Railroad right of way to south of the specific plan area. They are also located along the north side of Mason Street on SCE poles and cross to the north side of Firestone Place. They also extend through Neville Street to the Union Pacific Railroad right of way and are located in the alley east of and parallel to Atlantic Avenue and connect to the extension from Atlantic Avenue into Branyon Street. They also run in the alley south of and parallel to Firestone Boulevard.

Telephone service is provided by AT&T and is mainly overhead on existing power poles throughout the specific plan area similar to electric.

