



Utilities Technical Memorandum

1450 Artesia Boulevard Specific Plan Project

Prepared for:

InSite Properties Group

Prepared by:

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July 3, 2024

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INTRODUCTION

The purpose of this report is to identify the existing off-site utilities surrounding the project site and outline the recommendations for the proposed connections. This report satisfies our scope commitment in Tasks 2.9.2 and 2.9.3 of our signed proposal dated April 20, 2022. The information and recommendations mentioned below will be incorporated into the project's utility plans.

Project Location

The proposed Project is located at 1450 Artesia Boulevard in the City of Gardena (City), California, just northeast of the City's border with the City of Torrance. The City is in southwest Los Angeles County and is bordered by the unincorporated West Athens community and the City of Hawthorne to the north, the cities of Los Angeles and Torrance to the south, the city of Los Angeles to the east, and the cities of Torrance, and Hawthorne and Los Angeles County to the west; see [Exhibit 1: Regional Vicinity Map](#) and [Exhibit 2: Site Vicinity Map](#).

The site is occupied by four buildings totaling approximately 12,064 gross square feet (GSF) (circa 1950) and associated surface parking lot. Preliminarily, it is assumed the existing buildings are occupied by two commercial uses (i.e., a U-Haul dealer and sandblasting service). For analysis purposes, it is assumed all onsite improvements would be removed and replaced with the proposed mixed-use development. Surrounding land uses include commercial to the north and west, residential and commercial to the south (potentially abandoned), and a vacant lot to the east. The Project site is designated Specific Plan and zoned 1450 Artesia Specific Plan. Surrounding areas to the south and west are also zoned Artesia Corridor Specific Plan. Regional access to the site is provided by State Route 91 (SR-91) freeway, located approximately 0.9 miles east of the Project site, the Interstate 110 (I-110) freeway, located approximately 0.9 miles east of the site, and the Interstate 405 (I-405) freeway located approximately 0.9 miles west of the site.

Project Description

The proposed Project is comprised of one industrial/commercial mixed-use development comprised of a 268,000 GSF building with associated surface parking (approximately 107 off-street parking spaces), along with landscape and circulation improvements, as shown in [Exhibit 3: Conceptual Site Plan](#).

The proposed building would contain a self-storage use (four levels totaling 186,000 GSF), an industrial use (one level totaling 72,000 GSF plus ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). As noted in Chapter 5 of the 1450 Artesia Specific Plan, the Project permits warehouse, distribution, product delivery, wholesale, e-commerce, and storage uses (fulfillment-center uses which involve sorting are prohibited). For environmental analyses which depend on industrial land use type, this analysis is based on the light industrial land use, because although a

warehouse use generates incrementally more truck traffic (approximately 6 additional heavy-duty truck trips per day), the warehouse use results in far fewer automobile trips. Thus, a light industrial land use would have the greatest overall trips and represents the “worst-case” for environmental analysis. See **Appendix L3: Revised Trip Generation Memo**.

Special Events

Additionally, the City of Gardena is proposing to host various special events on an approximately 36,000-square-foot portion (0.8 acre) of the industrial use’s parking area (over approximately 63 parking spaces). The special events would be held approximately two to three times per month, including weekday evening events (after 6 PM) and weekend daytime events. During these events, the businesses would remain in operation, but drive aisles would be modified to protect the attendees.

The City anticipates hosting several types of medium-size special events, including the following:

- Food trucks Farmer’s markets
- Car shows
- Live entertainment
- Food giveaways
- Mobile vaccination events

Site Access

Vehicular access to the site would be provided via one 35-foot driveway on Artesia Boulevard. The Project driveway will only service the Project. Additionally, there is a separate 35-foot exit driveway adjacent to the entrance, divided by a 20-foot divide.

Parking

Parking would be located along the northeastern portion of the site. The proposed Project would provide 124 automobile parking stalls and 10 dock doors. The dock doors will be oriented to face west. Daily activities within the Project site will include maneuvering forklifts, lift equipment, and large semi-trucks through and around the site and backing into the loading docks.

Project Phasing and Construction

The construction timeline, contingent on planning, zoning, and construction document approval, is anticipated to start June 2023 and end December 2024 (18 months or 487 days). The proposed Project is anticipated to begin operations in January 2025.

Exhibit 1: Regional Vicinity Map

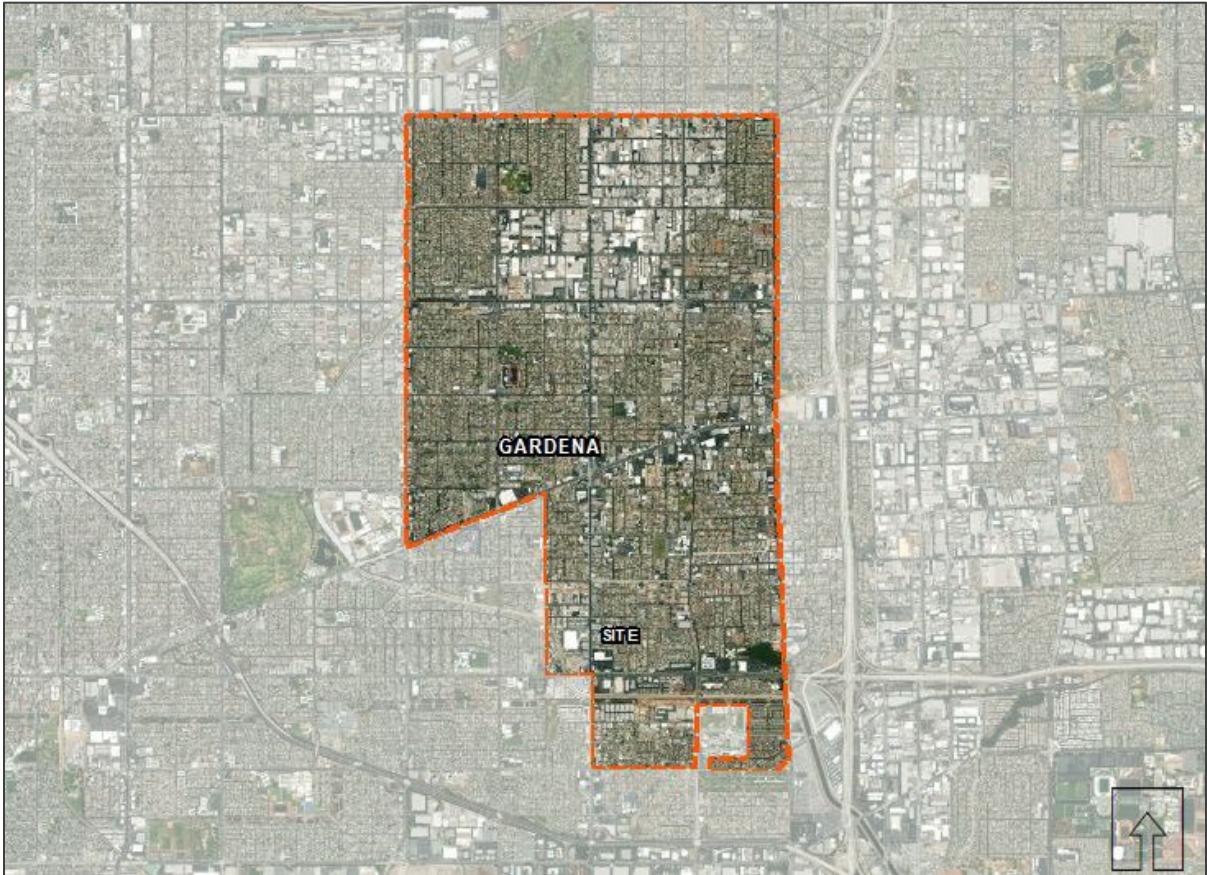
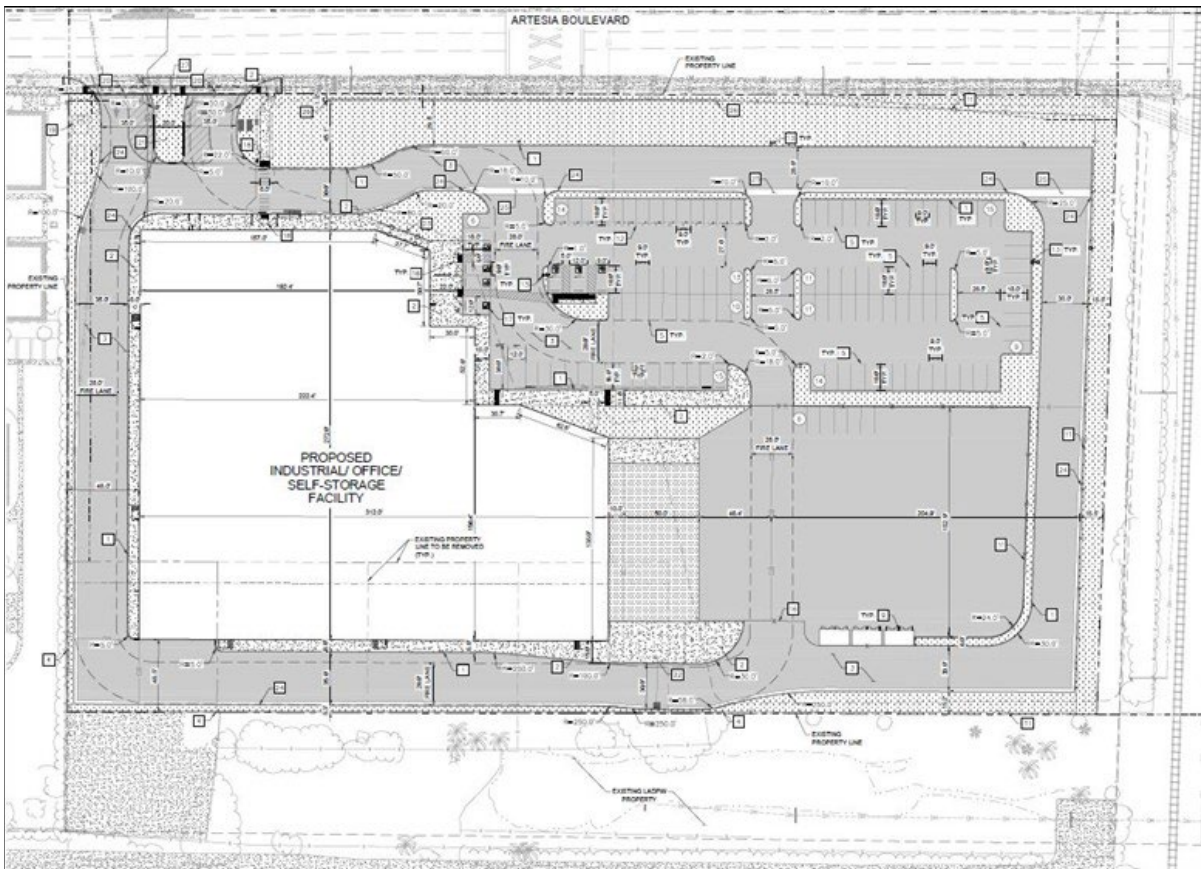


Exhibit 2: Site Vicinity Map



Exhibit 3: Conceptual Site Plan



REGULATORY FRAMEWORK

Water

The Project Site receives water supply from the Golden State Water Company Southwest region (GSWC), the primary water purveyor for the City of Gardena. As the primary supplier of water to the City, GSWC must comply with all applicable regulations at the State and Federal level.

Applicable regulations affecting GSWC as a supplier of water include efficiency requirements, such as California Code of Regulations (CCR) Title 20, Chapter 4, Article 4, Section 1605, which requires all new plumbing fixtures to adhere to efficiency requirements, and CCR Title 24, Part 11, which requires a water use reduction of 20% above baseline for all homes, commercial, and state buildings.

The regulations also include reporting requirements, such as the California Urban Water Management Planning Act (1984) and Senate Bill (SB) 610. The California Urban Water Management Planning Act requires that municipalities and other water suppliers must create an updated Urban Water Management Plan (UWMP) every five years, outlining anticipated trends in supply and demand for the planning period. GSWC's most recent UWMP update was in 2015 and identified adequate supplies to match modeled demands through 2040. SB 610 requires water suppliers to submit a Water Supply Assessment (WSA) for all projects that propose over 500 residential dwelling units, 500,000 square feet of commercial floor space, or employ over 1,000 individuals or the equivalent water usage. A WSA will not be required for the Project as it proposes under 500 dwelling units.

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).

Wastewater

The Project is located within the City of Gardena and is subject to Gardena Municipal Code Chapter 13.04. The City does not provide will-serve letters for new sewer connections, but instead requires a sewer study/flow capacity analysis. New connections are subject to sewer connection fees.

As the Project site is located in the County of Los Angeles, it falls under the jurisdiction of the Los Angeles County Sanitation Districts (LACSD). The LACSD consists of 24 independent special districts and serves 5.6 million people in Los Angeles County. The service areas cover approximately 850 square miles and encompass 78 cities and unincorporated areas in the county. The sewer system is comprised of 1,400 miles of sewer lines, 49 pumping plants, and 11 wastewater treatment plants. The Project Site lies within the Joint Water Pollution Control Plant Sanitary Sewer System service area (JWPCP).

ENVIRONMENTAL SETTING

Water

REGIONAL

GSWC maintains water infrastructure serving the Project area and provides domestic water service to the Project Site. GSWC is an investor-owned public utility company, which owns 39 water systems throughout California regulated by the California Public Utilities Commission (CPUC). An Urban Water Management Plan (UWMP) has been prepared for the Southwest System. Located in Los Angeles County, the Southwest System serves the Cities of Gardena and Lawndale, parts of the cities of Carson, Compton, El Segundo, Redondo Beach, Hawthorne and Inglewood, and portions of unincorporated parts of Los Angeles County.

Water is purchased from the Central Basin Municipal Water District (CBMWD) and the West Basin Municipal Water District (WBMWD), which are both large purveyors of water in southern California that obtain their imported water supplies from the Metropolitan Water District of Southern California (Metropolitan). CBMWD and WBMWD provide water to several agencies, including GSWC. GSWC obtains water from these districts for several systems including the Southwest System.

LOCAL

The Project Site is currently served entirely by a public GSWC 12" water line and 4" water line that both run along Artesia Boulevard. The 12" line runs east to Normandie Avenue where it heads south. There is also an abandoned 31" water line located within the Los Angeles County Flood Control District (LACFCD) easement that runs along Normandie Avenue. This water line was owned by the City of Los Angeles Department of Water and Power (LADWP).

ONSITE

As described above, the Project Site is currently occupied by existing light industrial/office building (Commercial). **Table 1 - Estimated Existing Water Demand** shows the estimated existing water demand for the Project Site, prepared based on the Los Angeles County Sanitation Districts (LACSD) wastewater generation factors for Commercial Shops and Stores. In order to reflect the existing low-intensity land use, 50% of the standard Commercial Shops and Stores generation factor was used for existing condition demand estimates. This lower flow factor results in a larger estimated increase from existing to proposed Project buildout conditions, ensuring that impact analysis is conservative.

Table 1 – Estimated Existing Water Demand

Land Use	Building Square Footage	Est Avg. Daily Sewage Flow Factor (gal/1000 SF gross area) ¹	Total Average Daily Consumption (gpd)
Commercial	8,080	50	404
Commercial	825	50	42
Commercial	3,159	50	158
Total Existing Water Demand			604
Notes			
¹ Based on “Estimated Average Daily Sewage Flows for Various Occupancies” document. The specific occupancy type does not exist in the tables. Commercial shops and stores was used as the basis of design. To ensure conservative existing flow estimates and reflect the low-intensity usage, the existing sewer generation factor reduced by 50%.			

Wastewater

REGIONAL

Regional wastewater service is provided by LACSD. Flows from the Project Site drain to the JWPCP in Carson. The JWPCP currently treats an average of 260 million gallons of wastewater per day and has a total permitted capacity of 400 million gallons per day (MGD). LACSD’s 2019 Annual Report notes that a pilot project to provide up to 500,000 gallons per day of recycled water for indirect potable reuse was implemented at the JWPCP, with plans for full implementation in the future.

LOCAL

There is an existing 8” sewer line located 24’ west of the Normandie Avenue centerline at a depth of approximately 10 ft to the invert. There is another 21” sewer main line on Artesia Boulevard at the centerline of the road. This trunk sewer line has an average grade of .41% and is also at a depth of approximately 10 ft to the invert. Both sewer lines area owned and maintained by the County of Los Angeles Sanitation District (LACSD).

ONSITE

There is currently one existing sewer lateral connecting from the City’s public sewer system to the Project Site. This sewer line connects to the 21” sewer main line that runs along Artesia Boulevard.

Table 2 shows the estimated existing wastewater generation for the Project Site, based on LACSD wastewater generation factors. As LACSD does not have a specific designation for warehouse space, the sewer generation factor for Commercial Shops and Stores was used to calculate total existing daily wastewater flows. As noted earlier in this report, this generation factor was then reduced by 50% to ensure that the largest increase in flows from existing conditions to proposed conditions was modeled, resulting in a more conservative impact analysis.

Table 2 – Estimated Existing Wastewater Generation

Land Use	Building Square Footage	Est Avg. Daily Sewage Flow Factor (gal/1000 SF gross area) ¹	Total Wastewater Generation (gpd)	*Est. Daily PEAK Flow (gpd) = Avg. Daily Flow * 2.5
Commercial	8,080	50	404	1,010
Commercial	825	50	42	105
Commercial	3,159	50	158	395
Total Existing Sewer Demand			604	1,510
Notes				
¹ Based on “Estimated Average Daily Sewage Flows for Various Occupancies” document. The specific occupancy type does not exist in the tables. Commercial shops and stores were used as the basis of design. To ensure conservative existing flow estimates and reflect the low-intensity usage, the existing sewer generation factor was reduced by 50%.				

SIGNIFICANCE THRESHOLDS

California Environmental Quality Act (CEQA) significance criteria are used to evaluate the degree of impact caused by a development project on environmental resources such as hydrology and water quality. According to Appendix G, Section XIX of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would impact the thresholds listed for each utility below:

Water

Would the project:

- A. Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Wastewater

Would the project:

- A. Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects?
- B. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

METHODOLOGY

Water

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project water demand with the calculated available capacity of the existing facilities. As sewer flows and water demands are correlated and similar for indoor water usage, the existing and proposed water demands are based on LACSD sewer generation factors. Additional water demands as a result of proposed landscaping features were calculated using the Estimated Total Water Use Equation (ETWU). The ETWU utilizes planting and irrigation efficiency estimates to calculate total annual water use for landscaping. GSWC will also provide confirmation of water supplies available for the proposed Project and adequate capacity to deliver water to the Project. Fire

flows were tested on 7/20/2022 at Hydrant #396 for a total duration of 2 hours in order to determine adequate flow at the minimum requirement of 20 psi.

Wastewater

This report analyzes the potential impacts of the Project on the existing private and public sewer infrastructure by comparing the estimated Project sewer flows with the available capacity of the existing facilities. LACSD sewer generation factors will be utilized to estimate existing and proposed sewer flows.

PROJECT IMPACTS

Construction

WATER

During construction, water will be required intermittently for dust control, equipment cleaning, soil grading and preparation during the early phases of the Project. The latter phases of construction normally require less water usage. Construction water demands are typically less than the long-term operational water demand of a project and are temporary. It is anticipated that existing water infrastructure would be sufficient to meet the limited, temporary water demand associated with construction of the Project. Therefore, impacts to water infrastructure due to construction activity are considered less than significant.

The Project will require construction of new, onsite water distribution lines to serve new buildings, as well as the potential relocation of existing lines. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the lines below surface. When considering impacts resulting from the installation of any required water infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Installation of new water infrastructure will be limited to onsite water distribution, and minor off-site work associated with connections to the public main. No upgrades to public water mains are anticipated. Prior to ground disturbance, Project contractors would coordinate with GSWC to identify the locations and depth of all lines. Further, GSWC and the City of Gardena would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. Therefore, Project impacts on water associated with construction activities would be temporary and less than significant.

WASTEWATER

Construction activities for the Project could result in temporary wastewater generation onsite. However, such use would be temporary and nominal when compared with the wastewater generated by the Project. In addition, construction workers would typically utilize portable restrooms and hand wash areas, which would not contribute to direct wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause any measurable increase in wastewater flows.

Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to onsite wastewater distribution and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated. Any work that may affect services to the existing sewer lines will be coordinated with the City of Gardena.

Furthermore, construction management and access plans would ensure safe pedestrian access as well as emergency vehicle access and safe vehicle travel. Moreover, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

Operation

WATER

1. WATER CONSUMPTION

Based on the Project’s proposed land uses, the Project’s estimated water consumption is approximately 20,647 gallons per day (gpd), resulting in a net increased water demand of approximately 20,043 gpd over existing conditions. These demand numbers were calculated using 100 percent of LACSD wastewater generation factors in addition to the ETWU equation for proposed landscaping.

Table 3 – Estimated Proposed Water Demand

Land Use	Area (SF)	Avg. Generation Factor (gpd/1,000 SF) ¹	Total Water Demand (gpd)
Business	10,000	150 gpd/1,000 SF	1,500
Storage	186,000	25 gpd/1,000 SF	4,650
Industrial	72,000	170 gpd/1,000 SF	12,240
Landscaping	33,000	ETWU Method ²	2,257
Total Proposed Water Demand			20,647
Total Existing Water Demand			604
Project Net Water Demand (Proposed – Existing)			+ 20,043
Notes			
¹ Based on 100% of the LACSD sewer generation factors.			
² Demands based on Estimated Total Water Use equation: (Eto*plant factor*landscaped area* 0.62)/irrigation efficiency. Utilizing CIMIS Reference Evapotranspiration Zones Map ET of 46.6 in/yr, and a conservative plant factor of 0.7 and irrigation efficiency of 0.81 proposed condition.			

GSWC’s 2015 Urban Water Management Plan (UWMP) projects water demands to increase from 33,266 acre-feet per year (AFY) in 2020 to 34,975 AFY in 2040 for both normal and dry years representing an increase in demand of 1,709 AF. The proposed increase in demand from the Project of 20,043 gpd (21 AFY) represents approximately 1% of the total increase in demand from 2020 to 2040 in the UWMP. The UWMP also projects adequate supplies to meet all future demands.

2. FIRE FLOW REQUIREMENTS

Los Angeles County Fire Code requirements (Chapter 20.16.060) allow the fire chief or fire marshal to determine the minimum fire flow for proposed projects. The site-specific conditions of approval require a demonstration of 3,000 gpm at 20 psi residual pressure for a duration of 3 hours.

A fire flow test for the Project site was conducted on 7/20/2022, using the 6” hydrant located nearest the Project Site (Hydrant 396) to determine if adequate capacity exists within the 12” water main as well as the hydrants serving the Project. At the required residual pressure of 20 psi, a fire flow of 13,983 gpm was provided for the duration of the test (2 hours). The available flow of 13,983 gpm satisfies and exceeds the site-specific requirements of 3,000 gpm. Under proposed conditions, and additional public fire hydrant will be installed on Artesia Boulevard along the northern end of the Site frontage. The fire flow results indicate adequate fire flow availability and infrastructure capacity within the 12” water main for the proposed Project. See Attachment B for fire flow test results.

Based on the satisfactory results of the fire flow test, impacts on water infrastructure would be less than significant.

WASTEWATER

1. SEWER GENERATION

The Project’s estimated sewer flows were based on LACSD sewer flow factors. Based on the proposed uses and generation factors, the Project’s projected wastewater generation is approximately 18,390 gpd, representing a net increase in wastewater generation at the Project Site of approximately 17,786 gpd. A breakdown of these wastewater generation calculations is provided in Table 4.

Table 4 – Estimated Proposed Wastewater Generation

Land Use	Units	Avg. Generation Factor (gpd/unit) ¹	Total Wastewater Generation (gpd)
Business	10,000	150 gpd/1,000 SF	1,500
Storage	186,000	25 gpd/1,000 SF	4,650
Industrial	72,000	170 gpd/1,000 SF	12,240
Total Proposed Wastewater Demand			18,390
Total Existing Wastewater Demand			604
Project Net Wastewater Demand (Proposed – Existing)			+ 17,786

Notes

¹ Based on 100% of the LACSD sewer generation factors.

2. INFRASTRUCTURE CAPACITY

The Project will be served by the 21" sewer line located on Artesia Boulevard. The City of Gardena will require a sewer connection permit with LACSD and associated connection fees. These fees will be utilized to cover any infrastructure improvements required as a result of Project implementation.

City flows drain to LACSD wastewater infrastructure and are ultimately conveyed to the JWPCP. The JWPCP has a capacity of 400 mgd and currently treats approximately 250 mgd. The Project's estimated wastewater generation increase of 16,576 gpd or 0.0 mgd comprises less than 0.001 percent of the remaining available capacity of the JWPCP. In addition, a Will-Serve Letter dated 12/14/2021 was provided by LACSD for the proposed project (See Attachment A). Therefore, based on LACSD's will serve letter and the available wastewater treatment capacity, impacts on wastewater infrastructure would be less than significant.

IMPACT ASSESSMENT

Water

Impact A. Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?

The proposed Project will increase the water demands for the site by 20,043 gpd. As noted earlier in this report, a fire flow test was performed for the site and returned a fire flow of 13,983 gpm at 20 psi for the 3-hour test duration, exceeding the site-specific requirement of 3,000 gpm. This also indicates adequate infrastructure capacity in the 12" water main serving the site. In the case of any modifications to water transmission lines or laterals, all applicable local, regional, and state-level construction management ordinances shall be followed, minimizing environmental impact. Impacts to water infrastructure will be less than significant.

Impact B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

As noted earlier in this report, the Project is anticipated to increase water demands by 21 AFY under buildout conditions. This represents 1% of the total increase in demands (1,709 AFY) anticipated for the GSWC service area from 2020 to 2040 identified in the 2015 UWMP for both normal years and dry years. Based on the above, it is anticipated that GSWC would be able to supply the demands of the Project and future growth. Therefore, impacts on water supply will be less than significant.

Wastewater

Impact A. Require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects?

Under proposed conditions, the Project site will be served by the same LACSD infrastructure as under existing conditions. Flows are anticipated to increase under Project buildout by 17,786 gallons per day. LACSD has provided a will-serve letter for the Project site, which indicates that their pipeline contains enough capacity to accommodate the proposed sewer connection. It is not anticipated that any City or County sewer lines will need to be upsized as a result of the Project. In the case where infrastructure needs to be upsized, the City of Gardena utilizes sewer impact fees to fund construction of new lines. For any new connections, laterals, or trenching that is required as a part of Project construction, all pertinent local, regional, and state-level regulations will be followed, minimizing environmental impact. Impacts to wastewater facilities will be less than significant.

Impact B. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the JWPCP. As noted earlier in this report, existing design capacity of the JWPCP is approximately 400 million gallons per day (mgd) and the existing average daily flow for the system is approximately 260 mgd. The Project's total estimated wastewater generation increase of 17,786 gpd summarized in Table 4 comprises less than 0.001 percent of the available 140 mgd capacity in the system (250 mgd). Through appropriate planning such as Sewer Master Plans and long-term flow projections, LACSD will be able to effectively serve the Project and update sewer infrastructure as needed. Impacts to services provided by the wastewater treatment provider will be less than significant.

CUMULATIVE IMPACTS ASSESSMENT

Water

Regarding potential cumulative impacts on water supply within the GSWC Southwest System service area that serves the Project, GSWC is required to prepare and periodically update a UWMP to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by GSWC for the Southwest System, accounts for existing development within the City, as well as projected growth through the year 2040. The increase in water demands of 20,043 gpd or 21 AFY from the proposed Project is well within the planned increases in water demands within the GSWC service area (1,709 AFY anticipated from 2020 to 2040 for both normal and dry year scenarios). Therefore, it is anticipated that GSWC would be able to supply the demands of the Project as well as future growth.

Additionally, GSWC keeps records of proposed capital improvements within the Southwest System area to account for various infrastructure upgrades to support existing service and new developments. This highlights the GSWC's ability to successfully track and manage infrastructure needs of its service area. Three projects related to water distribution, one project related to water treatment and one project related to ongoing improvements are either currently in development or planning. Of those listed, none are within proximity to the Project Site. GSWC regularly updates this list of projects and can request additional upgrades to infrastructure if necessary. GSWC is able to account for changes in development around the Project Site and can mitigate for deficiencies as needed. Therefore, cumulative impacts on water supply would be less than significant.

Wastewater

For the project, either sewer may be used as there is ample depth for the lateral connection. In coordination with the City of Gardena, a sewer study/analysis will not be required. Instead, the project will need to acquire permitting from the Los Angeles County Sanitation District (LACSD) for use of the sewer. Once proof is acquired that LACSD will be providing sewer services, the City will require an encroachment permit for the lateral connection. In addition, a Will Serve Letter was requested on December 7, 2021 and completed on December 14, 2021, providing direction on the process that needed to be followed depending on the size of the proposed sewer connection. If the pipe connection is a 6-inch diameter or smaller, a Trunk Sewer Connection Permit will be required. If the pipe connection is 8-inch diameter or larger, then the Sewer Plans will need to be submitted to LACSD for review and approval.

ATTACHMENT A

ATTACHMENT B

ATTACHMENT A



December 14, 2021

Ref. DOC 6397838

Mr. Ben Huber, P.E. Civil Engineer
Kimley-Horn
4637 Chabot Drive, Suite 300
Pleasanton, CA 94588

Dear Mr. Huber:

Will Serve Letter for Gardena Industrial

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on December 7, 2021. 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 east of Dalton Avenue. The Districts' 21-inch diameter lined trunk sewer has a capacity of 2.7 million gallons per day (mgd) and conveyed a peak flow of 2.3 mgd when last measured in 2016. 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 249.8 mgd.
3. The expected increase in average wastewater flow from the project, described in the application as a 258,000 square-foot self-storage facility, is 4,037 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, Wastewater & Sewer Systems, click on 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@lacsdsd.org.

Very truly yours,



Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:dc

cc: A. Schmidt
A. Howard

ATTACHMENT B



FORM 195
Rev. 11/06/2019

**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

Information on Fire Flow Availability for Building Permit

**For One and Two Family Dwellings, Townhomes,
and Accessory Dwelling Units**

INSTRUCTIONS:

Complete parts I, II (A), and II (B)

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

**PROJECT INFORMATION
(To be Completed by Applicant)**

PART I

Building Address: 1450 W. Artesia Blvd

City or Area: Gardena APN 6106-036-035

Nearest Cross Street: S Normandie Ave

Distance of Nearest Cross Street: 460 feet

Property Owner: Insite Property Group Telephone: () _____

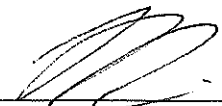
Address: 19191 S Vermont Ave, Suite 680

City: Torrance Zip Code 90502

Occupancy (Use of Building): Storage Sprinklered: Yes No

Type of Construction TBD

Square Footage: 12065 Number of Stories: 1



Applicant's Signature

June 16, 2022

Date

PART II

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

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

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 _____

Water Purveyor

Signature

Phone Number

Date

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:



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 Lim; Kimley Horn and Associates

Print Applicant or Contact Mailing Address: Street or PO Box

660 S. Figueroa St, Suite 2050

Print Applicant or Contact City, State, Zip

Los Angeles, CA 90017

Print Applicant or Contact Phone Number and E-mail Address

(213) 354-9946; ryan.lim@kimley-horn.com

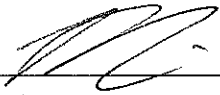
Print Address/Location where Fire Flow Test is requested (Use back of page section for additional location information)

1450 W Artesia Blvd, Gardena, CA 90248

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.

- Yes - One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units less than 3600 ft²
- No - One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units less than 3600 ft²

Mailing Address: 660 S. Figueroa St, Suite 2050, Los Angeles, CA 90017
E-Mail: ryan.lim@kimley-horn.com



Signature

June 16, 2022

Date

Please make check or money order payable to Golden State Water Company
Return completed form, fee and include the Fire Department fire flow test form to:
Golden State Water Company (Check www.gswater.com for the office nearest you or call 1-800-999-4033)