



*Appendix 4.15-1:  
Water and Wastewater Technical Report*



## TECHNICAL MEMORANDUM

To: Greg Tsujiuchi and Lisa Kranitz, City of Gardena  
From: Jessie Barkley and Rita Garcia  
Date: April 5, 2023  
Subject: **Normandie Crossing Specific Plan Project, Water and Wastewater Technical Report Peer Review**

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Kimley-Horn has conducted a follow-up third-party peer review of the Project's Water and Wastewater Technical Report (Fusco Engineering Inc., April 2023) on behalf of the City of Gardena to verify that Kimley-Horn's January 24, 2023 third-party peer review Technical Memo (TM) recommendations have been incorporated. The revised April 2023 report addressed the third-party peer review comments and thus is in compliance with the TM recommendations. The analysis, as revised, meets the applicable provisions of CEQA and the State CEQA Guidelines and is adequate for inclusion in the Project EIR.

Please do not hesitate to contact Jessie Barkley at 213.793.5445 or [jessie.barkley@kimley-horn.com](mailto:jessie.barkley@kimley-horn.com) with any questions.



## WATER AND WASTEWATER TECHNICAL REPORT

# Normandie Crossing Specific Plan Project

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Gardena, California 90247

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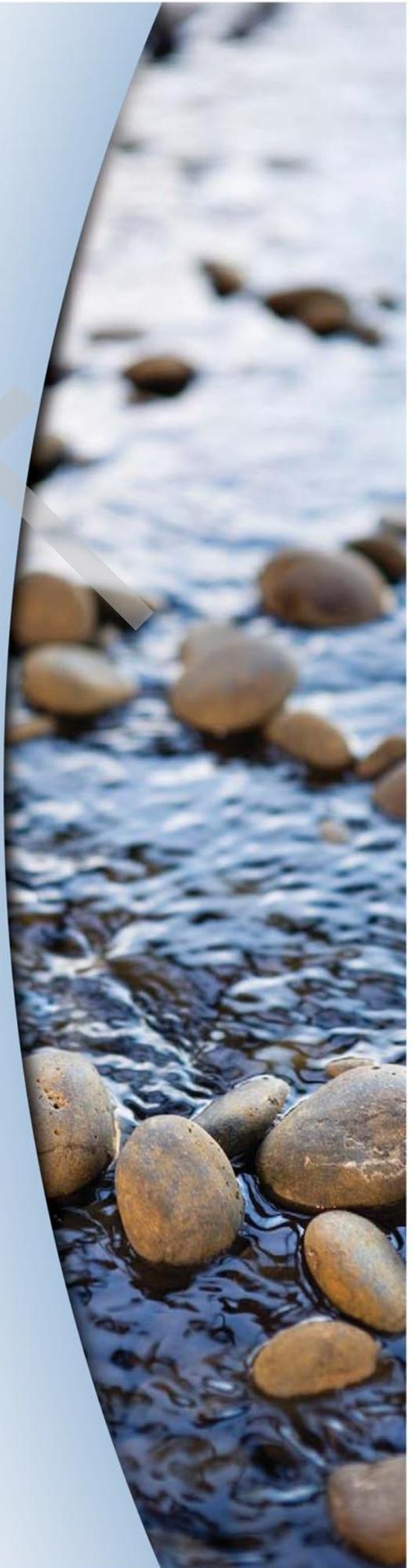
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Date Prepared: April 4, 2023

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## LIST OF ATTACHMENTS

- Attachment A – Water Atlas Excerpt
- Attachment B – Golden State Water Company Service – Will Serve Letter
- Attachment C – Fire Flow Test Results and Requirements
- Attachment D – County of Los Angeles, LACSD – Will Serve Letter

# 1. INTRODUCTION

## 1.1 PROJECT DESCRIPTION

The South Normandie Residential Project would include the development of new mixed-use residential development (Project) on an approximate 5.25-acre site, located at 16911 S Normandie Avenue in the City of Gardena. The Project proposes a 7-story structure with two levels of above ground parking and 3-story townhouses. The Project will include 328 apartment units (68 – Studio, 194 – 1 Bedroom, 66 – 2 Bedroom), 75 Townhouses, 10,519 square feet of amenity areas, and 559 residential parking spaces (399 – Apartment, 160 – Townhouses).

The Project site is fully developed with five industrial building. In total, there is approximately 106,100 square feet of built structures on the Project site. Additionally, the rest of the Project site is paved. Based upon the proposed building program; the existing building structure, foundations, parking lot surface, and all existing flatwork will be demolished. The Project will consist of a redevelopment of the existing parking lot and industrial/warehouse building into a multi-story apartment complex with townhomes along the westerly and southern property lines.

The Project is bounded by 169<sup>th</sup> Street to the North, Normandie Avenue to the East, 170<sup>th</sup> Street to the South, and Brighton Way to the West.



**Project Site: Thomas Grid - Page 733 – Grid J7 & Page 734 – Grid A7**

## 1.2 SCOPE OF WORK

As part of the environmental impact report (EIR) for the Project, the purpose of this report is to analyze the potential impacts of the Project upon the existing water and wastewater infrastructure systems. The current location of existing water and wastewater infrastructure, analysis of any potential Project impacts this infrastructure, and any applicable mitigation measures will be discussed in this technical report.

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## 2. REGULATORY FRAMEWORK

### 2.1 WATER

The Project Site receives water supply from the Golden State Water Company Southwest region (GSWC), the primary water purveyor for the City. As the primary supplier of water to the City of Gardena, 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 2020 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). Site-specific fire flow requirements of 2,000 gpm have been provided as a part of Appendix C of this report.

### 2.2 SEWER

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

As the Project site is located within 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).

## **3. ENVIRONMENTAL SETTING**

### **3.1 WATER**

#### **3.1.1 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.

#### **3.1.2 LOCAL**

Available record drawings provided by GSWC show that there are current water meters connecting to the Project. The Project Site is currently served by a public GSWC 8" water line that runs underneath S. Normandie Avenue, to the east of the Project. There is existing 8" water line along W 170<sup>th</sup> Street, due South of the Project and an existing 4" water line on Brighton Way, to the West of the Project. See Appendix A for an excerpt from the Water Atlas Map showing the Project location.

#### **3.1.3 ON-SITE**

As described above, the Project Site is currently occupied by five (5) existing warehouse buildings, associated offices and surface parking. Table 1 shows the estimated existing water demand for the Project Site, prepared based on 120% of the Los Angeles County

Sanitation Districts (LACSD) wastewater generation factors for Commercial Shops and Stores<sup>1</sup> as the water meter records from the water purveyor (GSWC) is unable to provide this data. This estimate is appropriate to account for any additional water demand for possible landscaping irrigation on-site that would deviate from the LACSD sewage generation factors, therefore, 120% of the standard Commercial Shops and Store generation factor was used for the existing condition demand estimates.

**Table 1 – Estimated Existing Water Demand**

| Land Use  | Building Square Footage | Est Avg. Daily Sewage Flow Factor (gal/1000 SF gross area) <sup>1</sup> | Total Average Daily Consumption (gpd) |
|---|-------------------------|---|---------------------------------------|
| Commercial (5 Bldgs.) <sup>2</sup>  | 106,100                 | 120   | 12,732                                |
| <b>Total Existing Water Demand</b>  |                         |   | <b>12,732</b>                         |
| Notes   |                         |   |                                       |
| <sup>1</sup> Based on 120% of the sewer generation factors from the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works (See Footnote 1).   |                         |   |                                       |
| <sup>2</sup> The specific occupancy type within the "Estimated Average Daily Sewage Flows for Various Occupancies" document does not exist in the tables for warehouse buildings; therefore, Commercial Shops and Stores was used as the basis of design. |                         |   |                                       |

There are currently two (2) existing fire hydrant that are fronting the Project Site property line. The existing fire hydrants are located to the east of the Project, along Normandie Avenue, and are serviced by the 8" main water line in Normandie Avenue. One hydrant is located near the cross-section of 169th Street and Normandie Avenue, and the second hydrant is located along S Normandie Avenue about 245 feet north of W 170<sup>th</sup> Street.

### 3.2 WASTEWATER

#### 3.2.1 REGIONAL

Regional wastewater service is provided by Los Angeles County Sanitation Districts (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)<sup>2</sup>. LACSD's 2019 Annual Report notes that a pilot project to provide up to 500,000 gallons per day of recycled water for indirect

<sup>1</sup>Estimated Average Daily Sewage Flows for Various Occupancies. Found here: <https://dpw.lacounty.gov/idd/iddservices/sewerAreaStudy/docs/Estimated%20Average%20Daily%20Sewage%20Flow%20for%20Various%20Occupancies.pdf>

<sup>2</sup> Wastewater Treatment Process at JWPCP. Found here: <https://www.lacsd.org/services/wastewater-sewage/facilities/joint-water-pollution-control-plant/wastewater-treatment-process-at-jwpcp>

potable reuse was implemented at the JWPCP, with plans for full implementation in the future.

### 3.2.2 LOCAL

Wastewater at the Project Site is conveyed via an existing 15" public sewer line owned and maintained by Los Angeles County Sanitation District. The 15" sewer line continues underneath Normandie Avenue to the south. The sewer main connects to a network of sewer lines that ultimately convey wastewater flows to the JWPCP.

### 3.2.3 ON-SITE

There are currently three existing sewer house connection laterals connecting from the county's sewer system to the Project Site. A house connection is a lateral or service connection carrying the sewage from the property line to a local sewer mainline located under the public right – of – way. 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.

**Table 2 – Estimated Existing Wastewater Generation**

| Land Use  | Building Square Footage | Est Avg. Daily Sewage Flow Factor (gal/1000 SF gross area) <sup>1</sup> | Total Wastewater Generation (gpd) | *Est. Daily PEAK Flow (gpd) = Avg. Daily Flow * 2.5 |
|---|-------------------------|---|-----------------------------------|---|
| Commercial (5 Bldgs.) <sup>2</sup>  | 106,100                 | 100   | 10,610                            | 26,525  |
| <b>Total Existing Wastewater Generation</b>   |                         |   | <b>10,612</b>                     | <b>26,525</b>                                       |
| Notes   |                         |   |                                   |   |
| <sup>1</sup> Based on 100% of the sewer generation factors from the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works (See Footnote 1).   |                         |   |                                   |   |
| <sup>2</sup> The specific occupancy type within the "Estimated Average Daily Sewage Flows for Various Occupancies" document does not exist in the tables for warehouse buildings; therefore, Commercial Shops and Stores was used as the basis of design. |                         |   |                                   |   |

## 4. 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:

### 4.1 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?

### 4.2 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?
- C. 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?

## **5. METHODOLOGY**

### **5.1 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. GSWC will also provide confirmation of water supplies available for the proposed Project and adequate capacity to deliver water to the Project. A fire flows test application was sent to GSWC to determine adequate flow at the minimum requirement of 20 psi for the fire hydrants located within the Project site. A Will Serve Letter from GSWC dated 12/07/2021 confirmed service to the address can be provided to the proposed Project (See Attachment B). The results from the fire flow availability application conducted on 05/18/2022 indicated adequate fire flow availability and infrastructure capacity for the proposed Project (See Attachment C).

### **5.2 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.

## **6. PROJECT SERVICES**

### **6.1 OPERATION**

Construction impacts, prior to operation, for both water and wastewater are temporary and less than long term operational demands. Therefore, it is anticipated that no service issues shall occur during construction.

#### **6.1.1 WATER**

##### **6.1.1.1 WATER CONSUMPTION**

Based on the Project's land uses, the Project's estimated water consumption is approximately 158,211 gallons per day (gpd), resulting in a net increased water demand of 145,479 gpd. These demand numbers were calculated using 120% of LACSD wastewater generation factors. A breakdown of these water demand calculations is provided in Table 3.

**Table 3 – Estimated Proposed Water Demand**

| Land Use  | Units                   | Avg. Demand Factor (gpd/unit) <sup>1</sup> | Total Water Demand (gpd) |
|---|-------------------------|--|--------------------------|
| Apartments  | 68 Units – (Studio)     | 180 gpd/unit                               | 12,240                   |
|   | 194 Units – (1-BR)      | 240 gpd/unit                               | 46,560                   |
|   | 66 Units – (2-BR)       | 300 gpd/unit                               | 19,800                   |
| Townhomes   | 10 Units – (4-BR)       | 360 gpd/unit                               | 3,600                    |
|   | 35 Units – (3-BR)       | 360 gpd/unit                               | 12,600                   |
|   | 30 Units – (2-BR)       | 300 gpd/unit                               | 9,000                    |
| Pool(s) <sup>2</sup> :  | 1 Unit @ – L1 Courtyard | 13,614 gpd/unit                            | 13,614                   |
|   | 1 Unit @ – L1 Courtyard | 2,693 gpd/unit                             | 2,693                    |
|   | 1 Unit @ – L3 Courtyard | 35,904 gpd/unit                            | 35,904                   |
| Landscaping   | 30,891 SF               | ETWU Method <sup>3</sup>                   | 2,200                    |
| <b>Total Proposed Water Demand</b>  |                         |  | <b>158,211</b>           |
| <b>Total Existing Water Demand</b>  |                         |  | <b>12,732</b>            |
| <b>Project Net Water Demand (Proposed – Existing)</b>   |                         |  | <b>+ 145,479</b>         |
| Notes   |                         |  |                          |
| <sup>1</sup> Based on 120% of the sewer generation factors from the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works (See Footnote 1).   |                         |  |                          |
| <sup>2</sup> Pools vary in size: therefore, pools have different water consumption values per unit.   |                         |  |                          |
| <sup>3</sup> Demand based on Estimated Total Water Use equation: $(E_{to} \times \text{plant factor} \times \text{landscaped area} \times 0.62) / \text{irrigation efficiency}$ . 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 2020 Urban Water Management Plan (UWMP) projects water demands to increase from 37,318 acre-feet per year (AFY) in 2025 to 39,840 AFY in 2045 for both normal and dry years representing an increase in demand of 2,522 AFY. The proposed increase in demand from the Project of 145,479 gpd (163 AFY) represents approximately 6.5% of the total increase in demand from 2025 to 2045 in the UWMP. The UWMP also projects adequate supplies to meet all future demands.

### 6.1.1.2 WATER INFRASTRUCTURE ASSESSMENT

A Will Serve Letter and Service Map was received from GSWC on 12/7/2021, confirming the availability of water service for the Project (see Attachment B). The City of Gardena does not require or conduct a water pressure flow analysis, however, GSWC does require

a fire flow test conducted by their Operations Engineer Technician to confirm water supply availability and adequate capacity for the proposed project site.

If the hydrants located around the project site have not been tested in the last twelve months a fire flow test for the Project Site will need to be conducted. If the two hydrants located adjacent to the property line have been tested recently, then GSWC will completed and returned the application with information on the fire flow availability. If the hydrants have not been tested, a request from GSWC will be sent to the field to have the hydrant tested by a water purveyor.

The Los Angeles County Fire Department for the City of Gardena requires dual testing if the project requires flows more than 2,000 gpm. Since this project will be a high residential, large-scale development the flows are expected to be greater than 2,000 gpm. Therefore, if testing is required for the hydrants near the Project site, dual testing may need to be performed. The fire flow testing results will determine if there exist adequate capacity within the 8" water main as well as the hydrants serving the Project. The available flows will then be compared to the site-specific requirements to determine if the available they satisfy and/or exceeds the site condition for the proposed Project.

### **6.1.1.3 FIRE FLOW REQUIREMENTS**

Los Angeles County Fire Code requirements (Chapter 20.16.060) sets the fire flow requirements for the Project. These guidelines, in addition to the requirements set by the City Fire Chief or Fire Marshal, will prescribe the fire flow requirements (pressure and duration) and hydrant spacing requirements for the Project. The City Fire Chief or Fire Marshal determines the minimum fire flow for the proposed project. The results of the fire flow test will provide site-specific conditions of approval and will provide a gpm value at a residual pressure for a duration of a specific number of hours.

A fire flow test for the Project site was conducted on 05/18/2022 to determine if adequate capacity exists within the 8" water mains along with the hydrants serving the Project. The fire flow Availablely test was conducted using the 6" fire hydrant (Hydrant 364) on Normandie Avenue, located 10 feet away from the property line and about 245 feet north of 170<sup>th</sup> Street. At the residual pressure of 20 psi, a fire flow of 7,565 gpm was provided for the duration of the test (2 hours). The available flow of 7,565 gpm satisfies and exceeds the site-specific requirements of 2,000 gpm. Dual testing was not requested by the fire department. Dual testing was not performed at the project site because the flows are not ultimately low, therefore they meet the fire flow demand requirement. The fire flow results indicate

adequate fire flow availability and infrastructure capacity within the 8" water main for the proposed project. See Attachment C for fire flow test results.

Based on the adequate water supply capacity, GSWC's Will Serve Letter, and the satisfactory results of the fire flow test, impacts on the water infrastructure are determined to be less than significant.

## 6.1.2 WASTEWATER

### 6.1.2.1 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 86,500 gpd, representing a net increase in wastewater generation at the Project Site of approximately 75,890 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) <sup>1</sup> | Total Water Demand (gpd) |
|---|---------------------|--|--------------------------|
| Apartments  | 68 Units – (Studio) | 150 gpd/unit                                   | 10,200                   |
|   | 194 Units – (1-BR)  | 200 gpd/unit                                   | 38,800                   |
|   | 66 Units – (2-BR)   | 250 gpd/unit                                   | 16,500                   |
| Townhomes   | 10 Units – (4-BR)   | 300 gpd/unit                                   | 3,000                    |
|   | 35 Units – (3-BR)   | 300 gpd/unit                                   | 10,500                   |
|   | 30 Units – (2-BR)   | 250 gpd/unit                                   | 7,500                    |
| <b>Total Proposed Wastewater Generation</b>   |                     |  | <b>86,500</b>            |
| <b>Total Existing Wastewater Generation</b>   |                     |  | <b>10,610</b>            |
| <b>Project Net Wastewater Generation (Proposed – Existing)</b>  |                     |  | <b>+ 75,890</b>          |
| Notes   |                     |  |                          |
| <sup>1</sup> Based on 100% of the sewer generation factors from the "Estimated Average Daily Sewage Flows for Various Occupancies" document from LA County Public Works (See Footnote 1). |                     |  |                          |

### 6.1.2.2 INFRASTRUCTURE CAPACITY

The Project will be served by the 15" line (Gardena Pump Trunk) located on Normandie Avenue. There are three house connection laterals coming from the pump trunk sewer near the project site, located near the northeast corner of the Project. The City of Gardena requires a sewer connection permit with LACSD and associated connection fees if a connection is made to a city line. The fees are utilized to cover any infrastructure improvements required because of Project implementation. However, if connecting to a County Sanitation District (CSD) Sewer Trunk no permit or sewer capacity study is needed. Confirmation will be needed to show that the CSD will allow the sewer connection. An approved sewer connection plan approved by CSD is needed to guarantee service. Since connection will not be made to a City line a sewer capacity analysis will not be required. Since the

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connections will be made to the CSD Trunk on Normandie Ave, the City of Gardena will require an approved sewer connection plan that has been approved by CSD.

City sewer 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 260 mgd. The Project's estimated wastewater generation increase of 75,890 gpd or 0.076 mgd comprises less than 0.06 percent of the remaining available capacity of 140 mgd in the JWPCP. In addition, a Will Serve Letter dated 12/14/2021 was provided by LACSD for the proposed project (Appendix D). Therefore, based on LACSD's Will Serve Letter and the available wastewater treatment capacity, impacts on wastewater infrastructure would be less than significant. A new Will Serve Letter was received from LACSD dated 08/24/2022 confirming that the updated discharge into the Gardena Pump Trunk Sewer main is acceptable and has the capacity to provide service to the updated proposed project site.

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## 7. IMPACT ASSESSMENT

### 7.1 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 145,479 gpd. A Will Serve Letter was provided for the Project by GSWC on 12/07/2021, and it is not anticipated that the 8" line located in Normandie Avenue will need to be upsized due to Project buildout. As noted in Section 6.1.1.3, a fire flow test was performed for the site to determine adequate capacity for the proposed project. 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. Since there are no relocations or construction of water facilities there won't be impacts.

***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 in Sections 6.1.1 and 6.1.2, the Project is anticipated to increase water demands by 163 AFY under buildout conditions. This represents 6.5% of the total increase in demands (2,522 AFY) anticipated for the GSWC service area from 2025 to 2045 identified in the 2020 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.

### 7.2 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 Los Angeles County Sanitation District. An updated Will Serve Letter was provided for the Project by LACSD on 08/24/2022 confirming the discharge into the Gardena Pump Trunk Sewer main is acceptable and has the capacity to provide service to the updated proposed project site. Flows are anticipated to increase under Project buildout by 75,890 gallons per day. It is not anticipated that any City or County sewer lines will need to be upsized because of the proposed Project. The Will Serve Letter received doesn't state that an upsizing is needed due to the increase in average wastewater flow from the proposed project. In the case where infrastructure needs to be upsized, the City of Gardena utilizes sewer impact fees to fund the 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.

***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 in Section 3.2.1, 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 75,890 gpd summarized in Table 4 comprises less than 0.06 percent of the available 140 mgd capacity in the system (260 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.

## **8. PROJECT SERVICABILITY**

Based on these results, no further service issues have been identified. The existing wastewater and proposed water infrastructure shall be adequate to serve the project.

DRAFT

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# ATTACHMENT A

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## WATER ATLAS EXCERPT

DRAFT



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## ATTACHMENT B

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### GOLDEN STATE WATER COMPANY- WILL SERVE LETTER

DRAFT



# Golden State

Water Company

A Subsidiary of American States Water Company

December 7, 2021

Alejandra Santos-Olivarez (consultant)  
600 Wilshire Boulevard, Suite 1470  
Los Angeles, CA 90017  
[asantos-olivarez@fuscoe.com](mailto:asantos-olivarez@fuscoe.com)

**Re: Will Serve Letter for a Mixed-Use Development Project at 16911 S. Normandie Ave.,  
Gardena, CA 90247 APN: 6106-030-017, 6106-030-016, 6106-030015, 6106-030-011**

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 S. Normandie Avenue.

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

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## ATTACHMENT C

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### FIRE FLOW TEST RESULTS AND REQUIREMENTS

DRAFT



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: \_\_\_\_\_

City or Area: \_\_\_\_\_ APN: \_\_\_\_\_

Nearest Cross Street: \_\_\_\_\_

Distance of Nearest Cross Street  
to Property Line: \_\_\_\_\_

Applicant: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Occupancy (Use of Building): \_\_\_\_\_ Fire Sprinklered: Yes  No

Type of Construction: \_\_\_\_\_

Square Footage: \_\_\_\_\_ Number of Stories: \_\_\_\_\_

*F. Staffer*

Applicant's Signature

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 or witnessed by GSWC personnel. Discounts for multiple tests being requested are not available. The \$300.00 fee is due in advance of GSWC performing or witnessing 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

Fred Shaffer, Saiko Investment Corp.

Print Applicant or Contact Mailing Address: Street or PO Box

1590 Rosecrans Ave., Suite D-303

Print Applicant or Contact City, State, Zip

Manhattan Beach, CA 90266

Print Applicant or Contact Phone Number and E-mail Address

(310) 213-6560 fshaffer@gtocompanies.com

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

16911 S Normandie Avenue, Gardena, CA 90247

Yes - One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units less than 3600 ft<sup>2</sup>

No - One and Two Family Dwellings, Townhomes, and Accessory Dwelling Units less than 3600 ft<sup>2</sup>

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.

Mailing Address: \_\_\_\_\_  
 E-Mail: fshaffer@gtocompanies.com  
 Fax No: \_\_\_\_\_

*FShaffer*

Signature

Date

03/16/2022

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](http://www.gswater.com) for the office nearest you or call 1-800-999-4033)

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## ATTACHMENT D

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### COUNTY OF LOS ANGELES, LACSD – WILL SERVE LETTER

DRAFT



August 24, 2022

Ref. DOC 6649227

Ms. Alejandra Santos  
Associate Engineer  
Fusco Engineering, Inc.  
600 Wilshire Boulevard, Suite 1470  
Los Angeles, CA 90017

Dear Ms. Santos:

**Will Serve Letter Update for 16911 South Normandie Avenue**

The Los Angeles County Sanitation Districts (Districts) received your will serve letter update request for the subject project on August 3, 2022. Previous comments submitted by the Districts in correspondence dated December 14, 2021 (copy enclosed), to your agency, still apply to the subject project with the following updated information:

1. The Water Pollution Control Plant currently processes an average flow of 243.1 mgd.
2. Based on the increase of apartments from 273 units to 325 units and the decrease in townhomes by one unit, the expected increase in wastewater flow from the project is 65,303 gallons per day after demolition of the existing structure occurs.

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

Very truly yours,

*Donna J. Curry*

Donna J. Curry  
Customer Service Specialist  
Facilities Planning Department

DC:dc

Enclosure

cc: A. Schmidt  
A. Howard



December 14, 2021

Ref. DOC 6397696

Ms. Alejandra Santos-Olivarez  
Associate Engineer  
Fusco Engineering  
600 Wilshire Boulevard, Suite 1470  
Los Angeles, CA 90017

Dear Ms. Santos-Olivarez:

**Will Serve Letter for 16911 Normandie Avenue Apartment Complex**

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 Normandie Avenue south of 169<sup>th</sup> Street. The Districts' 15-inch diameter trunk sewer has a capacity of 2.7 million gallons per day (mgd) and conveyed a peak flow of 0.3 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 249.8 mgd.
3. The expected increase in average wastewater flow from the project, described in the application as 273-unit apartment complex, is 42,098 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](http://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](http://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](mailto:dcurry@lacsdsd.org).

Very truly yours,



Donna J. Curry  
Customer Service Specialist  
Facilities Planning Department

DC:dc

cc: A. Schmidt  
A. Howard