SUSTAINABLE COMMUNITIES
ENVIRONMENTAL ASSESSMENT

1610 ARTESIA BOULEVARD PROJECT

LEAD AGENCY

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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA), the City of Gardena ("City"), as Lead Agency, has prepared a Sustainable Communities Environmental Assessment ("SCEA") for the 1610 West Artesia Boulevard Project ("Project") (SCH No. 2024020743). The SCEA was made available for review and comment to the public, responsible and trustee agencies, interested groups, and organizations for a 30-day review period that occurred between February 20, 2024 and March 20, 2024. The SCEA was also made available directly to State agencies through the State Clearinghouse, Office of Planning and Research. Comments on the SCEA were received from three public agencies: California Department of Transportation, Los Angeles County Sanitation District, and the County of Los Angeles Fire Department.

2.0 COMMENT LETTERS AND RESPONSES

As previously noted, the SCEA was made available for review and comment for a 30-day public review period. Although CEQA and the State CEQA Guidelines do not require a Lead Agency to prepare responses to comments raised regarding a SCEA, as contrasted with the requirements to prepare responses to comments on a Draft Environmental Impact Report (State CEQA Guidelines §15088), the City has elected to prepare the following written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the Project. The number designations in the responses correlate with the comment letter.

The comment letters received during and after the public review period are listed below and provided in **Appendix A: Comment Letters** of this Final SCEA.

SCEA Public Review

Letter Number / Author / Date

1. Patricia Horsley, Environmental Planner, Facilities Planning Department, Los Angeles County Sanitation Districts. March 6, 2024.
2. Miya Edmonson, LDR/CEQA Branch Chief, California Department of Transportation, District 7 – Office of Regional Planning. March 20, 2024.
3. Ronald M. Durbin, Chief, Forestry Division, Prevention Services Bureau, County of Los Angeles Fire Department. April 1, 2024.
4. City of Gardena, Staff Note to File.

Text changes are intended to clarify or correct information in the Draft SCEA as initiated by the Lead Agency staff or due to comments raised during the public review period. Revisions to the Draft SCEA are presented as excerpts, with deleted text indicated as strikethrough (~~example~~) and added/modified text indicated as double underline (example).

~~Deleted IS/MND text~~ Added IS/MND text

None of the corrections or clarifications to the SCEA identified in this document constitute "significant new information" pursuant to State CEQA Guidelines §15088.5. They do not involve changes in the Project or environmental setting, or significant additional data. They do not result in any new or substantially greater environmental impacts, as compared to those identified in the SCEA. Moreover, the revisions do not affect the SCEA's overall conclusions.

RESPONSE TO COMMENT LETTER 1

Patricia Horsley, Environmental Planner, Facilities Planning Department, Los Angeles County Sanitation Districts. March 6, 2024.

1-1 This comment introduces the Los Angeles County Sanitation Districts' (LACSD) response to the Project's Notice of Availability. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

1-2 This comment provides a revision to the **SCEA Section 6.19: Utilities and Service Systems** concerning the sewer main trunk along Artesia Boulevard's flow direction and notes the sewer main trunk along Artesia Boulevard flows west towards the Gardena Pumping Plant. To correct the error, SCEA Page 238 is revised as follows:

> The LACSD sewer main then flows ~~east~~ west towards the Gardena Pump where the Project's wastewater would be conveyed to A.K. Warren Water Resource Facility (WWRF) for treatment.

It is noted this comment does not change the SCEA's analysis concerning the relocation or construction of new or expanded wastewater conveyance facilities and impacts would remain less than significant with mitigation incorporated.

1-3 This comment notes the Project is less than 0.5-mile from the LACSD Gardena Pumping Plant, a publicly owned wastewater facility that serves the local community. This comment is acknowledged and does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

1-4 This comment provides a correction concerning the trunk sewer in Artesia Boulevard that would serve the Project site. SCEA Page 238 is revised as follows:

> The Gardena Pump Sewer Trunk Sewer has an existing total capacity of ~~2.2~~ 3.1 mgd and conveyed a peak flow of ~~1.7~~ 2.6 mgd (when last measured in 2017). Inclusive of the Project, the Gardena Pump Trunk Sewer would convey a peak flow of ~~1.74~~ 2.64 mgd, with a remaining capacity of ~~0.42~~ 0.46 mgd. As such, sufficient capacity existing in the Gardena Pump Trunk Sewer to serve the Project and County sewer lines would not need to be upsized to accommodate the Project.

It is noted this comment does not change the SCEA's analysis concerning the relocation or construction of new or expanded wastewater conveyance facilities and impacts would remain less than significant with mitigation incorporated.

1-5 This comment notes the Joint Water Pollution Control Plant currently processes an average flow of 243.1 million gallons per day (mgd), as such, SCEA Page 243 is revised as follows:

> The WWRF currently processes an average wastewater flow of ~~237~~ 243.1 mgd and has a total permitted capacity of 400 mgd. The Project's estimated net wastewater generation of ~~26,403~~

42,810 gpd (~~0.03~~ 0.04 mgd)~~)~~ comprises less than one percent of WWRF's remaining available capacity of ~~163~~ 156.9 mgd.

It is noted this comment does not change the SCEA's analysis concerning adequate wastewater treatment capacity to serve the Project's projected demand in addition to the provider's existing commitments and impacts would remain less than significant.

1-6 This comment notes that using LACSD wastewater generation factors, the Project's expected net increase in average wastewater flow is 42,810 gallons per day (gpd) after all structures on the Project site have been demolished. As discussed on in **SCEA Appendix 6.19-1: Sewer Capacity Study**, the SCEA's estimated wastewater calculations were based on sewer generation factors from the "Estimated Average Daily Sewage Flows for Various Occupancies" document from the Los Angeles County Public Works Department. However, because the Project's wastewater flow would discharge to LACSD's Gardena Pump Trunk Sewer, **SCEA Appendix 6.19-1: Sewer Capacity Study** and **SCEA Appendix 6.19-2: Water Availability Report** have been updated to reflect LACSD wastewater generation factors and are included in this Final SCEA as **Appendix 6.19-3: Sewer Capacity Study** and **Appendix 6.19-4: Water Availability Report**. Further, the SCEA has been revised as follows:

SCEA Page 108-109

The Project would be estimated to increase wastewater generation by approximately ~~26,403~~ 42,810 gallons per day (gpd), which comprises less than one percent of the available capacity of ~~163~~ 156.9 million gpd at the WWRF.

SCEA Page 109

According to the Project's Water Availability Report, the Project would increase water demands for the Project site by ~~33,466~~ 53,062 gpd.

SCEA Page 238

The Project's estimated wastewater generation would be approximately ~~61,950~~ 46,800 gallons per day (gpd), or an increase of approximately ~~26,403~~ 42,810 gpd over existing conditions; see **Table 6 28: Estimated Project Wastewater Generation**.

SCEA Page 238

Table 6-28: Estimated Project Wastewater Generation

Land Use	Dwelling Units	Average Generation Factor (gpd/DU)[1]	Total Wastewater Generation (gpd)
~~Apartments~~	~~55 Units – (Studio)~~	~~150~~	~~8,250~~
	~~151 Units – (1 BR)~~	~~200~~	~~30,200~~
	~~94 Units – (2 BR)~~	~~250~~	~~23,500~~
Residential (5+ DU)	300	156	46,800
		Total Project	~~***61,950***~~ ***46,800***
		Total Existing[2]	~~***-35,547***~~ ***-3,990***
		Net Project	~~***+26,403 (0.03 mgd)[3]***~~ ***+42,810 (0.04)[3]***

Note:
[1] Based on the ~~sewer~~ wastewater generation factors from ~~the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works~~ LACSD "Table 1, Loadings for Each Class of Land Use".
[2] See **Appendix 6.19-~~2~~3**. ~~Note 1 cubic foot per second = 646,371 gallon per day.~~
[3] mgd = million gallons per day

SCEA Page 242

Table 6-1: Estimated Project Water Demand

Land Use	Units	Average Demand Factor[1]	Total Water Demand (gpd)
Proposed Water Demand			
~~Apartments~~	~~55 DU – (Studio)~~	~~180 gpd/unit~~	~~9,900~~
	~~151 DU – (1-BR)~~	~~240 gpd/unit~~	~~36,240~~
	~~94 DU – (2-BR)~~	~~300 gpd/unit~~	~~28,200~~
Residential (5+ DU)	300 DU	187.2 gpd/unit	56,160
Pool(s)	3,024 SF	EPA Method[3]	514
Landscaping[2]	23,041 SF[4]	ETWU Method	1,176
		Total Project (Residential)	***~~76,030 (85 AFY)~~ 57,850 (65 AFY)***
		Total Existing[4]	***~~42,564 (48 AFY)~~ -4,788 (5 AFY)***
		Net Project	***~~+33,466 (37 AFY)~~ +53,062 (59 AFY)***

Note:
[1] Based on 120% of the ~~sewer~~ wastewater generation factors from ~~the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works~~ LACSD "Table 1, Loadings for Each Class of Land Use". See Golden State Water Company 2020 Urban Water Management Plan Southwest Service Area, page 1-2.
[2] See **Appendix 6.19-~~24~~.**
[3] EPA published "Jump Into Pool Water Efficiency" estimates 31,000 gallons/500 SF of pool water per year (3,024 SF of pool/spa * 31,000 gallons/year = 187,488 gallons per year = 514 gpd).
[4] Project's planted area only.
[4] Based on 120% of the existing land use wastewater consumption of ~~35,547~~ 3,990 gpd.

SCEA Page 243

The Project's increase in water demand of ~~33,466~~ 53,062 gpd (~~37~~ 59 AFY) represents approximately ~~2.2~~ 3.5 percent of the UWMP's forecast increase in demand between 2025 and 2045.

SCEA Page 243

As discussed above, the Project's estimated wastewater generation would be approximately ~~61,950~~ 46,800 gpd, or approximately ~~26,403~~ 42,810 gpd (~~0.03~~ 0.04 mgd) over existing conditions; see **Table 6-28**. The Project's wastewater flow would be conveyed to the WWRF for treatment. The WWRF currently processes an average wastewater flow of ~~237~~ 243.1 mgd and has a total permitted capacity of 400 mgd. The Project's estimated net wastewater generation of ~~26,403~~ 42,810 gpd (~~0.03~~ 0.04 mgd)) comprises less than one percent of WWRF's remaining available capacity of ~~163~~ 156.9 mgd.[74]

SCEA Page 243

[74] (Total Permitted Capacity) – (Average Wastewater Flow) = Remaining Available Capacity; 400-~~237~~ 243.1 = ~~163~~ 156.9 mgd

It is noted the revisions made as a result of this comment do not change the environmental impact conclusions within **SCEA Section 6.19**. The Gardena Pump Trunk Sewer has sufficient capacity to serve the Project's estimated wastewater generation of 42,810 gpd, as revised, over existing conditions, and the Golden State Water Company has sufficient water supplies available to serve the Project, based on the revised generation rates, and reasonably foreseeable future development during normal, dry, and multiple dry years.

1-7 This comment provides information regarding LACSD connection fees. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

1-8 This comment provides background information concerning LACSD wastewater treatment facility capacities. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

RESPONSE TO COMMENT LETTER 2

Miya Edmonson, LDR/CEQA Branch Chief, California Department of Transportation, District 7 – Office of Regional Planning. March 20, 2024.

2-1 This comment introduces the California Department of Transportation's (Caltrans) response and summarizes the Project. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

2-2 This comment states the closest State facilities are State Route 9 (SR-9) [sic] (this is a typographical error and should be State Route 91), SR-110, and SR-405. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

2-3 This comment requests a Traffic Impact Analysis and a queuing analysis of the following locations be completed to make sure the turning lane storage lengths are adequate: (1) Intersection of Vermont Avenue and SR-91/Artesia Boulevard; (2) SR-91/Artesia Boulevard and SR-110 including the on/off-ramp in all directions; and (3) On/off-ramp on I-405 at Western Avenue in both directions. It is noted, automobile delay, as measured by "level of service" and other similar metrics, no longer constitutes a significant environmental effect under CEQA (Public Resources Code §21009(b)(3)). Notwithstanding, a Local Transportation Assessment was prepared for the Project in accordance with the City of Gardena's SB 743 Implementation Transportation Analysis Updates Guidelines (City Guidelines); see **SCEA Appendix 6.17-2: Local Transportation Assessment**. According to the City Guidelines, where a project is expected to add 50 or more peak hour trips to (AM or PM) to an intersection, that intersection should be evaluated. As described in **SCEA Appendix 6.17-2**, the Project is expected to generate 60 net new vehicle trips during the weekday AM peak hour and 38 net new vehicle trip during the weekday PM peak hour when compared to the existing uses on the site.[1] As shown in **SCEA Appendix 6.17-2**, Figure 2-4 and Figure 2-5, the net new Project southbound traffic volumes on Western Avenue, south of Artesia Boulevard, would total 3 outbound trips (no inbound trips) during the AM peak hour and 9 inbound trips (no outbound trips) north on Western Avenue during PM peak hour. On Artesia Boulevard, the net new Project eastbound traffic volumes from the Project site are 14 outbound trips (no inbound trips) during the AM peak hour and 9 inbound trips (no outbound trips) during the PM peak hour. On Artesia Boulevard, the net new Project eastbound traffic volumes from the Project site, east of Normandie Avenue (towards Vermont Avenue), would total 14 outbound trips (no inbound trips) during the AM peak hour and total 9 inbound trips (no outbound trips) during the PM peak hour. Thus, because the intersection of Vermont Avenue and SR-91/Artesia Boulevard would not exceed 50 or more peak hour trips, this intersection is not required to be

[1] Transit/walk-in adjustments were conservatively not applied to the Project's trip generation forecast.

studied as part of the Project pursuant to the City Guidelines. Further, because the SR-110 and I-405 on/off ramps locations referenced in the comment letter are approximately 1 to 1.25 miles from the Project site, the anticipated small net increase in new vehicle trips during the weekday AM and PM peak hours resulting from Project implementation would result in nominal additional trips. Therefore, consistent with the City Guidelines, no queuing analysis for the above referenced on/off ramps is warranted.

2-4 This comment expresses Caltrans' support of this Project, which helps achieve State planning priorities contained in State law and meets State policy goals on transportation, VMT reduction, GHG emissions reduction, and betterment of the environment and human health. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

2-5 This comment expresses Caltrans' support of the Project's inclusion of bicycle infrastructure. Caltrans' recommends the City consider revisions to its South Bay Bicycle Master Plan to include more Class II buffered bike lanes and add Artesia Boulevard to the network. The Caltrans' suggestions are noted as relevant to Citywide policy and go beyond the scope of review for the 1610 West Artesia Boulevard Project. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

2-6 This comment requests a detailed Construction Management Plan be prepared and submitted to the City for review and approval before issuance of demolition, grading, and building permits. As discussed on SCEA page 173, while Project construction would likely require traffic lane, parking lane, and/or sidewalk closures, it would not require the complete closure of any public or private street. The Project would be conditioned to prepare a Construction Traffic Management Plan, approved by the City to minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians during construction, as well as ensure emergency access. Further, as discussed in **SCEA Table 4-1: Applicability of 2020-2045 RTP/SCS Final EIR Mitigation Measures**, a Condition of Approval will be added to the Project requiring the Project developer to provide a traffic control plan, which would include street closure information, a detour plan, haul routes, and a staging plan per Caltrans request. The Project would require temporary sidewalk closures along West Artesia Boulevard to allow for utility and sidewalk improvements. No further response is necessary.

This comment also requests the Project Applicant to work with Caltrans Office of Permits, Multi-Modal Unit, for a designated truck route for construction trucks to transport construction equipment to and from the construction sites. This comment also notes that construction vehicles/equipment should use alternative routes to avoid congested State facilities, especially during peak hours and that construction trucks should be covered with tarpaulin to avoid debris spillage onto State facilities. These comments are acknowledged; however, they do not address the adequacy or raise a significant environmental issue. Notwithstanding, the Project would be required to comply with California Vehicle Code Sections 23114 and 23115, which prohibit the

operation of a vehicle on the highway which is improperly covered, constructed or loaded. Thus, the Project's construction trucks would be required to be covered with tarpaulin to avoid debris spillage onto State facilities or local streets. No further response is necessary.

2-7 This comment indicates that any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State highways would require a Caltrans transportation permit. This comment is acknowledged; however, this comment does not address the adequacy or raise a significant environmental issue. Caltrans recommends that the Project limit construction traffic to off-peak periods and that a construction traffic control plan be submitted if construction traffic is expected to cause issues on any State facilities. As noted in Response 2-6, the Project will be conditioned to prepare a traffic control plan. As such, no further response is necessary.

RESPONSE TO COMMENT LETTER 3

Ronald M. Durbin, Chief, Forestry Division, Prevention Services Bureau, County of Los Angeles Fire Department. April 1, 2024.

3-1 This comment notes the County of Los Angeles Fire Department (LACFD) Planning Division does not have any comments concerning the Project. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

3-2 This comment notes the Project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants. Compliance with applicable regulations is noted. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

3-3 This comment notes the statutory responsibilities of the LACFD Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and County Oak Tree Ordinance. This comment further notes the LACFD Forestry Division has no further comments regarding this Project. This comment does not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

3-4 This comment provides a correction to **SCEA Section 6.9: Hazards and Hazardous Materials** in that the LACFD Health Hazardous Materials Division (HHMD) does not design, permit, approve, inspect, or monitor Vapor Intrusion Mitigation Systems (VIMS) nor does LACFD HHMD implement or manage VIMS Operation, Maintenance, and Monitoring (OM&M) Plan. As such, the SCEA has been revised as follows:

SCEA Page 171-172

If the Subsurface Investigation Report concludes that the Project site still contains VOCs at a concentration exceeding DTSC's Final Draft Supplemental Guidance: Screening and Evaluating

> Vapor Intrusion Guidance thresholds for residential uses, implementation of an engineering control (e.g., impermeable membrane or passive venting) would be required subject to ~~LACFD HHMD~~ City of Gardena Building Services Division review and approval (MM HAZ-5).

SCEA Page 176

> If the soil vapor sampling concludes that after the source removal the Project site contains VOCs at a concentration exceeding DTSC's Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion Guidance thresholds for residential uses, ~~implementation of~~ a registered design professional, such as a licensed civil engineer, shall recommend an engineering control (e.g., impermeable membrane or passive venting) ~~would be required subject to approval by the LACFD HHMD~~ to prevent concentrations of VOCs above DTSC's established thresholds for residential uses. The Applicant shall show the ~~impermeable membrane~~ recommended engineering control on the Project's building plans ~~for~~, subject to review and approval by the City of Gardena Building Services Division. The Applicant shall be required to implement the recommended engineering control and, at the time of the final building inspection, the registered design professional shall furnish a signed statement attesting that the building or structure has been constructed in accordance with their recommendations to address the contaminated soil conditions.

The comment further notes that questions pertaining to County regulatory oversight and permitting of VIMS should be directed to the Los Angeles County Department of Public Works, Environmental Programs Division and that the HHMD Site Mitigation Unit is currently not overseeing or involved with this Project site. These comments are noted and do not address the SCEA's adequacy or raise a significant environmental issue. As such, no further response is necessary.

STAFF NOTE TO FILE 1

RE: Noise Impacts

The Project's construction noise impacts were concluded to be less than significant with mitigation incorporated as presented in **SCEA Appendix 6.13-1: Noise Technical Report** and in **SCEA Section 6.13: Noise**. However, **SCEA Section 6.11: Land Use and Planning** (page 196) and **SCEA Section 6.19: Utilities and Service Systems** (pages 237 and 239) incorrectly reported the Project's construction noise impacts as significant and unavoidable.

To correct these inadvertent errors, the SCEA is revised as follows:

SCEA page 196

> As concluded in **Section 6.13: Noise**, impacts associated with Project onsite construction activities would be ~~significant and unavoidable despite the specified mitigation measures~~ less than significant with mitigation incorporated.

SCEA page 237

> As concluded in these sections, the Project's environmental effects would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated~~, except concerning construction noise, which would be a significant and unavoidable impact~~.

SCEA page 239

> As concluded in these sections, the Project's environmental effects would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated~~, except concerning construction noise, which would be a significant and unavoidable impact~~.

STAFF NOTE TO FILE 2

RE: PMM NOISE-1

As presented in **SCEA Appendix 6.13-1: Noise Technical Report** and in **SCEA Section 6.13: Noise**, the Project would implement the Project-specific mitigation measure MM NOI-1, which requires best practice construction methods be used during Project construction to reduce construction noise to less than significant levels. **SCEA Section 4.0: Mitigation Measures from Prior EIRs** (page 95) incorrectly summarizes MM NOI-1 and incorrectly states that certain measures within PMM NOISE-1 would be included as conditions of approval that were determined to either not apply to the proposed Project, or are duplicative of MM NOI-1. Specifically, PMM NOISE-1(j), which requires improved acoustical insulation in dwelling units where feasible, is not required because, as concluded in **SCEA Appendix 6.13-1** and **SCEA Section 6.13**, the Project's operational noise impacts would be less than significant; thus, no improved acoustical insulation is necessary. PMM NOISE-1(l), which requires noise attenuation measures during pile driving, is not required because the Project does not require pile driving during construction. PMM NOISE-1(q), which requires use of portable barriers in the vicinity of sensitive receptors during construction, is not required because MM NOI-1 already requires best practice construction methods be used during Project construction to reduce noise to less than significant levels.

To correct these inadvertent errors, the SCEA is revised as follows:

SCEA page 95

The Project would implement the Project-specific mitigation measure MM NOI-1, which requires ~~proper maintenance of construction equipment and installation of noise muffling devices~~ best practice construction methods to reduce construction noise to less than significant levels. Further, Conditions of approval will be added to incorporate items c), d), e), f), g), h), ~~j), l)~~ and o) ~~and q)~~. The other measures included in PMM NOISE-1 are determined to be inapplicable to the Project or duplicative of other measures that will be imposed as conditions of approval. Regarding potential operational impacts on surrounding uses, the potential exterior noise would be consistent with the area and with the exterior noise standards detailed in GMC Section 8.36.040, *Exterior Noise Standards*. ~~Therefore, the Project would be consistent with the applicable requirements of PMM NOISE-1.~~ Therefore, the City has determined that the Project's substantially conforms through regulatory compliance and implementation of Project-specific mitigation measures (i.e., MM NOI-1) which are equal to or more effective than PMM NOISE-1.

3.0 REVISIONS, CLARIFICATIONS, AND MODIFICATIONS

This section provides revisions, clarifications, and corrections to the SCEA that have been made to clarify, correct, or supplement the information provided in that document. The following revisions, clarifications, and modifications are intended to update the SCEA as a result of the responses to agency comments received on the SCEA, or due to recognition of inadvertent errors or omissions. These changes constitute the Final SCEA, to be considered by the City for adoption. None of the changes to the SCEA would require recirculation of the document. Revisions made to the SCEA do not result in new significant impacts or mitigation measures, nor has the severity of any impact increased. None of the CEQA criteria for recirculation have been met, and recirculation of the SCEA is not warranted.

The supplementary information to the SCEA is indicated below under the respective section heading and page number. Deletions are shown with strikethrough and additions are shown with double underline. Existing text to remain unchanged is included as plain text, without strikethrough or double underlines, to provide context for the revisions, clarifications, and corrections.

Revisions to **SCEA Appendix 6.19-1: Sewer Capacity Study** and **SCEA Appendix 6.19-2: Water Availability Report** are included in this Final SCEA as **Appendix 6.19-3: Sewer Capacity Study** and **Appendix 6.19-4: Water Availability Report**.

It is noted, none of the corrections or clarifications to the SCEA identified in this document constitute "significant new information" pursuant to State CEQA Guidelines §15088.5. They do not involve changes in the Project or environmental setting, or significant additional data. They do not result in any new or substantially greater environmental impacts, as compared to those identified in the SCEA. Moreover, the revisions do not affect the SCEA's overall conclusions.

3.1. Public Review Draft Sustainable Communities Environmental Assessment

SCEA SECTION 2.4: AGREEMENTS, PERMITS, AND APPROVALS

SCEA Page 13

The Applicant is requesting ~~two~~ four waivers from the following development standards:

SCEA SECTION 4.0: MITIGATION MEASURES FROM PRIOR EIRS

SCEA Page 95

The Project would implement the Project-specific mitigation measure MM NOI-1, which requires proper maintenance of construction equipment and installation of noise muffling devices to reduce construction noise to less than significant levels. Further, Conditions of approval will be added to incorporate items c), d), e), f), g), h), ~~j), l)~~ and o) ~~and q)~~. The other measures included in PMM NOISE-1 are determined to be inapplicable to the Project or duplicative of other measures that will be imposed as conditions of approval.

Regarding potential operational impacts on surrounding uses, the potential exterior noise would be consistent with the area and with the exterior noise standards detailed in GMC Section 8.36.040, *Exterior Noise Standards*. ~~Therefore, the Project would be consistent with the applicable requirements of PMM NOISE-1.~~ Therefore, the City has determined that the Project's substantially conforms through regulatory compliance and implementation of Project-specific mitigation measures (i.e., MM NOI-1) which are equal to or more effective than PMM NOISE-1.

SCEA Page 108-109

The Project would be estimated to increase wastewater generation by approximately ~~26,403~~ 42,810 gallons per day (gpd), which comprises less than one percent of the available capacity of ~~163~~ 156.9 million gpd at the WWRF.

SCEA Page 109

According to the Project's Water Availability Report, the Project would increase water demands for the Project site by ~~33,466~~ 53,062 gpd.

SCEA SECTION 6.9: HAZARDS AND HAZARDOUS MATERIALS

SCEA Page 171-172

If the Subsurface Investigation Report concludes that the Project site still contains VOCs at a concentration exceeding DTSC's Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion Guidance thresholds for residential uses, implementation of an engineering control (e.g., impermeable membrane or passive venting) would be required subject to ~~LACFD HHMD~~ City of Gardena Building Services Division review and approval (MM HAZ-5).

SCEA Page 176

If the soil vapor sampling concludes that after the source removal the Project site contains VOCs at a concentration exceeding DTSC's Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion Guidance thresholds for residential uses, ~~implementation of~~ a registered design professional, such as a licensed civil engineer, shall recommend an engineering control (e.g., impermeable membrane or passive venting) ~~would be required subject to approval by the LACFD HHMD~~ to prevent concentrations of VOCs above DTSC's established thresholds for residential uses. The Applicant shall show the ~~impermeable membrane~~ recommended engineering control on the Project's building plans ~~for~~, subject to review and approval by the City of Gardena Building Services Division. The Applicant shall be required to implement the recommended engineering control and, at the time of the final building inspection, the registered design professional shall furnish a signed statement attesting that the building or structure has been constructed in accordance with their recommendations to address the contaminated soil conditions.

SCEA SECTION 6.11: LAND USE AND PLANNING

SCEA Page 196

As concluded in **Section 6.13: Noise**, impacts associated with Project onsite construction activities would be ~~significant and unavoidable despite the specified mitigation measures~~ less than significant with mitigation incorporated.

SCEA SECTION 6.19: UTILITIES AND SERVICE SYSTEMS

SCEA Page 237

As concluded in these sections, the Project's environmental effects would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated~~, except concerning construction noise, which would be a significant and unavoidable impact~~.

SCEA Page 238

The Project's estimated wastewater generation would be approximately ~~61,950~~ 46,800 gallons per day (gpd), or an increase of approximately ~~26,403~~ 42,810 gpd over existing conditions; see **Table 6-28: Estimated Project Wastewater Generation**.

SCEA Page 238

The LACSD sewer main then flows ~~east~~ west towards the Gardena Pump where the Project's wastewater would be conveyed to A.K. Warren Water Resource Facility (WWRF) for treatment.

SCEA Page 238

Table 6-28: Estimated Project Wastewater Generation

Land Use	Dwelling Units	Average Generation Factor (gpd/DU)[1]	Total Wastewater Generation (gpd)
~~Apartments~~	~~55 Units – (Studio)~~	~~150~~	~~8,250~~
	~~151 Units – (1 BR)~~	~~200~~	~~30,200~~
	~~94 Units – (2 BR)~~	~~250~~	~~23,500~~
Residential (5+ DU)	300	156	46,800
		Total Project	~~***61,950***~~ ***46,800***
		Total Existing[2]	~~***-35,547***~~ ***-3,990***
		Net Project	~~***+26,403 (0.03 mgd)[3]***~~ ***+42,810 (0.04)[3]***

Note:
[1] Based on the ~~sewer~~ wastewater generation factors from ~~the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works~~ LACSD "Table 1, Loadings for Each Class of Land Use".

Land Use	Dwelling Units	Average Generation Factor (gpd/DU)[1]	Total Wastewater Generation (gpd)

[2] See **Appendix 6.19-~~23~~.** ~~Note 1 cubic foot per second = 646,371 gallon per day.~~
[3] mgd = million gallons per day

SCEA Page 238

The Gardena Pump Sewer Trunk Sewer has an existing total capacity of ~~2.2~~ 3.1 mgd and conveyed a peak flow of ~~1.7~~ 2.6 mgd (when last measured in 2017). Inclusive of the Project, the Gardena Pump Trunk Sewer would convey a peak flow of ~~1.74~~ 2.64 mgd, with a remaining capacity of ~~0.42~~ 0.46 mgd. As such, sufficient capacity existing in the Gardena Pump Trunk Sewer to serve the Project and County sewer lines would not need to be upsized to accommodate the Project.

SCEA Page 237

As concluded in these sections, the Project's environmental effects would be reduced to less than significant through compliance with the established regulatory framework and with mitigation incorporated~~, except concerning construction noise, which would be a significant and unavoidable impact~~.

SCEA Page 242

Table 6-1: Estimated Project Water Demand

Land Use	Units	Average Demand Factor[1]	Total Water Demand (gpd)
Proposed Water Demand			
~~Apartments~~	~~55 DU – (Studio)~~	~~180 gpd/unit~~	~~9,900~~
	~~151 DU – (1 BR)~~	~~240 gpd/unit~~	~~36,240~~
	~~94 DU – (2 BR)~~	~~300 gpd/unit~~	~~28,200~~
Residential (5+ DU)	300 DU	187.2 gpd/unit	56,160
Pool(s)	3,024 SF	EPA Method[3]	514
Landscaping[2]	23,041 SF[4]	ETWU Method	1,176
		Total Project (Residential)	***~~76,030 (85 AFY)~~ 57,850 (65 AFY)***
		Total Existing[4]	***~~-42,564 (48 AFY)~~ -4,788 (5 AFY)***
		Net Project	***~~+33,466 (37 AFY)~~ +53,062 (59 AFY)***

Note:
[1] Based on 120% of the ~~sewer~~ wastewater generation factors from ~~the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works~~ LACSD "Table 1, Loadings for Each Class of Land Use". See Golden State Water Company 2020 Urban Water Management Plan Southwest Service Area, page 1-2.

Land Use	Units	Average Demand Factor[1]	Total Water Demand (gpd)

[2] See **Appendix 6.19 ~~24~~.**
[3] EPA published "Jump Into Pool Water Efficiency" estimates 31,000 gallons/500 SF of pool water per year (3,024 SF of pool/spa * 31,000 gallons/year = 187,488 gallons per year = 514 gpd).
[4] Project's planted area only.
[4] Based on 120% of the existing land use wastewater consumption of ~~35,547~~ 3,990 gpd.

SCEA Page 243

The Project's increase in water demand of ~~33,466~~ 53,062 gpd (~~37~~ 59 AFY) represents approximately ~~2.2~~ 3.5 percent of the UWMP's forecast increase in demand between 2025 and 2045.

SCEA Page 243

As discussed above, the Project's estimated wastewater generation would be approximately ~~61,950~~ 46,800 gpd, or approximately ~~26,403~~ 42,810 gpd (~~0.03~~ 0.04 mgd) over existing conditions; see **Table 6-28**. The Project's wastewater flow would be conveyed to the WWRF for treatment. The WWRF currently processes an average wastewater flow of ~~237~~ 243.1 mgd and has a total permitted capacity of 400 mgd. The Project's estimated net wastewater generation of ~~26,403~~ 42,810 gpd (~~0.03~~ 0.04 mgd)) comprises less than one percent of WWRF's remaining available capacity of ~~163~~ 156.9 mgd.[74]

[74] (Total Permitted Capacity) – (Average Wastewater Flow) = Remaining Available Capacity; 400-~~237~~ 243.1 = ~~163~~ 156.9 mgd

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1. Purpose of Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring/reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the mitigation measures (MMs) specified in the 1610 West Artesia Boulevard Project (Project) Sustainable Communities Environmental Assessment (SCEA). The Project MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of Gardena (City) monitoring requirements. Specifically, Public Resources Code §21081.6 states:

> *(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:*
>
> *(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.*
>
> *(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.*

State CEQA Guidelines §15097 clarifies mitigation monitoring and reporting requirements and provides guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during Project implementation. The City is the Lead Agency for the Project and is therefore responsible for ensuring MMRP implementation. The MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each MM:

- **Definition of Mitigation.** The Mitigation Measure contain the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Gardena or designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The numbering system in the table corresponds with the SCEA's numbering system. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be kept on file at the City Community Development Department.

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
CULTURAL RESOURCES					
MM CUL-1: Inadvertent Discovery of an Archaeological Resource. Before ground disturbing activities are initiated on the Project site, a qualified archaeologist shall be retained to conduct a Pre-construction Worker Training on the types of unanticipated resources that could be encountered during construction, based on the site's history. This archaeologist may also be retained to ensure prompt assessment in the event that unanticipated cultural resources are encountered during construction.	Prior to any ground disturbance	Notification to construction personnel	General Contractor		
If archaeological resources are exposed during construction, work within 50 feet of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas. If the discovery proves significant under CEQA (14 CCR 15064.5[f]; PRC 21082), additional work such as testing, or data recovery may be warranted.	During construction, if an archaeological resource is discovered	Archaeological Resource Evaluation	Qualified Archaeologist		
GEOLOGY AND SOILS					
MM GEO-1: Paleontological Resources Monitor. Monitoring shall be conducted by a Paleontological Resources Monitor, defined as one who meets the Society for Vertebrate Paleontology standards for a Paleontological Resources Monitor. The Paleontological Resources Monitor shall be under the supervision of the Project Paleontologist. A Project Paleontologist shall prepare a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). As defined in the PRMMP, Paleontological monitoring	During ground disturbance	Paleontological Resources Monitoring	Paleontological Monitor		

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments that occur in previously undisturbed sediment, which has been estimated as any portion of the Project site where excavation exceeds 10 feet in depth. The frequency of monitoring shall be based on consultation with or periodic inspection by the Project Paleontologist and shall depend on the rate of excavation and grading activities and the materials being excavated.					
HAZARDS AND HAZARDOUS MATERIALS					
MM HAZ-1: Los Angeles County Fire Department Approval. Prior to grading permit issuance, the findings of the Phase I Environmental Site Assessment (ESA) for the Stein Project 1610 West Artesia Boulevard, Gardena, CA 90248, Phase II ESA for 1610 West Artesia Boulevard, Gardena, California, and Technical Memorandum/Vapor Intrusion Risk Evaluation (VIRE) shall be reported to the Los Angeles County Fire Department (LACFD) Health and Hazardous Materials Division (HHMD), Site Mitigation Unit (SMU) for review and recommendations. Any recommendations from the LACFD HHMD SMU shall be incorporated into the Project's design.	Prior to grading permit issuance	Report the Phase I ESA and Phase II ESA findings to the LACFD HHMD SMU and incorporate any recommendations into the Project's design	City of Gardena Community Development Director		
MM HAZ-2: Soil Management Plan. Prior to grading permit issuance, the Applicant shall retain a qualified environmental consultant to prepare a Soil Management Plan (SMP) for the Project site. The SMP shall include the LACFD's recommendations (see MM HAZ-1 above). The SMP shall establish procedures for	Prior to grading permit issuance	Prepare a Soil Management Plan	City of Gardena Building Services Division		

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
identification and management of impacted and clean soil, segregation and management of impacted soil in accordance with regulatory requirements, transportation of impacted soil to an off-site disposal facility licensed to accept such soil, and identification and management of construction debris during excavation, grading, and construction activities to be completed at the Project site. The SMP shall be submitted to the City of Gardena Building Services Division for review and approval. The SMP shall include the following: • Procedures for identification, handling, reporting, and removal of the hydraulic auto lifts and clarifiers/underground storage tanks, piping, dispensers or other underground storage tank components that may be encountered. • Health and safety measures for when performing demolition, grading, or other construction activities, which may include but are not limited to, personal protective equipment and periodic work breathing zone monitoring for volatile organic compounds using a handheld organic vapor analyzer in the event impacted soils are encountered during excavation activities. • A health risk assessment for any workers that may come in contact with contaminated soil. • A soil vapor sample work plan that outlines potential soil vapor probe installation locations and depths, and includes a requirement for a qualified environmental consultant to compare soil vapor sampling results collected both from the		Prepare a soil vapor sample work plan	Qualified Environmental Consultant		

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
October 2022 Phase II Environmental Site Assessment and after the excavation and removal of soil down approximately 15 feet across the Project site. ○ The results of the soil vapor sampling shall be presented to the City of Gardena Building Services Division and Los Angeles County Fire Department in a Subsurface Investigation Report prepared by a qualified environmental consultant to the Los Angeles County Fire Department (LACFD) Health and Hazardous Materials Division (HHMD) for review and approval.		Submit Subsurface Investigation Report to LACFD HHMD for approval	Los Angeles County Fire Department (LACFD) Health and Hazardous Materials Division (HHMD)		
MM HAZ-3: Hydraulic Lift Removal. Prior to demolition permit issuance, the Applicant shall demonstrate to the City of Gardena Building Services Division that a licensed contractor has been retained to remove the hydraulic auto lifts to verify that additional leakage of hydraulic fluid has not occurred on the surface or below the slab. The Applicant shall demonstrate to the City of Gardena Building Services Division a qualified environmental professional has been retained to conduct follow-up sampling to confirm no contamination exists. If soil contamination exists, the impacted soils shall be removed and handled properly according to the Soil Management Plan (see MM HAZ-2).	Prior to demolition permit issuance	Proof of retention of licensed contractor Submit copy of follow-up soil sampling results	City of Gardena Building Services Division Licensed Contractor		

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
MM HAZ-4: Underground Storage Tank Removal. Prior to demolition permit issuance, the Applicant shall demonstrate to the City of Gardena Building Services Division that a licensed contractor authorized to remove the clarifiers/underground storage tanks has been retained. The clarifiers/underground storage tanks shall be pumped out and cleaned prior to removal. The Applicant and licensed contractor must obtain all permits required by the Los Angeles County Public Works, Environmental Programs Division (DPW EPD). The Applicant shall demonstrate to the City of Gardena Building Services Division that a qualified environmental professional has been retained to conduct follow-up sampling to confirm if any leaking occurred that caused soil contamination. If soil contamination exists, then impacted soils shall be removed and handled properly according to the Soil Management Plan (see MM HAZ-2).	Prior to demolition permit issuance	Proof of retention of a licensed contractor Obtain Los Angeles County DPW EPD permits, as necessary Submit copy of follow up soil sampling	City of Gardena Building Services Division Project Applicant Licensed Contractor		
MM HAZ-5: Soil Vapor Sampling. Prior to building permit issuance, soil vapor sampling shall be conducted in accordance with the approved Soil Management Plan (see MM HAZ-2) to assess the effectiveness of the source removal (i.e., removal of soil down to approximately 15 feet across the site). The soil vapor sampling shall include soil vapor probes to evaluate the remaining soil vapor concentrations below the parking garage. The soil vapor sampling findings shall be documented in a Subsurface Investigation Report that compares soil vapor sampling results collected both from the October 2022 Phase II Environmental Site Assessment and	Prior to building permit issuance	Submit a Subsurface Investigation Report	City of Gardena Building Services Division and Los Angeles County Fire Department (LACFD) Health and Hazardous Materials Division (HHMD)		

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
after the excavation and removal of soil down approximately 15 feet across the Project site. The Subsurface Investigation Report shall be submitted to the City of Gardena Building Services Division and Los Angeles County Fire Department (LACFD) Health and Hazardous Materials Division (HHMD) for review and approval.					
If the soil vapor sampling concludes that after the source removal, the Project site contains VOCs at a concentration exceeding DTSC's Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion Guidance thresholds for residential uses, a registered design professional, such as a licensed civil engineer, shall recommend an engineering control (e.g., impermeable membrane or passive venting) to prevent concentrations of VOCs above DTSC's established thresholds for residential uses. The Applicant shall show the recommended engineering control shall be included on the Project's building plans and subject to review and approval by the City of Gardena Building Services Division. The Applicant shall be required to implement the recommended engineering control and, at the time of the final building inspection, the registered design professional shall furnish a signed statement attesting that the building or structure has been constructed in accordance with their recommendations to address the contaminated soil conditions.	If soil vapor sampling concludes that after the source removal the Project site contains VOCs at a concentration exceeding DTSC's thresholds At the time of final building inspection	Verify impermeable membrane on Project building plans, if required Verify signed statement that the building has been constructed in accordance with the design professional's recommendation, if required	City of Gardena Building Services Division Registered design professional, as required		

MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
If the soil vapor sampling concludes that after the source removal the Project site contains VOCs at a concentration below DTSC's Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion Guidance thresholds for residential uses, no further action shall be required.					
NOISE					
MM NOI-1: Best Construction Methods. Prior to issuance of any Demolition or Grading Permit, the City of Gardena Public Works Department shall verify that the Project plans and specifications include provisions that require best practice construction methods to be used during Project construction to ensure that ambient noise levels at analyzed sensitive receptors are not elevated by more than 10 dBA Leq over the measured ambient noise levels at 1608 Artesia Square during any construction phase. Such methods may include, but are not limited to: • Placing advanced exhaust mufflers on internal combustion engines for all noise-generating construction equipment, and properly maintaining equipment to assure that no additional noise, due to worn or improperly maintained parts, would be generated. • Enclosing stationary noise-producing machinery when operating.	Prior to issuance of any demolition or grading permit	Verification of provisions that require best practice construction methods to be used during Project construction	City of Gardena Public Works Department		

Appendix A: Comment Letters

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

March 6, 2024

Ref. DOC 7158452

VIA EMAIL aacuna@cityofgardena.org

Ms. Amanda Acuna, Senior Planner
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Ms. Acuna:

Second Response to 1610 Artesia Boulevard Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Availability (NOA) of a Sustainable Communities Environmental Assessment (SCEA) for the subject project located in the City of Gardena on February 20, 2024. The proposed project is located within the jurisdictional boundaries of District No. 5. Previous comments submitted by the Districts in correspondence dated May 3, 2023 (copy enclosed), to your agency, still apply to the subject project with the following updated information: 1-1

1. **Section 6.19 Utilities and Service Systems**, Impact Analysis 6.19aii subsection, *page 238*: The second paragraph stated that "Wastewater flow originating from the Project site would discharge to the six-inch lateral that connects from the Project site to the Los Angeles County Sanitation District (LACSD) sewer main trunk along Artesia Boulevard. The LACSD sewer main then flows east towards the Gardena Pump where the Project's wastewater would be conveyed to A.K. Warren Water Resource Facility (WWRF) for treatment;". Please note that the sewer main trunk along Artesia Boulevard flows west towards the Gardena Pumping Plant. 1-2

2. The project proponent is advised that the subject project is located less than half a mile from the District's Gardena Pumping Plant, a publicly owned wastewater lift station that serves the local community. 1-3

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2742, or phorsley@lacsd.org.

Very truly yours,

Patricia Horsley

Patricia Horsley
Environmental Planner
Facilities Planning Department

PLH:plh

Enclosure

DOC 7169845.D05

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

May 3, 2023

Ref. DOC 6904716

Ms. Amanda Acuna, Senior Planner
Community Development Department
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Ms. Acuna:

Comment Letter for 1610 Artesia Boulevard Apartments

The Los Angeles County Sanitation Districts (Districts) received the email and plans for the subject project forwarded by your office on April 21, 2023. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Gardena Pump Trunk Sewer, located in Artesia Boulevard at Denker Avenue. The Districts' 22.7–inch diameter lined trunk sewer has a capacity of 3.1 million gallons per day (mgd) and conveyed a peak flow of 2.6 mgd when last measured in 2017. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at (562) 908-4288, extension 1205. 1-4

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 processes an average flow of 243.1 mgd. 1-5

3. The expected increase in average wastewater flow from the project, described in the plans as 300 residential apartments, is 42,810 gallons per day, after all structures on the project site are demolished. 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. 1-6

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 1-7

connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. 1-7

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 developer that the Districts intend 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 the Districts' facilities. 1-8

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

Very truly yours,

Donna J. Curry

Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:sw

cc: A. Schmidt
A. Howard

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 266-3562
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life

March 20, 2024

Amanda Acuna
City of Gardena
1700 W. 162nd St.
Gardena, CA 90247

RE: 1610 Artesia Boulevard Project: Draft Sustainable Communities Environmental Assessment (DSCEA)
Vic. LA-91/6.102, LA-110/9.694, LA-405/14.217
SCH # 2024020743
GTS # 07-LA-2024-04463

Dear Amanda Acuna:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Project proposes to demolish the existing onsite commercial and industrial uses and in their place construct and operate a multi-family residential housing development with 300 apartment units (283 market rate units and 17 affordable units) in a six-story, podium apartment building. Various apartment types (i.e., studios, and one- and two-bedroom units ranging from 515 SF to 1,280 SF) are proposed on levels two through six, with various amenities (i.e., two pools, a clubhouse, courtyard, fitness center, spa, golf lounge, and business center/leasing office) proposed on the podium level, and a lounge and deck on the roof. The building's proposed height is 84.5 feet. Additionally, the Project proposes approximately 49,701 SF of open space (approximately 19,597 SF of private open space and approximately 30,104 SF of common open space). The Project would be developed with 240 units at a base density of 70 dwelling units per acre (DU/AC), and 60 units considering a 25 percent density bonus, allowed for providing affordable housing in the amount of seven percent of the base density. Additionally, 507 onsite parking spaces in an on-grade parking garage with one subterranean level are proposed. Access to the Project site would be provided via one driveway on Artesia Boulevard. The City of Gardena is the Lead Agency under the California Environmental Quality Act (CEQA).

2-1

The closest state facilities are SR-9, SR-110, and SR-405. After reviewing the project's DSCEA, Caltrans has the following comments:

2-2

- Caltrans requests that the project documents include a Traffic Impact Assessment (TIA) and a queuing analysis of the following locations to make sure that the turning lane storage lengths are adequate. If not, mitigation measures need to be implemented.

2-3

- Intersection of Vermont Avenue and SR-91/Artesia Blvd.
- SR-91/Artesia Blvd and SR-110 including the on/off-ramp in all directions
- On/off-ramp on I-405 at Western Avenue in both directions.

2-3

- The city's determination that this project is presumed to have less than significant VMT impact is consistent with the OPR SB 743 Technical Advisory's recommendation. Caltrans is in support of this project that helps achieve state planning priorities contained in state law and meets state policy goals on transportation, VMT reduction, GHG emissions reduction, and betterment of the environment and human health.

2-4

- Caltrans aims to reach zero traffic-related fatalities and serious injuries by 2050 as there is a direct link between impact speeds and the likelihood of a fatality or serious injury. This project poses an opportunity to increase active transportation within the vicinity. Caltrans acknowledges that there is a Class II unbuffered bicycle facility about one mile east of the project area. In the DSCEA, it states that the South Bay Bicycle Master Plan (BMP) does not propose a bike facility adjacent to the project area on Artesia Boulevard. However, the project proposes to include 75 bicycle parking spaces. Caltrans supports the project's inclusion of bicycle infrastructure but recommends the lead agency revisit its BMP and suggest an update to its proposed network to include more Class II buffered bike lanes and add Artesia Boulevard to their network.

2-5

- Caltrans has the following comments applicable to the construction period:
  - Caltrans requests a detailed Construction Management Plan (CMP) including street closure information, a detour plan, haul routes, and a staging plan be prepared and submitted to the City for review and approval, before issuance or demolition, grading, and building permits and commencement of construction.
  - Work with Caltrans Office of Permits, Multi-Modal Unit, for a designated truck route for construction trucks to transport construction equipment to and from the construction sites.
  - Construction vehicles/equipment should use alternative routes to avoid congested state facilities, especially during peak hours.
  - Cover construction trucks with tarpaulin to avoid debris spillage onto State facilities.

2-6

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to

2-7

off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

2-7

Caltrans looks forward to the future environmental documents. If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04463.

Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

"Proud Protectors of Life, the Environment, and Property"

April 1, 2024

Amanda Acuna
1700 West 162nd Street
Gardena, CA 90247

Dear Ms. Acuna:

THE ENVIRONMNENTAL ASSESMENT, "1610 ARTESIA PROJECT", PROPOSES THE DEVELOPMENT OF A 6-STORY APARTMENT BUILDING COMPRISED OF 300 RESIDENTIAL UNITS, CITY OF GARDENA, FFER2024001117

The Environmental Assessment reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

3-1

We have no comments.

For any questions regarding this response, please contact Kien Chin, at (323) 881-2404 or Kien.Chin@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

3-2

The proposed development located at 1610 W. Artesia Boulevard Gardena shall comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.

For any questions regarding the report, please contact Inspector Nancy Rodeheffer at (323) 890-4244, or at nancy.rodeheffer@fire.lacounty.gov

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

3-3

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

The County of Los Angeles Fire Department, Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Matthew Ermino at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

3-4

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department does not design, permit, approve, inspect, or monitor Vapor Intrusion Mitigation Systems (VIMS). Nor does HHMD implement or manage VIMS Operation, Maintenance, and Monitoring (OM&M) Plans. Questions pertaining to County regulatory oversight and permitting of VIMS should be directed to the Los Angeles County Department of Public Works, Environmental Programs Division (DPW EPD). The HHMD Site Mitigation Unit (SMU) is currently not overseeing or involved with this project site. HHMD has no additional comments at this time.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or Jennifer.Levenson@fire.lacounty.gov if you have any questions.

Very truly yours,

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:pg

Sewer Capacity Study

For

1610 Artesia Boulevard

Gardena, CA

APN: 6106-013-049

April 1, 2024

Ryan Haskin, PE
Registered Civil Engineer No. C84850
Exp.: 3/31/2026

REGISTERED PROFESSIONAL ENGINEER
RYAN HASKIN
No.84850
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

Prepared for:

The Picerne Group
5000 Birch St #600,
Newport Beach, CA 92660
(800) 745-1979

Prepared by:

TAIT
RISING TO THE CHALLENGE

Tait & Associates, Inc.
701 N. Parkcenter Drive
Santa Ana, CA 92705
(714) 560-8200

TAIT JOB # **SP8994**

Table of Contents

Section 1 Study Purpose

The City of Gardena has requested The Picerne Group to provide a proposed site-specific sewer capacity study to show the amount of proposed wastewater generated by the 1610 Artesia Boulevard Development. This report will provide information regarding the anticipated impact on existing sewer lines downstream of the property site.

Section 2 Project Description & Location

The project consists of the demolition of an existing car wash and auto center for redevelopment of the 3.43 acre property at 1610 West Artesia Boulevard in the City of Gardena. The proposed development consists of multi-family residential housing with 300 apartment units (55 studio, 151 one-bedroom, 94 two-bedroom) in a six-story, podium apartment building. Various apartment types (i.e., studios, and one- and two-bedroom units ranging from 515 SF to 1,413 SF are proposed on levels two through six, with various amenities (i.e., two pools, a clubhouse, courtyard, fitness center, spa, golf lounge, and business center/leasing office) on the podium level, and a lounge and deck on the roof.

Section 3 Existing Site Description

The site has been changed recently from City of Gardena Artesia Corridor Specific Plan(C-R) to Very High Density Multifamily Residential Zone (R-6). The R-6 very high density multifamily residential zone is intended as the highest density residential district for apartments and condominiums. The site was previously occupied by buildings and a paved parking lot that was utilized as a tire/automobile shop and car wash.

Section 4 Design Criteria

Unit Flow Coefficients used to calculate the existing and proposed sewerage generation were obtained from the Los Angeles County Sanitation Districts (LACSD) “Table 1, Loadings for Each Class of Land Use” as listed below:

- Auto Sales/Repair – 100 gallons per day (GPD) per 1,000 sf
- Residential, Five Units or More - 156 GPD per dwelling unit

A peak Flow factor of 2.5 is used to calculate peak flows for pipe hydraulics. See Appendix D for a copy of the LACSD Coefficient unit tables.

Section 5 Existing Sewer System Layout and Flow Calculations

5.1 Existing Sewer System

Currently, the subject site connects to the Los Angeles Sanitation Districts (LACSD) sewer main trunk along Artesia Boulevard with an existing 6-inch lateral. The County's sewer main then flows west to the Gardena Pumping Plant. This section summarizes the existing sewer layout and assumes existing sewer flows for the property in question (PIQ). As-Built Drawings for the system have also been provided in Appendix E, Drawing 5-d-39 & 05-p-0166. Existing records for the design of the 6-inch lateral are currently unavailable.

5.2 Existing Sewer Flows

EXISTING FLOW CALCULATIONS **Existing Area Discharges**					
Commercial Use	Bldg. Area (sqft)	Flow (GPD per 1000 sqft)	Ave. Daily Flows (GPD)	Peak Factor	Peak Flow (cfs)
Auto Sales/Repair	39,900	100	3990	2.5	0.015

Section 6 Proposed Sewer System Layout & Flow Calculations

6.1 Proposed Sewer System

The proposed project will re-use the existing 6-inch lateral. Records were not available for the existing lateral, therefore a field inspection will be required to verify the slope and depth at the point of connection.

6.2 Proposed Sewer Flows

PROPOSED FLOW CALCULATIONS **PIQ- 6" lateral**					
Residential Use	Dwelling Units (DU)	Flow (GPD per DU)	Ave. Daily Flows (GPD)	Peak Factor	Peak Flow (cfs)
Five Units or More	300	156	46800	2.5	0.181

Section 7 Results and Conclusion

7.1 Existing and Proposed Results

Existing sewage flows generated by the existing buildings are estimated to be 3,990 GPD. The sewer flows from the proposed apartment complex are estimated to be 46,800 GPD, a net increase of 42,810 GPD.

7.3 Conclusion

With the assumption that the existing 6-inch lateral is located at a depth that can be re-used and that it is constructed with a 2.0% slope, the proposed project flows of 0.181 will have a depth to diameter (d/D) ratio of 0.36 which is less than the requirement of 0.5 maximum. See Appendix F for Hydraulic Calculations of Proposed Peak Sewer Flow within the 6" sewer lateral to the Artesia Sewer main. The existing 6-inch lateral is therefore sufficient for the proposed project with the following notes. Further inspection is required to determine the exact location and depth of the existing sewer lateral. The condition and slope of the pipe must be confirmed to feasibly handle the projects projected sewer flows.

A letter provided by the Los Angeles County Sanitation District is provided in Appendix E which states the trunk sewer in Artesia Boulevard has a capacity of 3.1 million gallons per day (mgd) and conveyed 2.6 mgd when last measured in 2017. 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 processes an average flow of 243.1 mgd.

Based on the Sanitation Districts' statements, the downstream public system is expected to have sufficient capacity to accept the estimated flow increase of 42,810 GPD from the proposed development.

APPENDIX

Appendix A – Sewer Area Map

LOS ANGELES COUNTY SANITATION DISTRICTS

LACSD Underground Utilities

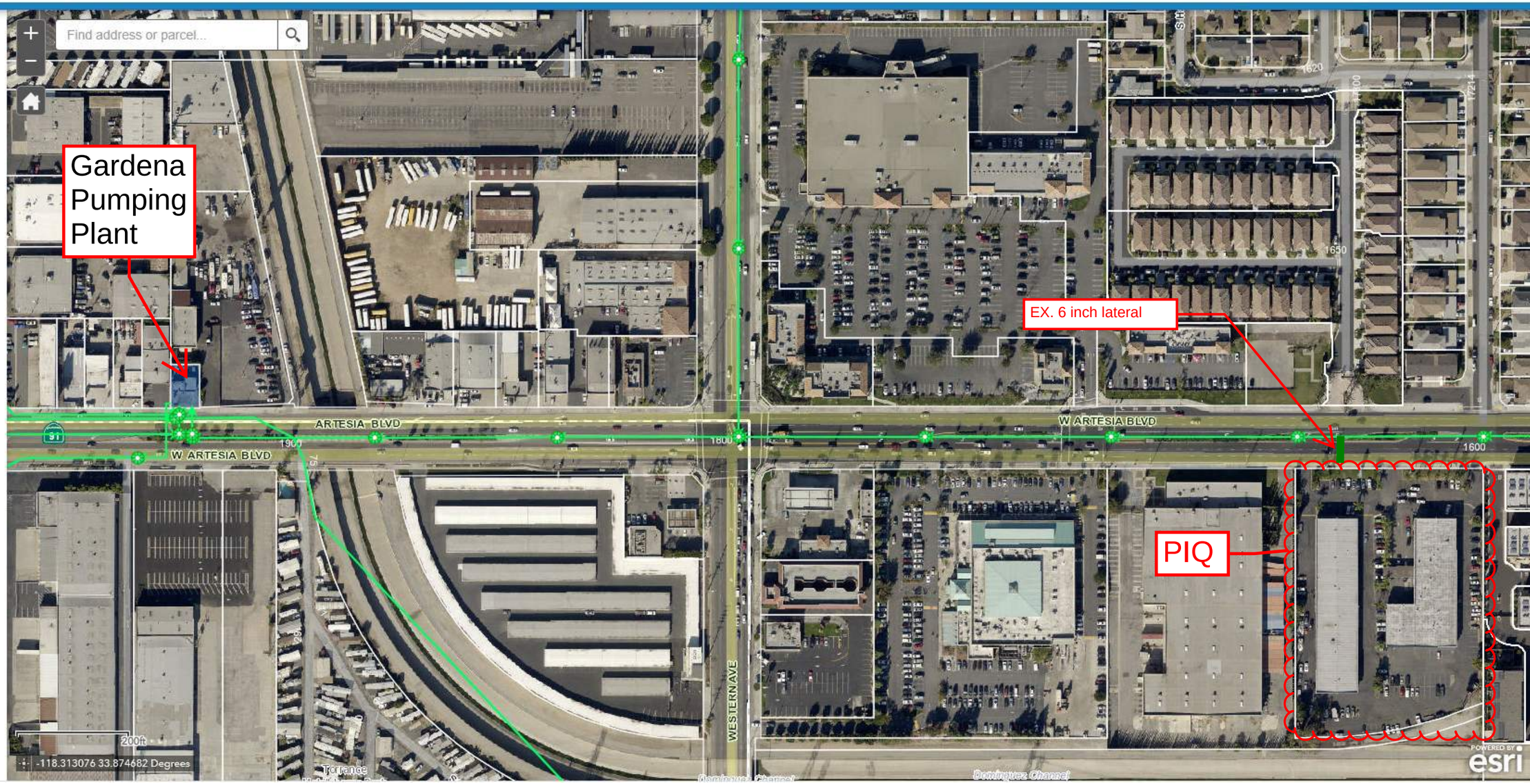
Sewer Lines

- In Service, Out of Service, or Emergency
- In Design or Under Construction
- Abandoned or Demolished

Sewer Structures

- Manhole
- Structure
- Outlet
- Clean Out

District Facilities



Appendix B – Proposed Site Plan

ARTESIA BLVD.

ARTESIA BLVD.

20'-0" FRONT SETBACK (BUILDING)

20'-0" FRONT SETBACK (GARAGE)

23'-0" TO CURB

23'-0" TO CURB

ARTESIA SQUARE

SALES/MAIL
3,123 SF

LOBBY

TRASH

VEHICLE ENTRANCE

GUEST PARKING

GATE

UTILITY

STORAGE

UTILITY

STORAGE

POOL VAULT

GATE

RAMP DN

VEHICLE ENTRANCE

STORAGE

BOG SPA
594 SF

TRASH

POOL VAULT

TRASH

ELEC.

BUILDING ABOVE

FIRE ACCESS ROAD

GATE

BASEMENT GARAGE BELOW

GATE

PIPE SD 4IN

PIPE SD 4IN END

5'-0" SETBACK

5'-0" SETBACK

5'-0" SETBACK

1600 AT ARTESIA SQUARE (N.A.P.)

1600 AT ARTESIA SQUARE (N.A.P.)

1600 AT ARTESIA SQUARE (N.A.P.)

1600 AT ARTESIA SQUARE (N.A.P.)

1600 AT ARTESIA SQUARE (N.A.P.)

APOLLO EMBROIDERY (N.A.P.)

N

0 30' 60'

SCALE: 1" = 30'

DRAWN: CAD1
DATE: 04/01/2020
CHECKED: PM
DATE: 07/04/2020
JOB NO: AB1234X

701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com

TAIT & ASSOCIATES
Since 1944

ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County Sacramento Denver Dallas
San Luis Obispo Riverside Boise Atlanta

SITE PLAN

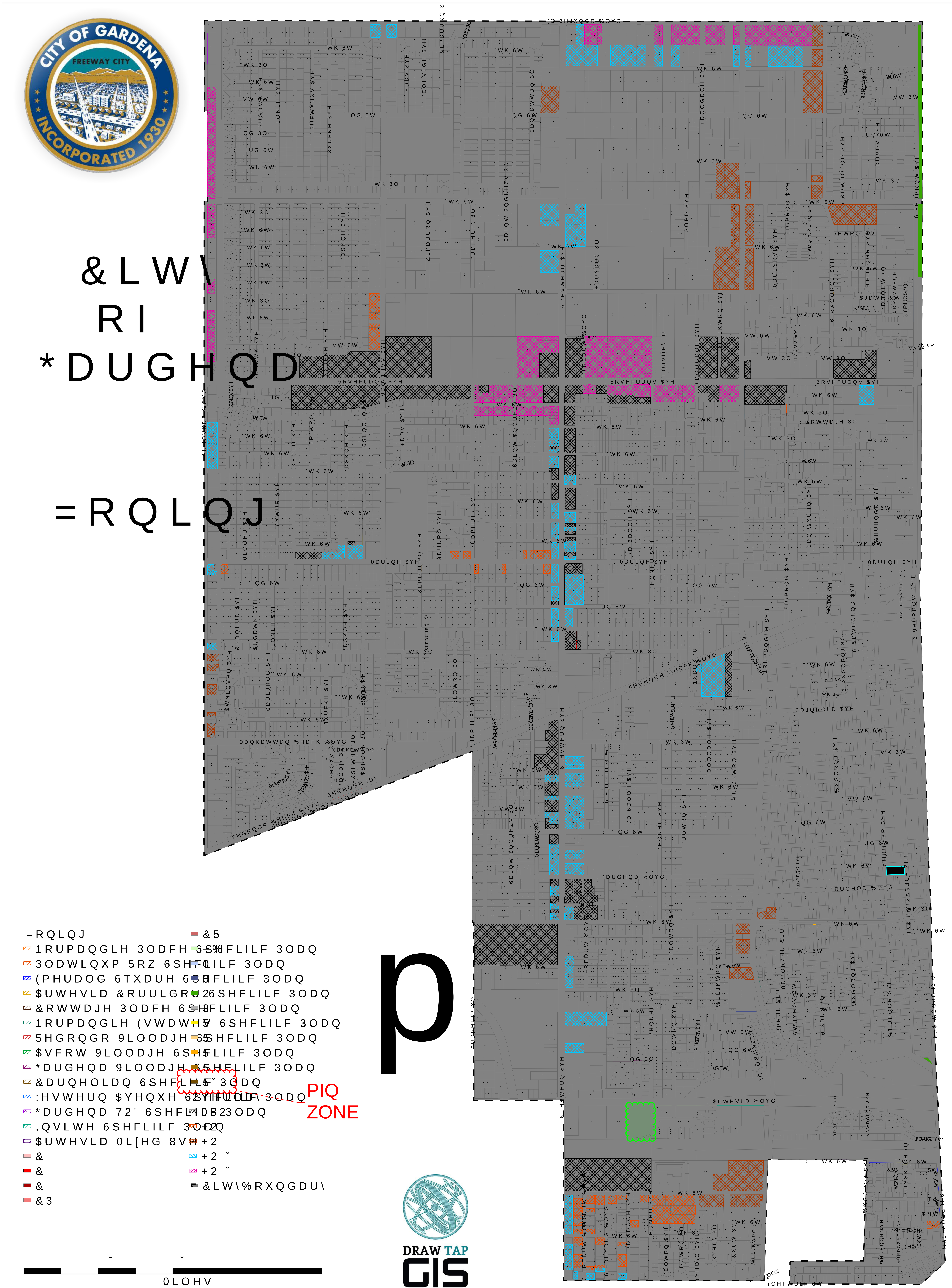
AVB COMMONS
THE PICERNE GROUP
1610 ARTESIA BOULEVARD, GARDENA, CA,

1 OF 1

12/20/2022 Exhibit XX

Jul 28, 2023 - 3:01pm by CSutherland K:\Drawings\SP\SP8994 - Gardena\ENG\Xref\SP8994_PR.dwg

Appendix C – Zoning Map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&DUQHOLDQ 6SHFLILF 3ODQ
:HVWHUQ $YHQXH 6SHFLILF 3ODQ
*DUGHQD 72' 6SHFLILF 3ODQ
,QVLWH 6SHFLILF 3ODQ
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DRAW TAP
GIS

Appendix D – Unit Flow Coefficients

TABLE 1

LOADINGS FOR EACH CLASS OF LAND USE

DESCRIPTION	UNIT OF MEASURE	FLOW (Gallons Per Day)	COD (Pounds Per Day)	SUSPENDED SOLIDS (Pounds Per Day)
R E S I D E N T I A L				
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
C O M M E R C I A L				
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

TABLE 1
(continued)
LOADINGS FOR EACH CLASS OF LAND USE

DESCRIPTION	UNIT OF MEASURE	FLOW (Gallons Per Day)	COD (Pounds Per Day)	SUSPENDED SOLIDS (Pounds Per Day)
C O M M E R C I A L				
Night Club	1000 ft^2	350	1.50	0.79
Bowling/Skating	1000 ft^2	150	1.76	0.55
Club	1000 ft^2	125	0.54	0.27
Auditorium, Amusement	1000 ft^2	350	1.50	0.79
Golf Course, Camp, and Park (Structures and Improvements	1000 ft^2	100	0.43	0.23
Recreational Vehicle Park	No. of Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Laundry	1000 ft^2	3,825	16.40	8.61
Mortuary/Cemetery	1000 ft^2	100	1.33	0.67
Health Spa, Gymnasium				
With Showers	1000 ft^2	600	2.58	1.35
Without Showers	1000 ft^2	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
I N S T I T U T I O N A L				
College/University	Student	20	0.09	0.05
Private School	1000 ft^2	200	0.86	0.45
Church	1000 ft^2	50	0.21	0.11

Appendix E – Los Angeles County Sanitation Districts Capacity Letter and Sewer Improvement References

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

May 3, 2023

Ref. DOC 6904716

Ms. Amanda Acuna, Senior Planner
Community Development Department
City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Dear Ms. Acuna:

Comment Letter for 1610 Artesia Boulevard Apartments

The Los Angeles County Sanitation Districts (Districts) received the email and plans for the subject project forwarded by your office on April 21, 2023. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Gardena Pump Trunk Sewer, located in Artesia Boulevard at Denker Avenue. The Districts' 22.7–inch diameter lined trunk sewer has a capacity of 3.1 million gallons per day (mgd) and conveyed a peak flow of 2.6 mgd when last measured in 2017. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at (562) 908-4288, extension 1205.

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 processes an average flow of 243.1 mgd.

3. The expected increase in average wastewater flow from the project, described in the plans as 300 residential apartments, is 42,810 gallons per day, after all structures on the project site are demolished. 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, the developer should 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 developer that the Districts intend 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 the Districts' facilities.

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

Very truly yours,

Donna J. Curry

Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:sw

cc: A. Schmidt
A. Howard

COUNTY SANITATION DISTRICT No. 5

OF LOS ANGELES COUNTY, CALIFORNIA

OFFICE OF CHIEF ENGINEER

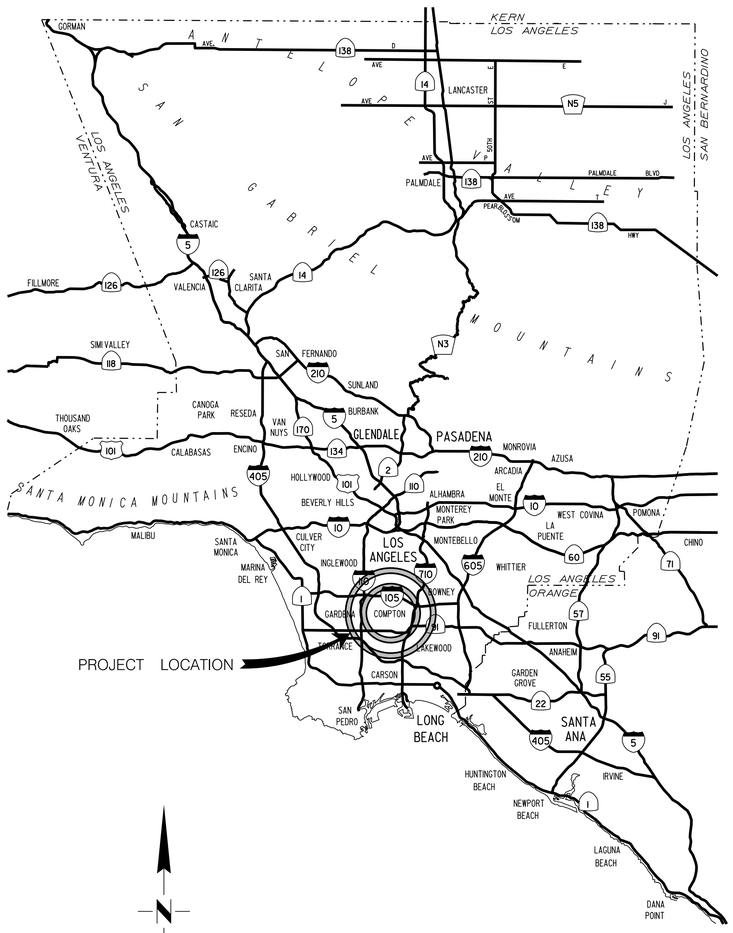
CONTRACT DRAWINGS

GARDENA PUMP TRUNK SEWER REHABILITATION

SUBMITTED _____ DATED SEPTEMBER 18, 2019
DEPARTMENTAL ENGINEER
C.E. No. 57955

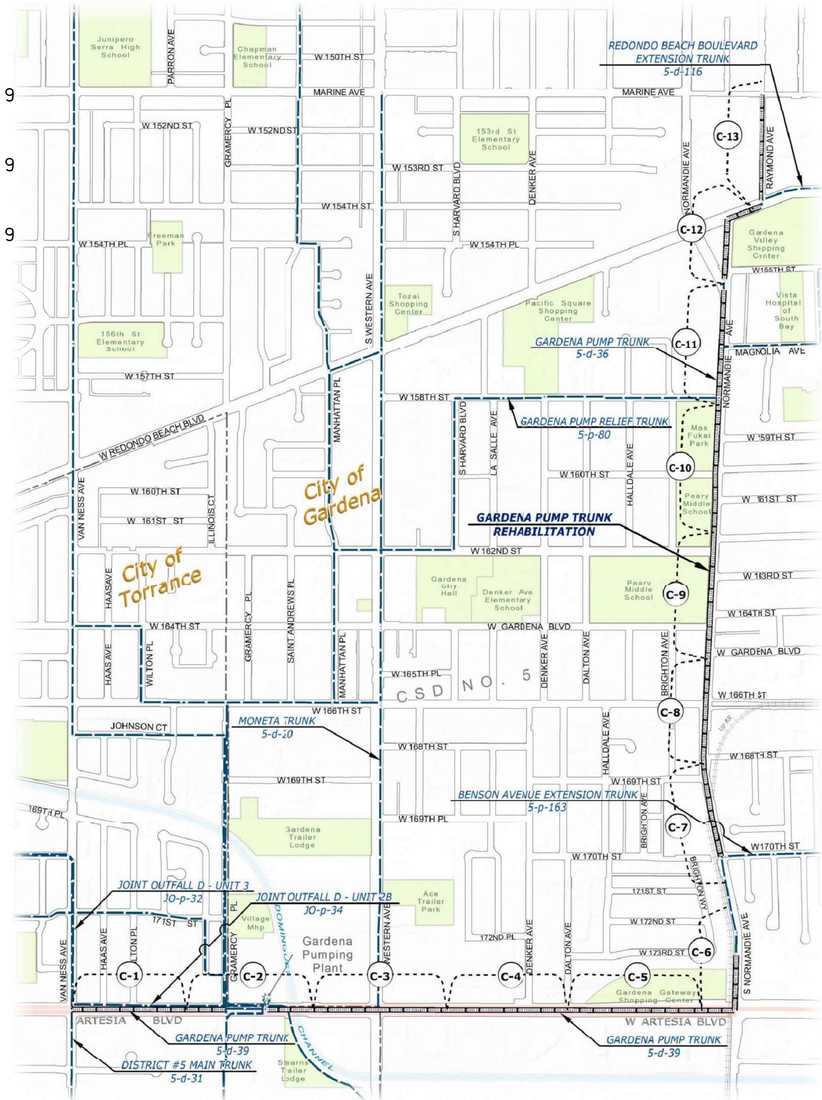
RECOMMENDED _____ DATED SEPTEMBER 18, 2019
ASST. CHIEF ENGINEER
C.E. No. 53958

APPROVED _____ DATED SEPTEMBER 18, 2019
CHIEF ENGINEER
M.E. No. 29320



GENERAL LOCATION

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

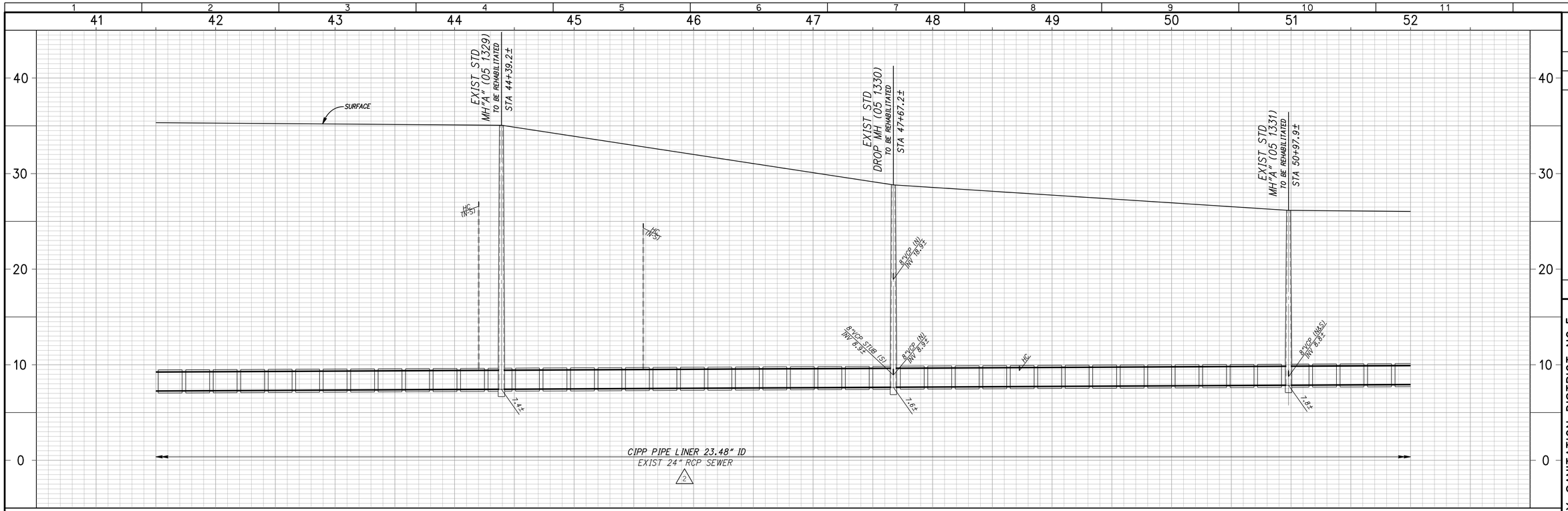
No.	SHEET	REVISION	INITIAL	DATE
2	G-1, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13	REVISED PER AS-BUILT		DEC 21
1	C-2	REVISED PER ADDENDUM NO 1		JAN 20

RECORD DRAWING

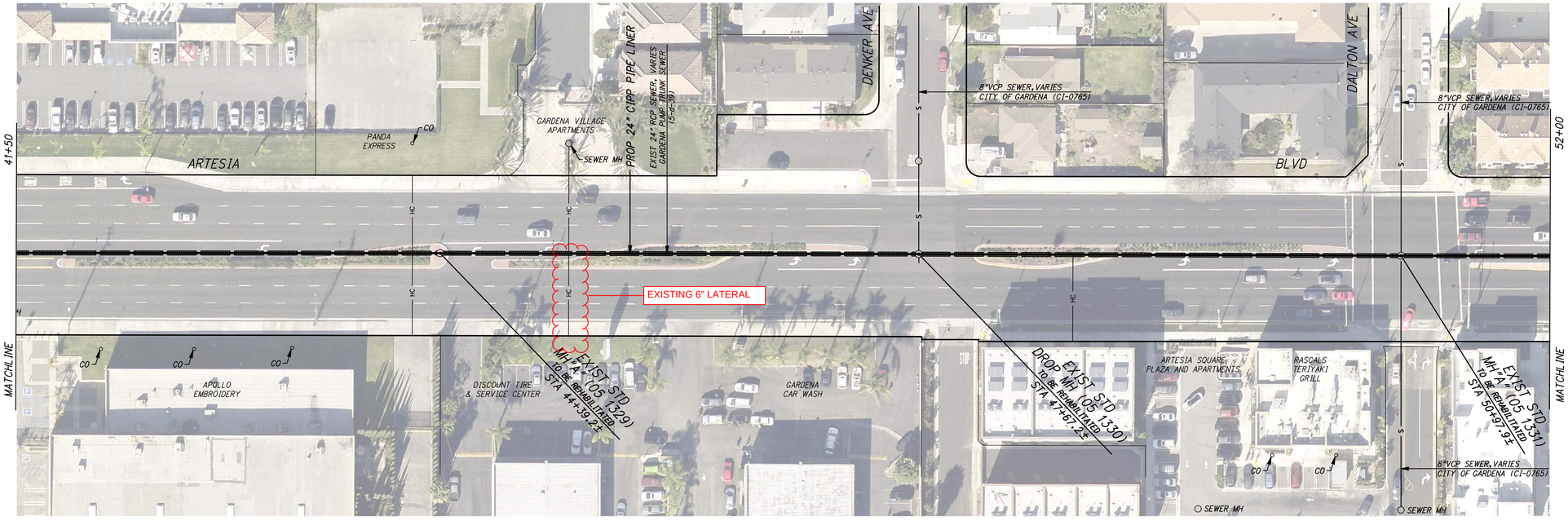
WARNING 1" IF THIS LINE IS NOT 1" LONG, THEN DWG IS NOT TO SCALE.

SHEET NO. G-1

DWG. NO. 05-p-0166



SCALES
HORIZ: 1" = 40'
VERT: 1" = 5'



NOTE:
RIGHT OF WAY LINES NOT TO BE USED AS BOUNDARY DETERMINATION

HORIZONTAL DATUM:	NAD 83 ZONE 5 EPOCH 2010.00
VERTICAL DATUM:	NAVD 88 GARDENA QUAD 2005 ADJ
FIELD BOOK NO.	S-414

RECORD DRAWING

WARNING 1" IF THIS LINE IS NOT 1" LONG, THEN DWG IS NOT TO SCALE.

NO.	REVISIONS	INITIALS	DATE
2	REVISED PER AS-BUILT	JH | AH	DEC 21

SPECIAL PROVISIONS DOC NO. 4553996

COUNTY SANITATION DISTRICT NO.5
OF LOS ANGELES COUNTY, CALIFORNIA

DESIGNED	A. KUO	SEP 2019
DRAWN	S. VILLANUEVA / M. SANCHEZ	SEP 2019
CHECKED	J. HSU	SEP 2019
REVIEWED	A. HOWARD	SEP 2019

GARDENA PUMP TRUNK SEWER
REHABILITATION

PLAN AND PROFILE

SCALE: AS NOTED
SHEET NO. C-4
DWG. NO. 05-p-0166

2

Drop Standard Manhole Sta 41+14.07

Use 12" brick wall below 22' depth.

Invert Elev. = 6.94

Standard Manhole Sta. 41+14.07

B.M. C-335
B.M. Elev. 37.79 N.& T.S. base '78 Power Pole 'C' of Western Ave. 25' S. of E. Strawberry St.

Standard Manhole Sta. 43+44.41 Sta. 43+50.18

Use 12" brick wall below 22' depth. Refer to Specifications

24" Double Heavy Reinforced Concrete Pipe ~~Vitrified Clay Pipe~~ with Standard Concrete Bed ~~Machine Made Cement Concrete Pipe~~ with Standard Concrete Bed From Sta. 24+16.33 To Sta. 48+50

Invert Elev. = 6.15

(REINFORCED CEMENT CONCRETE PIPE USED)

Standard Junction Chamber Sta. 47+67.25

8" Inlets from N. & S. Inv. Elev. = 7.63

Invert Elev. = 6.36

24" Extra Heavy Reinforced Concrete Pipe ~~Vitrified Clay Pipe~~ with Std. Conc. Bed ~~Machine Made Cement Concrete Pipe~~ with Std. Concrete Bed. From Sta. 48+50 to Sta. 54+28.57

Invert Elev. = 6.57

Standard Junction Chamber Sta. 50+39.31 50+57.39

Bridge No. 8-281

4" Water

8" Inlets from N. & S. Inv. Elev. = 7.74-S Inv. Elev. = 7.70

B.M. C-336
B.M. Elev. 21.35 N.& T.S. E. Corner Bridge 100' E. of Mass. Ave. 20' S. of Strawberry St.

Standard Junction Chamber Sta. 54+28.57 Sta. 54+38.57

Surface of Ground

8" Inlets from N. & S. Inv. Elev. = 7.38-S Inv. Elev. = 7.34

24" PIPE 0.064 % Grade

Invert Elev. = 6.78

3" Cement Cone Pipe

Invert Elev. = 6.91

SCALES
HORIZ: 1" = 40'
VERT: 1" = 5'

MR. 15-21-22
LOT 82

TRACT No 5753
MB. 63 - 68

DENKER AVENUE

MASSACHUSETTS AVENUE

8" VCP CI 765 CITY OF GARDENA

LOT 12

ARTESIA BLVD.

STRAWBERRY STREET

174TH

Wooden Bridge No. 8-281

± 24" Pipe

8" Inlets

Drop Standard Manhole Sta 41+14.07

Standard Manhole Sta. 44+41.41 44+50.18

Standard Junction Chamber Sta 47+67.25

Standard Junction Chamber Sta. 50+39.31 50+57.39

Std. Junction Chamber Sta. 54+28.57 Sta. 54+38.57

LOT 83

LOT 90

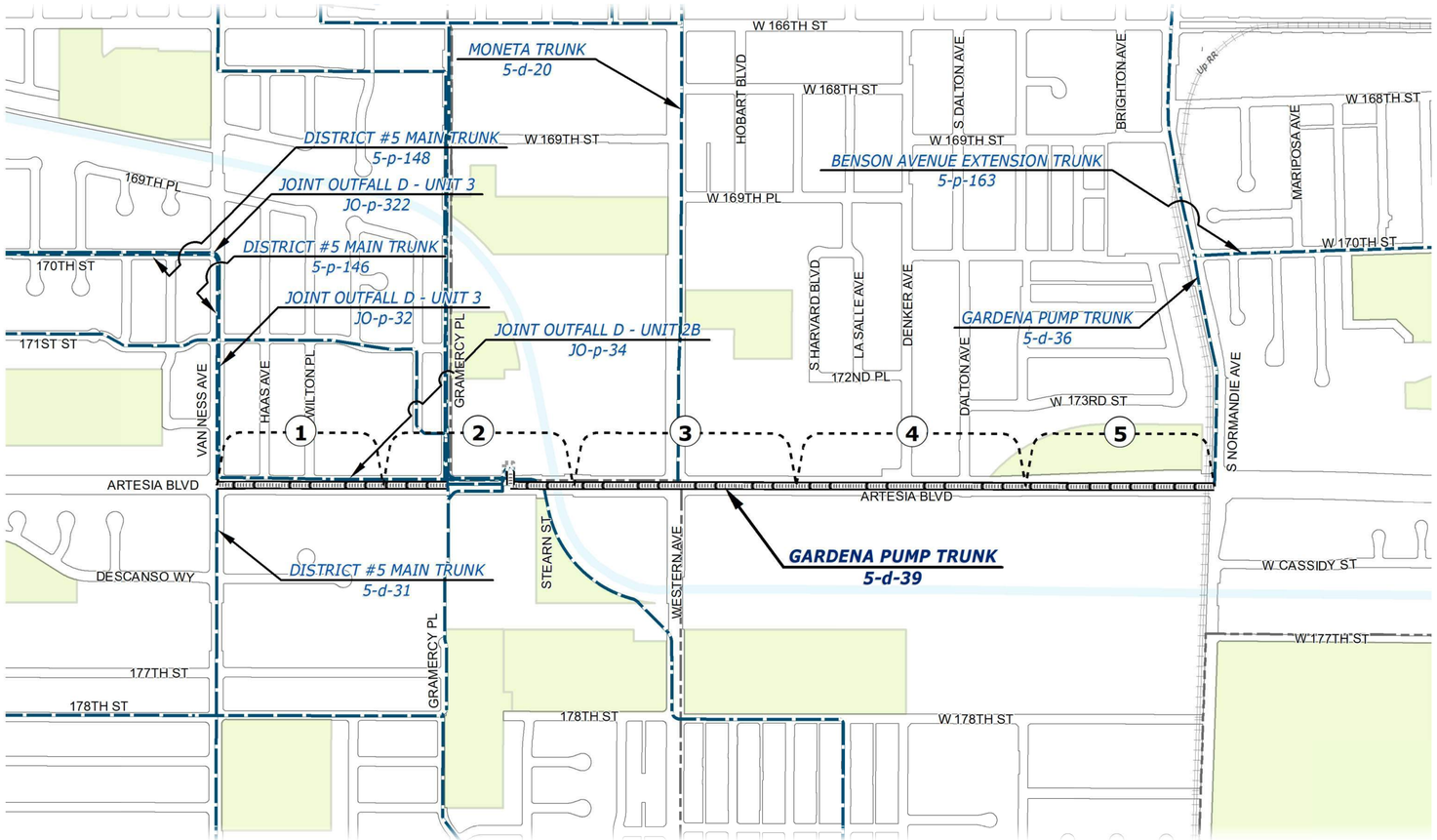
McDONALD

NO.	REVISIONS	INITIALS	DATE
2	REVISED SHEET	SV RG	AUG. 2018

GARDENA PUMP TRUNK SEWER
PLAN AND PROFILE

SHEET NO. 4 (2)
SCALE : AS NOTED
DWG. NO. 5 - d - 39

(2)



DRAWING NO.	131	
ENGINEERS	Campbell Reichert Co Jrs	
SURVEYED	March 14, 1928	
APPROVED	May 18 1928	
FILED	Sept 12 1928	

COUNTY SANITATION DISTRICT No. 5

LOS ANGELES COUNTY CAL.

OFFICE OF CHIEF ENGINEER

PLAN AND PROFILE

SHOWING PORTION OF

GARDENA PUMP TRUNK SEWER

FROM STA. 8+20.81 TO STA 65+28.08

FROM DIST. № 5 MAIN TRUNK TO NORMANDIE AVE.

A.K. WARREN - CHIEF ENGINEER

LOS ANGELES, CAL. FEB. 1928

SCALES

HORIZONTAL 1" = 40'

VERTICAL 1" = 4'

NOTE →

This drawing and the data hereon are hereby made a part of the specifications.

Elevations are in feet above U.S.G.S. or Mean Sea Level Datum

PLAN № 5-d-39

SUBMITTED A.K. Warren ASST CHIEF ENGINEER DATE Feb 8 1928

APPROVED A.K. Warren CHIEF ENGINEER DATE Feb 8 1928

REFERENCES			
F. Bs. 182-184-206 FINAL SURVEY FEB. 170. 275.	DRAWN	G. M. Smith	1-18-28
	DESIGNED	G. M. Smith	1-23-28
	TRACED	W. C. Hammond	2-7-28
	CHECKED	A.O. Bunta	2-25-28

NO.	SHEETS	REVISIONS	INITIALS	DATE
2	1 TO 5	REVISED MH STATIONS, ADDED MH & SEWER & REVISED SHEETS	SV RG	MAY.2019
1	2 & 5	ADDED CIPP LINER MANHOLES & SEWER	JJ RG	07/29/16

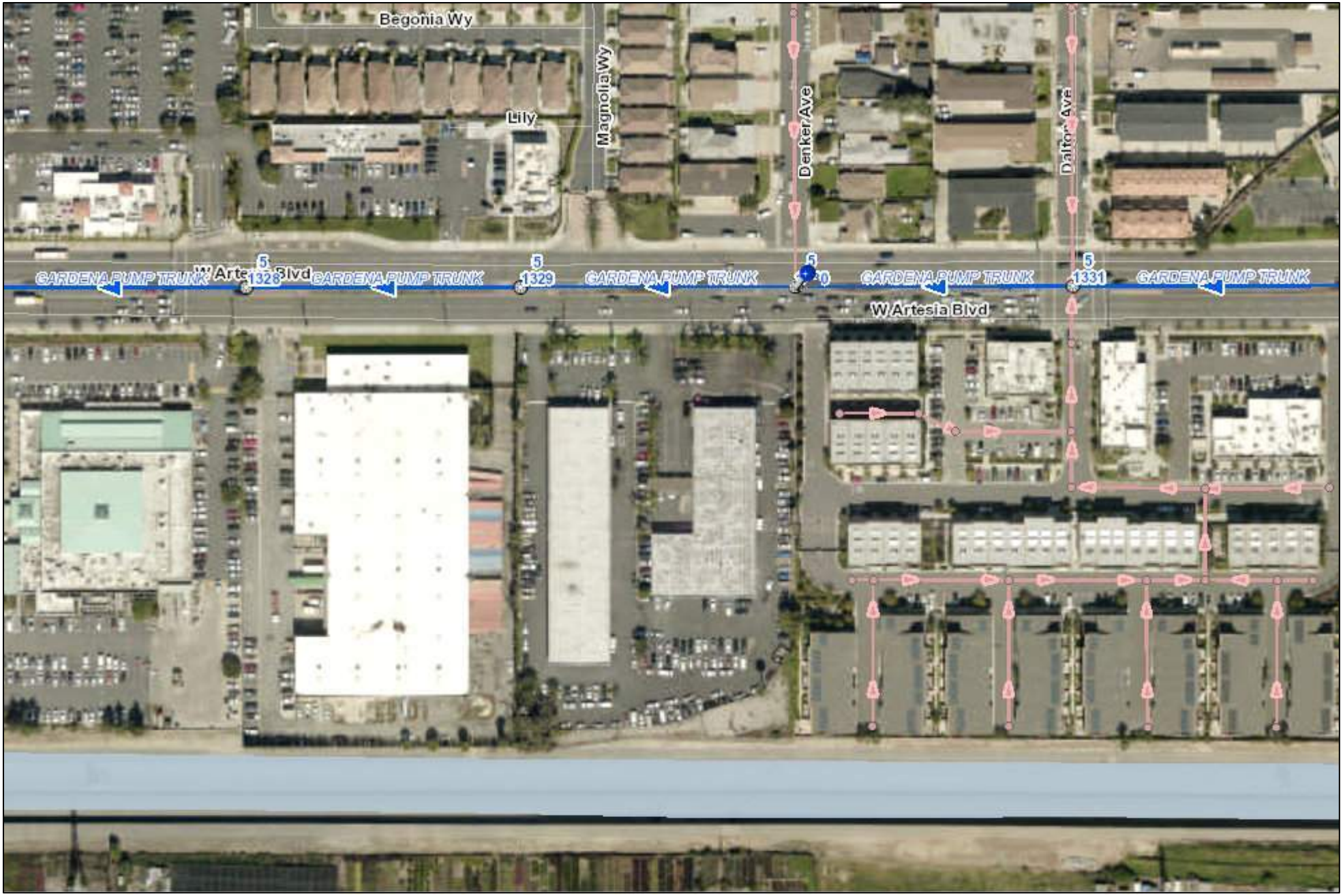
GARDENA PUMP TRUNK SEWER

COVER SHEET

SHEET NO. 0

SCALE : AS NOTED

DWG. NO. 5 - d - 39



0 100 200 400 Feet

Date: 9/27/2022

LOS ANGELES COUNTY SANITATION DISTRICTS
Converting Waste Into Resources

Appendix F – Pipe Hydraulic Calculations

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Apr 1 2024

1610 W Artesia Proposed Sewage flows in 6inch lateral @ 2% slope

Circular

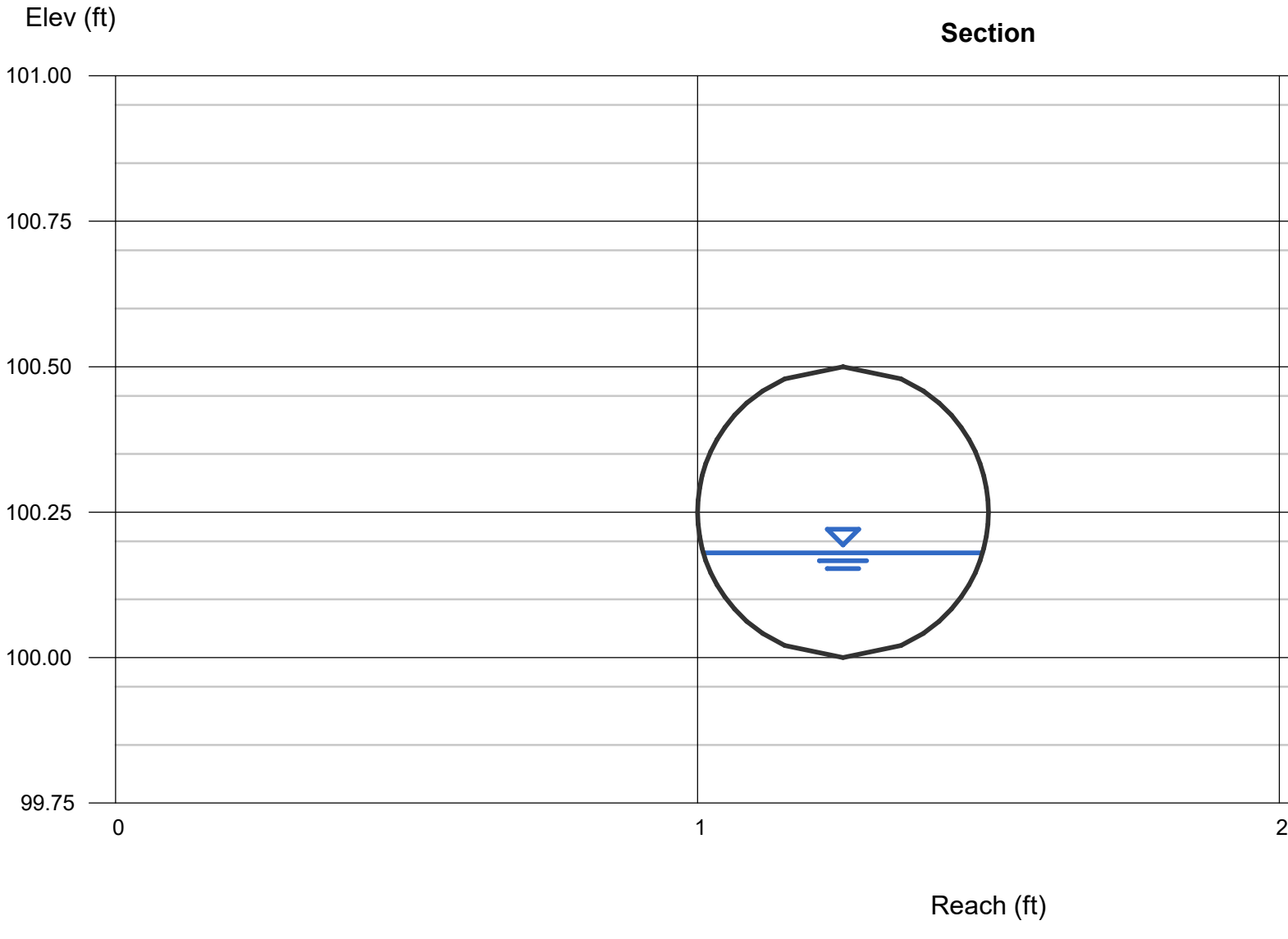
Diameter (ft)	= 0.50
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.015

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.18

Highlighted

Depth (ft)	= 0.18
Q (cfs)	= 0.181
Area (sqft)	= 0.06
Velocity (ft/s)	= 2.83
Wetted Perim (ft)	= 0.64
Crit Depth, Yc (ft)	= 0.22
Top Width (ft)	= 0.48
EGL (ft)	= 0.30



Water Availability Report

For

1610 West Artesia Boulevard

Gardena, CA

APN: 6106-013-049

April 1, 2024

Ryan Haskin, PE
Registered Civil Engineer No. C84850
Exp.: 3/31/2026

REGISTERED PROFESSIONAL ENGINEER
RYAN HASKIN
No.84850
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

Prepared for:

The Picerne Group
5000 Birch Street #600,
Newport Beach, CA 92660
(800) 745-1979

Prepared by:

TAIT
RISING TO THE CHALLENGE

Tait & Associates, Inc.
701 N. Parkcenter Drive
Santa Ana, CA 92705
(714) 560-8200

TAIT JOB # **SP8994**

Purpose of Report

The purpose of this report to the evaluate the availability of water for the proposed 3.43 acre development at 1610 West Artesia Boulevard in the City of Gardena. The project includes the demolition of an existing car wash and auto center for redevelopment. The proposed development consists of multi-family residential housing with 300 apartment units (55 studio, 151 one-bedroom, 94 two-bedroom) in a six-story, podium apartment building. Various apartment types (i.e., studios, and one- and two-bedroom units ranging from 515 SF to 1,413 SF are proposed on levels two through six, with various amenities (i.e., two pools, a clubhouse, courtyard, fitness center, spa, golf lounge, and business center/leasing office) on the podium level, and a lounge and deck on the roof.

Domestic Water Service

Based on research of as-built plans there is an existing GSWD 10" water main located in Artesia Blvd with a 1"-2" water service that serves the existing property. The proposed site design concept will abandon the existing service and assumes a new private, on-site water system for the apartment complex. A new dedicated 6"-8" domestic water connection will be made to the 10" public main in Artesia Blvd with a single meter and backflow device near the northeast corner of the site.

Fire Water Service

Fire Protection and Emergency Services for the City of Gardena are provided by the Los Angeles County Fire Department (LACFD). The City of Gardena has adopted the Los Angeles County Fire Code, including its associated fire flow requirements. Pursuant to County of Los Angeles Code Chapter 20.16.060, minimum fire flow requirements shall be determined by the Fire Chief or Fire Marshall based on land use, assuming a minimum operating pressure of 20 pounds per square inch (psi). Site specific fire flow requirements of 2,500 gpm at 20 psi have been provided by LACFD. A building fire sprinkler system and on-site hydrants will be included as part of the project capable of providing adequate pressures and flow for site fire protection. The site design concept assumes an on-site private fire water system with a single 8"-10" connection to the existing 10" line within Artesia Boulevard near the northwest corner of the site. Final sizing and design will be dependent on fire supply demands provided by the Fire Suppression Engineer and a fire flow analysis to be conducted by TAIT.

Landscape Service

A single maximum 2" connection will be made near the northwest corner of the site with a single meter and backflow device for landscape needs. Final sizing and design will be dependent on landscape demands provided by the Landscape Engineer. See attachments for preliminary irrigation date of the project.

Site Water Demands

The site's water demand is estimated based on 120% of the Los Angeles County Sanitation Districts (LACSD) wastewater generation coefficients for the existing and proposed site's and domestic water demand. Landscape demands were provided by the Landscape Engineer's worksheet, attached. Pool demands were calculated based on pool water loss estimates provided in a document titled, "Jump Into

Pool Water Efficiency" by the EPA, see attachment for excerpts. The tables below summarize the existing site's sewage and water demand estimates.

Existing Sewage Flow Estimate			
Commercial Use	Bldg. Area (sqft)	Flow (GPD per 1000 sqft)	Ave. Daily Flows (GPD)
Auto Sales/Repair	39,900	100	3990
Existing Water Demand Estimate		120% sewage	**4788**

Proposed Sewage Flow Estimate			
Residential Use	Dwelling Units (DU)	Flow (GPD per DU)	Ave. Daily Flow (GPD)
Five Units or More	300	156	46800
Proposed Domestic Water Demand Estimate		120% sewage	56160
Landscape Demand*			1176
Pool Demand**			514
TOTAL WATER DEMAND:			**57850**

*Values from Landscape Engineer Worksheet converted from gallons per year, see attachment.

**EPA published "Jump Into Pool Water Efficiency" estimates 31,000 gal/500 sf loss of pool water per year. Total project pool surface area = 24'x75' + 24'x40' + 22'x12' = 3024 sf. Therefore, project pool loss = 187,488 GPY = 514 GPD

Conclusion

The proposed project is estimated to increase water demand for the property by 53,062 GPD. A will serve letter (attached) has been received from Golden State Water District (GSWD) that indicates service can be provided to the site from the existing water main in Artesia Boulevard. Fire flow test results (attached) show a 72 psi static pressure and an available flow of 8,378 gpm at 20 psi within the public water system in Artesia Boulevard, which is anticipated to meet the project needs.

Attachments:

- Golden State Water Company Will Serve Letter
- Fire Flow Test Results
- Preliminary Irrigation Water Use
- Excerpts from EPA published "Jump Into Pool Water Efficiency"

Golden State
Water Company
A Subsidiary of American States Water Company

December 11, 2023

Ryan Haskin (contractor)
701 N. Parkcenter Drive
Santa Ana, CA 92705
rhaskin@TAIT.COM

Re: Will Serve Letter for 1610 W. Artesia Blvd., Gardena CA 90248

To Whom it May Concern:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Southwest District water system located in Los Angeles County. Service to the address can be provided from our existing water facilities within W. Artesia Boulevard.

Upon completion and execution of an agreement between Golden State Water Company (GSWC) and the applicant that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Joseph Zhao, P.E., PhD.
Operations Engineer Southwest District

1600 W. Redondo Beach Blvd., Suite 101, Gardena, CA 90247
Tel: (310) 767-8200 Fax: (310) 436-6065

FORM 196
Rev. 09/20

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Los Angeles, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than One and Two Family Dwellings (R-3), Townhomes, and Accessory Dwelling Unit's

INSTRUCTIONS:

Complete parts I & II:

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be completed by applicant)

PART I

Building Address: 1610 Artesia Boulevard, Gardena, CA

City or Area: Gardena APN: 6106-013-049

Nearest Cross Street: Denker Ave.

Distance of Nearest Cross Street to Property Line: 50 feet

Applicant: Ryan Haskin Telephone: (714) 560-8627

Address: 701 N Parkcenter Dr, Santa Ana, CA 92705

City: Santa Ana

Occupancy (Use of Building): residential apartment Fire Sprinklered: Yes ☒ No ☐

Type of Construction: 5 levels type IIIA residential over 2 levels type-I podium parking structure

Square Footage: 354,334 residential, 234,667 garage Number of Stories: 6 + 1 basement

Ryan Haskin

Applicant's Signature

7/28/2023

Date

PART II **INFORMATION ON FIRE FLOW AVAILABILITY**
(Part II to be completed by Water Purveyor)

Location of hydrant On W. Artesia Blvd ~647' E/o S. Western Ave

Hydrant Number 422

Distance from Nearest Property Line ~375' Size of Hydrant 6" Size of Water main 8"

Static PSI 72 Residual PSI 66 Orifice size 4 Pitot 37psi

Fire Flow at 20 PSI 8378 gpm Duration 4 Hours [x] Flow Test Date / Time 2/7/23 11:25PM
[ ] Hydraulic model

Location of hydrant

Hydrant Number

Distance from Nearest Property Line Size of Hydrant Size of Water main

Static PSI Residual PSI Orifice size Pitot

Fire Flow at 20 PSI Duration [ ] Flow Test Date / Time
[ ] Hydraulic model

[ ] (Check box if Simultaneous/ Dual flow test was performed) Combined flow at 20 psi

---

Location of hydrant

Hydrant Number

Distance from Nearest Property Line Size of Hydrant Size of Water main

Static PSI Residual PSI Orifice size Pitot

Fire Flow at 20 PSI Duration [ ] Flow Test Date / Time
[ ] Hydraulic model

[ ] (Check box if Simultaneous/ Triple flow test was performed) Combined flow at 20 psi

---

Golden State Water Company
Water Purveyor

Signature

310-767-8200 8/9/2023
Phone Number Date

Operations Engineering Assistant
Title

This Information is Considered Valid for Twenty Four Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

Project Address: 1610 W. Artesia Blvd

Golden State Water Company
A Subsidiary of American States Water Company

FIRE FLOW TEST APPLICATION FF-1

Golden State Water Company (GSWC) charges $300.00 for each fire flow test that is performed by GSWC personnel. Discounts for multiple tests being requested are not available. The $300.00 fee is due in advance of GSWC performing the fire flow test.

(This section is to be completed by the Applicant (One fire flow test request per Application Form)

Print Applicant or Contact First and Last Name: Include Company Name if Applicable

Ryan Haskin . Tait & Associates

Print Applicant or Contact Mailing Address: Street or PO Box

701 N Parkcenter Dr

Print Applicant or Contact City, State, Zip

Santa Ana, CA 92705

Print Applicant or Contact Phone Number and E-mail Address

(714) 560-8627 & rhaskin@tait.com

Print Address/Location where Fire Flow Test is requested (Use back of page section for additional location information)

1610 Artesia Boulevard, Gardena, CA

Check the appropriate box below and provide the information needed to indicate how the test results are to be sent by GSWC. Please note that some local fire agencies require original signed forms, in which case the test results will be returned by mail.

☒ One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units total building size more than 3600 ft^2

☐ One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units total building size less than 3600 ft^2

Mailing Address: 701 N Parkcenter Dr, Santa Ana, CA 92705

E-Mail: rhaskin@tait.com

_____ 7/28/2023

Signature Date

PRELIMINARY IRRIGATION WATER USE

WATER EFFICIENT WORKSHEET

Site Information

Site Name →	1610 Artesia		
Site Type →	Residential	**Allowed ETAF:**	0.55
Annual Eto (inches/yr) →	49.6		

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
Area 1 (GL seast)								
1 - Shrubs	0.2	Low	Drip	0.89	0.2	6,185	1,389	42,739
rea 2 (GL nwest)								
1 - Shrubs	0.5	Medium	Drip	0.89	0.6	9,247	5,194	159,744
Area 3 (pool)								
1 - Shrubs	0.5	Medium	Drip	0.89	0.6	7,556	4,244	130,532
					SUBTOTAL	22,988	13,721	356,158
Special Landscape Areas								
Pool deck								
Pool/Spa	1.00	High	other	1	1.0	3,147	3,147	96,770
					SUBTOTAL →	3,147	3,147	96,770
							Estimated Total Water Use (ETWU) →	429,411
							Maximum Allowed Water Allowance (MAWA) →	442,008

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	13,721
Total Area	22,988
Average ETAF	

All Landscape Areas

Total ETAF x Area	16,868
Total Area	26,135
Sitewide ETAF	0.16

Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

EPA WaterSense

JUMP Into

Pool Water Efficiency

Thoughtful residential swimming pool design and ongoing maintenance can help save pool owners water, energy, and money. Addressing issues related to evaporation, water quality, leaks, or pool usage can all save water. The U.S. Environmental Protection Agency's (EPA's) WaterSense® program developed this guide to help residential pool owners and maintenance professionals understand and minimize pool water use. Commercial pool owners can find additional information in *WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities* at www.epa.gov/watersense.

Introduction

Pools provide a fun and relaxing way to keep cool during warmer months. However, if not adequately maintained, your pool could be sending water and money down the drain. Pools can consume water through evaporation, pool cleaning, leaks, and splashing. Investing in new equipment or employing targeted maintenance techniques can save water, energy (for heated pools), and money.

This guide provides an overview of design considerations, retrofits, and maintenance practices that are aimed to improve the water efficiency of residential pools. WaterSense developed this guide with a focus on in-ground and above-ground residential pools, but many of the practices also apply to commercial pools or spas. For more information, consult the additional resources listed at the end of this document.

Evaporation

Evaporation is one of the leading causes of water loss in residential pools, especially in hot, drier climates where pools are most prevalent. The rate of evaporation from a pool is dependent on a number of variables, including temperature, humidity, and wind speed. EPA estimates that, depending on climate, an uncovered 500-square-foot swimming pool could lose between 12,000 and 31,000 gallons of water per year due to evaporation, with this number being even higher for heated pools. Not only does this contribute to water waste, but it can also cost homeowners money! Reducing water loss from evaporation is the best way to reduce overall water usage in your pool.

Size Pools for Use

A pool's surface area directly impacts the volume of evaporation that may occur. In effect, the larger a pool, the more water that is likely to be lost due to evaporation. Further, a deeper pool requires more water to fill and more resources to maintain (e.g., filtration, chemicals, heating).

Therefore, when planning a new pool installation, consider how you want to use the pool and select a size and design that will meet your needs while minimizing potential water usage. A smaller pool design can result in lower maintenance costs and helps reduce water consumption.

Cover Up

Pool covers are the most effective method of reducing water losses from evaporation. When in use, solid pool covers can reduce evaporation by more than 90 percent and, in the case of heated pools, save between 50 and 70 percent of pool heating costs.[1] Any pool can

Cover Your Bases

According to data collected as part of the 2016 *Residential End Uses of Water* study, only 15 percent of pool owners have and regularly use a pool cover.[2]

[1] Minos, 2021
[2] DeOreo et. al., 2016

References and Additional Resources

The following are resources that were used in the development of this guide:

1st Direct Pool. 11 January 2021. "How Often Should You Replace Your Swimming Pool Filter?" www.1stdirectpools.com/blog/post/how-often-should-you-replace-swimming-pool-filter.

Association of Pool & Spa Professionals (APSP). 6 January 2017. ANSI/APSP/ICC-13 2017 *American National Standard for Water Conservation Efficiency in Residential and Public Pools, Spas, Portable Spas, and Swim Spas.* American National Standards Institute. https://webstore.ansi.org/Standards/APSP/ANSIAPSPICC132017.

APSP. 2014. "Copper-Silver Ionizers." www.phta.org/pub/?id=082CD55C-1866-DAAC-99FB-D9CCF4026297.

Aquanomics Pools. 23 August 2017. "Pros and Cons of Different Pool Filters." www.aquanomicspools.com/pros-and-cons-of-different-pool-filters/.

ASTM International (ASTM). February 2018. ASTM F1346 - 91(2018), *Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs*. www.astm.org/f1346-91r18.html.

DeOreo W., Mayer P., Kiefer J., Dziegielewski B. 2016. *Residential End Uses of Water (REUWS) Study Update*. Water Research Foundation (WRF).

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Koeller, John, and H.W. (Bill) Hoffman & Associates LLC. September 2010. "Evaluation of Potential Best Management Practices—Pools, Spas, and Fountains." CalWEP, The California Urban Water Conservation Council, calwep.org/wp-content/uploads/2021/03/Pools-Spas-and-Fountains-PBMP-2010.pdf.

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Minos, Scott. 5 July 2021. "Stay above Water with an Efficient Swimming Pool." U.S. Department of Energy (DOE), www.energy.gov/energysaver/articles/stay-above-water-efficient-swimming-pool.

Muleta, Misgana. January 2016. "Cal Poly Study: Effectiveness of Pool Covers to Reduce Evaporation from Swimming Pools." National Plasterers Council (NPC), www.npconline.org/page/cal-poly-study.

Pool & Hot Tub Alliance. Certification. www.phta.org/certification/.

Water – Use It Wisely. "Saving Water Outdoors." https://wateruseitwisely.com/saving-water-outdoors/swimming-pools/.

WaterSense. *WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities*. www.epa.gov/watersense/best-management-practices.