

Appendix I

Will Serve Letters and WSA

December 19, 2019

Ref. DOC 5479646

Mr. Jose Jimenez
Director of Economic
Development and Planning
City of Commerce
2535 Commerce Way
Commerce, CA 90040

Dear Mr. Jimenez:

Will Serve Letter for MODELO Project

The Sanitation Districts of Los Angeles County (Districts) received your will serve letter request for the subject project on December 17, 2019. The proposed project is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service:

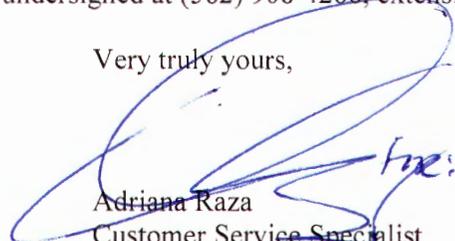
1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Montebello Trunk Sewer, located in Florence Place at Toler Avenue. The Districts' 21-inch diameter trunk sewer has a capacity of 3.6 million gallons per day (mgd) and conveyed a peak flow of 1.1 mgd when last measured in 2016.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently produces an average flow of 261.1 mgd.
3. The expected average wastewater flow from the project site, described in the application as a mixed-use development consisting of 850 residential units and 165,000 square feet of retail, is 185,625 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, select Will Serve Program, and scroll down to 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 for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. In determining the impact to the Sewerage System and if connection fees are applicable, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and if fees are applicable to your specific project, the developer should contact the Districts' Wastewater Fee Public Counter

at (562) 908-4288, extension 2727. If a connection fee is applicable, payment will be required before a permit to connect to the sewer is issued. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. 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.

5. In order for the District to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of District 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 CCA. All expansions of District 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 District 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 developer that the District intends to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of District facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard



CALIFORNIA WATER SERVICE

East Los Angeles District 2000 South Tubeway Avenue, Commerce, CA 90040
Tel: (323) 722-8601

January 22, 2019

Comstock Realty Partners
Attn: Christine Young
1801 Century Park East, Ste. 1095
Los Angeles, CA 90067

Will Serve Letter

Tract or Parcel Map No: **6357-018-005, 6357-018-904, 6357-019-904**
6357-019-905

Developer: ***Comstock Realty Partner***

Ms. Young,

As a regulated utility, California Water Service Company East Los Angeles district (“Cal Water”) has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from the County of Los Angeles, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company’s approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable water at such pressure as may be available from time to time as a result of its normal operations per the company’s tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells, in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.



CALIFORNIA WATER SERVICE

If you have any questions regarding the above, please call me at (323) 722-8601.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Salazar". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephen Salazar
Distribution Superintendent

cc: Michael Hurley – Cal Water Engineering Department
File

