



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
 Telephone: (562) 699-7411, FAX: (562) 699-5422
 www.lacsd.org

GRACE ROBINSON HYDE
 Chief Engineer and General Manager

June 8, 2016

Ref Doc. No.: 3519628



Ms. Katie Owston, Project Planner
 Community Development Department
 City of Redondo Beach
 415 Diamond Street
 Redondo Beach, CA 90277
 415 Diamond Street

Dear Ms. Owston:

Supplemental Comment Letter for The Waterfront Project

The Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on November 16, 2015. We offer the following comments:

1. Previous comments submitted by the Districts in correspondence dated January 19, 2016 (copies enclosed) still apply to the subject project with the following additional comment.
2. The District can provide sewerage service to the proposed project; however, it has come to our attention that several facilities currently receiving sewerage service are not paying the correct service charge. Service charge errors must be resolved by contacting Ms. Wendy Yanez of our Financial Management Department at (562) 908-4288 extension 2713.

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

Very truly yours,

Adriana Raza
 Customer Service Specialist
 Facilities Planning Department

WES:AR:ar

Enclosures



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GRACE ROBINSON HYDE
Chief Engineer and General Manager

January 19, 2016

Ref File No.: 3519628



Ms. Katie Owston, Project Planner
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Dear Ms. Owston:

Comment Letter for The Waterfront Project

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on November 16, 2015. We offer the following comments:

- 1. Previous comments submitted by the Districts in correspondence dated July 16, 2014 (copy enclosed) still apply to the subject project with the following updated information and comments.
- 2. Although it was previously stated the proposed development is located within the jurisdictional boundaries of the South Bay Cities District, further review of the project boundaries revealed the western portion of the project site is outside of the jurisdictional boundaries of the South Bay Cities District. There is currently no Assessor's identification number associated with the land in question. Before sewerage service can be provided to the proposed development, additional information will be necessary to determine if the land outside of the jurisdictional boundary of the South Bay Cities District will require annexation. Please contact the undersigned at (562) 908-4288, extension 2717 to resolve the matter.
- 3. SECTION 3.14.2.1 Wastewater, page 3.14-3, third paragraph – The Joint Water Pollution Control Plant (JWPCP) currently processes an average flow of 263.1 million gallons per day (mgd).
- 4. SECTION 3.14.4.3.2 Impact Determination, page 3.14-21, first paragraph – Section 3.14.4.3.1 Proposed Project describes the proposed project as approximately 511,460 square feet of mixed-use commercial and proposes the demolition of 207,402 square feet of existing structure. Based on the Districts' average wastewater generation factors, the expected average wastewater flow from the proposed project is 98,819 gallons per day. 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.

AR001-3

AR001-4

AR001-5

AR001-6

5. **SECTION 3.14.4.3.2 Impact Determination**, page 3.14-27, third paragraph – The JWPCP currently processes an average flow of 263.1 mgd. | AR001-7
6. All other information concerning Districts' facilities and sewerage service contained in the document is current. | AR001-8

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

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Enclosure

cc: M. Sullivan
M. Tatalovich



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GRACE ROBINSON HYDE
Chief Engineer and General Manager

July 16, 2014

Ref File No.: 3012036

Ms. Katie Owston, Project Planner
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277



Dear Ms. Owston:

The Waterfront Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on June 19, 2014. The proposed development is located within the jurisdictional boundaries of the South Bay Cities Sanitation District. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Herondo Trunk Sewer Section 1, located in Herondo Street west of Francisca Avenue. This 14.06-inch diameter lined trunk sewer has a design capacity of 2.1 million gallons per day (mgd) and conveyed a peak flow of 1.0 mgd when last measured in 2010.
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 design capacity of 400 mgd and currently processes an average flow of 263.7 mgd.
3. The expected increase in average wastewater flow from the project site is 22,282 gallons per day. 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 for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation, already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to *construct an incremental expansion of the Sewerage System to accommodate the proposed project*. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the

AR001-9

appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design 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 CCA. 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 you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

AR001-9
cont'd

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

Very truly yours,

Grace Robinson Hyde



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: M. Tremblay
J. Ganz

The Waterfront Project

Raza, Adriana <araza@lacsds.org>

Fri 1/22/2016 2:42 PM

To: Katie Owston <Katie.Owston@redondo.org>;

 1 attachment

The_Waterfront_Project.pdf;

Katie,

The portion of the subject project that is outside of the jurisdictional boundaries of the South Bay Cities District will not require annexation at this time. AR001-10

Regards,

Adriana Raza

Will Serve Program

Sanitation Districts of Los Angeles County

1955 Workman Mill Road

Whittier, CA 90601

Tel (562) 908-4288 ext. 2717

Fax (562) 695-1874



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GRACE ROBINSON HYDE
Chief Engineer and General Manager

January 19, 2016

Ref File No.: 3519628

Ms. Katie Owston, Project Planner
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Dear Ms. Owston:

Comment Letter for The Waterfront Project

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on November 16, 2015. We offer the following comments:

1. Previous comments submitted by the Districts in correspondence dated July 16, 2014 (copy enclosed) still apply to the subject project with the following updated information and comments.
2. Although it was previously stated the proposed development is located within the jurisdictional boundaries of the South Bay Cities District, further review of the project boundaries revealed the western portion of the project site is outside of the jurisdictional boundaries of the South Bay Cities District. There is currently no Assessor's identification number associated with the land in question. Before sewerage service can be provided to the proposed development, additional information will be necessary to determine if the land outside of the jurisdictional boundary of the South Bay Cities District will require annexation. Please contact the undersigned at (562) 908-4288, extension 2717 to resolve the matter.
3. **SECTION 3.14.2.1 Wastewater**, page 3.14-3, third paragraph – The Joint Water Pollution Control Plant (JWPCP) currently processes an average flow of 263.1 million gallons per day (mgd).
4. **SECTION 3.14.4.3.2 Impact Determination**, page 3.14-21, first paragraph – Section 3.14.4.3.1 Proposed Project describes the proposed project as approximately 511,460 square feet of mixed-use commercial and proposes the demolition of 207,402 square feet of existing structure. Based on the Districts' average wastewater generation factors, the expected average wastewater flow from the proposed project is 98,819 gallons per day. 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.

AR001-11

Ms. Katie Owston

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January 19, 2016

5. **SECTION 3.14.4.3.2 Impact Determination**, page 3.14-27, third paragraph – The JWPCP currently processes an average flow of 263.1 mgd.
6. All other information concerning Districts' facilities and sewerage service contained in the document is current.

AR001-11
cont'd

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

Very truly yours,

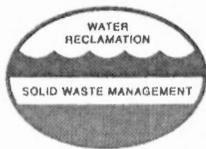


Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Enclosure

cc: M. Sullivan
M. Tatalovich



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GRACE ROBINSON HYDE
 Chief Engineer and General Manager

July 16, 2014

Ref File No.: 3012036

Ms. Katie Owston, Project Planner
 Community Development Department
 City of Redondo Beach
 415 Diamond Street
 Redondo Beach, CA 90277

Dear Ms. Owston:

The Waterfront Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on June 19, 2014. The proposed development is located within the jurisdictional boundaries of the South Bay Cities Sanitation District. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Herondo Trunk Sewer Section 1, located in Herondo Street west of Francisca Avenue. This 14.06-inch diameter lined trunk sewer has a design capacity of 2.1 million gallons per day (mgd) and conveyed a peak flow of 1.0 mgd when last measured in 2010.
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 design capacity of 400 mgd and currently processes an average flow of 263.7 mgd.
3. The expected increase in average wastewater flow from the project site is 22,282 gallons per day. 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 for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the

AR001-12

Ms. Katie Owston

-2-

July 16, 2014

appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design 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 CCA. 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 you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

AR001-12
cont'd

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

Very truly yours,

Grace Robinson Hyde



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: M. Tremblay
J. Ganz

The Waterfront Project

Raza, Adriana <araza@lacsds.org>

Wed 1/20/2016 6:43 AM

To: Katie Owston <Katie.Owston@redondo.org>;

 1 attachment

The Waterfront Project.pdf;

Attached please find a pdf copy of the subject project comment letter. The original was placed in the mail to your attention.

AR001-13

Regards,

Adriana Raza

Will Serve Program

Sanitation Districts of Los Angeles County

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4. **SECTION 3.14.4.3.2 Impact Determination**, page 3.14-21, first paragraph – Section 3.14.4.3.1 Proposed Project describes the proposed project as approximately 511,460 square feet of mixed-use commercial and proposes the demolition of 207,402 square feet of existing structure. Based on the Districts' average wastewater generation factors, the expected average wastewater flow from the proposed project is 98,819 gallons per day. 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.

AR001-14
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Ms. Katie Owston

-2-

January 19, 2016

5. **SECTION 3.14.4.3.2 Impact Determination**, page 3.14-27, third paragraph – The JWPCP currently processes an average flow of 263.1 mgd.
6. All other information concerning Districts' facilities and sewerage service contained in the document is current.

AR001-15
cont'd

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

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Enclosure

cc: M. Sullivan
M. Tatalovich



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AR001-15
 cont'd

Ms. Katie Owston

-2-

July 16, 2014

appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

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AR001-15
cont'd

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Very truly yours,

Grace Robinson Hyde



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Customer Service Specialist
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cc: M. Tremblay
J. Ganz