

Appendix U

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September 8, 2020

Ms. Morgan Bell, Project Manager
KPF Consulting Engineers
700 South Flower Street, Suite 2100
Los Angeles, CA 90071

Dear Ms. Bell,

DISTRICT NOHO UPDATE – REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your March 6, 2020 letter requesting a review of your proposed mixed-use project located at 11163–11347 Chandler Boulevard, 5311–5430 Lankershim Boulevard, 11204–11270 Cumpston Street, and 5300–5320 Bakman Avenue, Los Angeles, CA . The project will consist of residential units, store retail, restaurants full service and fast food, lounges, Laundromat, fitness Centers, swimming pools, and office building. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: Bachelor	75 GPD	125 UNITS	9,375
Residential: 1- BDRM	110 GPD	411 UNITS	45,210
Residential: 2-BDRM	150 GPD	184 UNITS	27,600

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AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Residential: 3-BDRM	190 GPD	65 UNITS	12,350
Lounges	50 GPD/1000 SQ.FT	80,374 SQ.FT	4,019
Fitness Center	650 GPD/1000 SQ.FT	2,852 SQ.FT	1,854
Store: Retail	25 GPD/1000 SQ.FT	13,482 SQ.FT	337
Restaurant: Full Service	30 GPD/Seat	335 Seats	10,050
Laundromat	185 GPD/1 Machine	52 Machines	9,620
Swimming Pool (Block 1)	7.48 GAL/CU.FT	5,276 CU.FT	39,464
Swimming Pool (Block 2)	7.48 GAL/CU.FT	4,308 CU.FT	32,224
BLOCK (1,2,3) Total			192,103
BLOCK (4 & 5)			
Proposed			
Residential: Bachelor	75 GPD	196 UNITS	14,700
Residential: 1- BDRM	110 GPD	267 UNITS	29,370
Residential: 2-BDRM	150 GPD	117 UNITS	17,550
Residential: 3-BDRM	190 GPD	14 UNITS	2,660
Lounges	50 GPD/1000 SQ.FT	39,691 SQ.FT	1,985
Fitness Center	650 GPD/1000 SQ.FT	3,376 SQ.FT	2,194
Store: Retail	25 GPD/1000 SQ.FT	15,450 SQ.FT	386
Restaurant: Full Service	30 GPD/Seat	1,365 Seats	40,950
Office Building	120 GPD/1000 SQ.FT	91,345 SQ.FT	10,961
Dog Wash Area	100 GPD/1000 SQ.FT	358 SQ.FT	36
Pool & SPA (Block 4)	7.48 GAL/CU.FT	(2,590+637)CU.FT	24,138
Swimming Pool (Block 5)	7.48 GAL/CU.FT	4,932 CU.FT	36,891
BLOCK (4 & 5) Total			181,821
BLOCK (0,6)			
Proposed			
Restaurant: Full Service	30 GPD/Seat	755 Seats	22,650
BLOCK (0 & 6) Total			22,650
BLOCK (7)			
Proposed			
Residential: Apt Bachelor	75 GPD	120 UNITS	9,000
Residential: Apt 1- BDRM	110 GPD	30 UNITS	3,300
Residential: Apt 2- BDRM	150 GPD	1 UNITS	150
Lounges	50 GPD/1000 SQ.FT	7,622 SQ.FT	381
Laundromat	185 GPD/1 Machine	21 Machines	3,885
BLOCK (7) Total			16,716
BLOCK (8A & 8B)			
Proposed			
Restaurant: Take-out	300 GPD/1000 SQ.FT	10,284 SQ.FT	3,085
Restaurant: Full Service	30 GPD/Seat	336 Seats	10,080
Office Building	120 GPD/1000 SQ.FT	346,664 SQ.FT	41,600
BLOCK (8) Total			54,765

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes three (3) sewer systems. First system is for Block (1, 2, 3), and Block (4 & 5). Second sewer system is for Block (0, 6), and Block (8A, 8B). Third sewer system is for Block (7).

1st Sewer System:

In Block(1,2,3) and Block (4 & 5) system, there is an existing line 8-inch line on Cumpston St and an existing 12-inch line on Chandler Blvd. The sewage from the two existing lines join to feed into an 18-inch line on Vineland Ave before discharging into a 24-inch sewer line on Lankershim Blvd. Figure 1 and Figure 4 show the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line and the 12-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Cumpston St.	*	362,591 GPD
12	Chandler Blvd.	*	828,074 GPD
18	Vineland Ave.	15	2.59 MGD
24	Lankershim Blvd.	55	4.07 MGD

* No gauging available

2nd Sewer System:

In Block (0,6), Block (8A), and Block (8B) system, there is an existing 18-inch line on Lankershim Blvd, an existing 8-inch line on Bakman Ave for Block (8A), and an existing 8-inch line on Weddington St for Block (8B). The sewage from the existing Block (8A) on Bakman Ave feeds into an 8-inch line on Morrison St. The sewage from the existing 18-inch line on Block (0,6) join the sewage from the existing 8-inch line on Weddington St from Block (8B) before joining the sewage from the 8-inch line on Morrison St to feed into an 18-inch line on Lankershim Blvd before discharging into a 24-inch sewer line on Lankershim Blvd to join the other two systems. Figure 6, Figure (8A) and Figure (8B) show the details of the sewer system within the vicinity of the project.

The current flow level (d/D) in the 8-inch lines and the 18-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
18	Lankershim Blvd.	*	2.82 MGD
8	Bakman Ave.	*	229,323 GPD
8	Morrison St.	28	229,323 GPD
8	Morrison St.	28	229,323 GPD
8	Weddington St.	*	229,323 GPD
18	Lankershim Blvd.	*	2.36 MGD
24	Lankershim Blvd.	55	4.07 MGD

* No gauging available

3th Sewer System:

In Block (7) system, there is an existing 8-inch line on Tujunga Ave. The sewage from the existing 8-inch line feeds into an 8-inch line on Camarillo St before discharging into a 24-inch sewer line on Lankershim Blvd to join the other two systems. Figure 7 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Tujunga Ave.	*	229,323 GPD
8	Camarillo St.	*	229,323 GPD
24	Lankershim Blvd.	55	4.07 MGD

* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If

groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers a Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from the Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,

Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: sa

Attachment: Figure 1 - Sewer Map

c: Shahram Kharaghani, LASAN
Michael Scaduto, LASAN
Wing Tam, LASAN
Christopher DeMonbrun, LASAN