

Appendix IS-7

Wastewater Report

**1000 SEWARD MIXED-USE PROJECT
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER
JUNE, 2020**

PREPARED BY:

JLA Consulting Engineers

319 Main Street

El Segundo, CA 90245

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Exhibit I- City of Los Angeles “Wastewater Services Information” (WWSI) Results

I. INTRODUCTION

I.1. PROJECT DESCRIPTION

The 1000 Seward Project (Project) would include the development of a mixed-use commercial project with a total floor area of 150,600 square feet under two design options. Under Option A, the Project would include 136,200 square feet of office uses, 12,200 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use), and 2,200 square feet of retail uses (Option A). Under Option B, the Project would include approximately 134,100 square feet of office uses, 14,300 square feet of restaurant space (of which 6,100 square feet may be used for an entertainment use), and 2,200 square feet of retail space (Option B). The proposed uses would be located within a single ten-story building (with an additional rooftop level for mechanical equipment) with a maximum height of 133 feet to the top habitable floor and approximately 155 feet to the top of rooftop mechanical equipment level. Under Option A, the Project would also provide up to 35,600 square feet of open space which would include terraces, seating, lounge areas, and landscaping, or up to 34,550 square feet of open space under Option B. Under either option, in accordance with the City of Los Angeles (City) Municipal Code (LAMC), the Project would provide 310 vehicular parking spaces and 55 bicycle parking spaces (34 long-term and 21 short-term) within three subterranean levels and four above grade fully-enclosed and mechanically ventilated parking levels. Under Option A, the two existing buildings on the Project Site totaling 10,993 square feet along with the surface parking areas would be demolished. Under Option B, the 2,551-square-foot restaurant would remain, while the 8,442-square-foot studio/production space and surface parking areas would be demolished. Overall, under either option the Project would include the same uses and would result in 150,600 square feet of floor area within the Project Site with a FAR of 4.4:1. Project construction is anticipated to be completed in 2025.

I.2. SCOPE OF WORK

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project to the City's wastewater infrastructure systems. Between the two options outlined above, Option B would result in higher post-construction wastewater generation than Option A. This is due to the fact that Option B would have more overall restaurant area and less commercial office area than Option A, and restaurant space generates more wastewater per square foot than commercial office space. In the interest of taking a conservative approach to the analyses in this report, it is assumed that the scope of work outlined in Option B above will be developed rather than Option A.

2. REGULATORY FRAMEWORK

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary

Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System and the Hyperion Treatment Plant. In February 2015, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)¹.

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. This Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

The LAMC includes regulations that allow the City to assure available sewer capacity for new projects and require fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) analysis when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per this Special

¹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.

Order, laterals sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.²

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.³ The Integrated Resources Plan was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

3. EXISTING CONDITIONS

The Project Site is currently developed with two one story buildings totaling 10,993 square feet and surface parking areas. Specifically, the existing uses on the Project Site include a 2,551 square-foot restaurant (1006 Seward Street) and an approximately 8,442 square-foot production space and mastering studio (1000 Seward Street). Vehicular access to the Project Site is provided via driveways along Seward Street, Romaine Street, and Hudson Avenue. Pedestrian access to the Project Site is located along Seward Street, Romaine Street, and Hudson Avenue. Existing landscaping within the Project Site includes a Hollywood Juniper and several bird of paradise plants within small planted areas.

Sanitary sewer service to the Project Site from the surrounding streets is provided by the Bureau of Sanitation (BOS).

Based on available record data provided by the City, there is a 12-inch vitrified clay pipe (VCP) sewer line in Seward Street flowing south, and an 8-inch VCP sewer line in Hudson Avenue flowing south. Based upon the City of Los Angeles Bureau of Engineering's online Navigate LA database, the capacity of the sewer line in Seward St. is 3.77 cubic feet per second (cfs) (2,436,445 gallons per day (gpd)), and the capacity of the sewer line in Hudson Avenue is 0.90 cfs (581,645 gpd). Available records indicate that Seward St. has two (2) sewer wyes and three (2) laterals allocated to the Project Site, and Hudson Ave. has three (3) sewer wyes and three (3) laterals allocated to the Project Site.

Wastewater generation estimates for the existing Project Site have been prepared based on BOS sewerage generation factors, as summarized in Table I below.

² <http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf>.

³ City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

Table I – Estimated Existing Water Consumption			
Land Use	Units	Generation Rate (gpd/unit) ^(a)	Total Water Consumption (gpd)
Existing			
Parking Lot	20,700 SF	0	0
Restaurant	100 Seats	30/Seat	3,000
Production Space and Mastering Studio	8,442 SF	50/KGSF ^(b)	422
Subtotal Existing			3,422
^{a)} The average daily flow based on 100% of City of Los Angeles BOS sewerage generation factors. ^{b)} Average daily flow for “Studio: Film/TV – Regular Use” from the Los Angeles BOS sewerage generation factors.			

4. SIGNIFICANCE THRESHOLDS

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 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?

In the context of the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant wastewater impact if:

- The project would cause a measureable increase in wastewater flows at a point where, and a time when, a sewer’s capacity is already constrained or that would cause a sewer’s capacity to become constrained; or
- The project’s additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the *LA. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;
- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. BOS's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. Refer to Exhibit I for the WWSI prepared for the Project, which contains the results of the BOS preliminary analysis.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Construction activities for the Project would result in a temporary increase in wastewater generation as a result of construction activities at the Project Site. Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, construction workers would utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus wastewater generation from Project construction activities is not anticipated to cause any increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new building, and potential upgrade and/or relocation of existing infrastructure. 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 on-site wastewater distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required in order to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining two lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

6.2. OPERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project will generate approximately 37,477 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the BOS sewerage generation factors commercial categories, and are summarized in Table 2 below.

Table 2 – Estimated Proposed Water Consumption			
Land Use	Units	Generation Rate (gpd/unit) ^(a)	Total Water Consumption (gpd)
Existing			
Parking Lot	20,700 SF	0	0
Restaurant	100 Seats	30/Seat	3,000
Production Space and Mastering Studio	8,442 SF	50/KGSF	422
Subtotal Existing			3,422
Proposed (Option A)			
Office Space	136,200 SF	120/KGSF	16,344
Retail	2,200 SF	25/KGSF	55
Restaurant (new)	611 Seats	30/Seat	18,330
Subtotal Proposed			34,729
Net Increase			31,307
Proposed (Option B)			
Office Space	134,100 SF	120/KGSF	16,092
Retail	2,200 SF	25/KGSF	55
Restaurant (new)	611 Seats	30/Seat	18,330
Restaurant (existing)	100 Seats	30/Seat	3,000
Subtotal Proposed			37,477
Net Increase			37,055
^(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.			

A Wastewater Services Information (WWSI) Request was submitted to see whether the existing public infrastructure can accommodate the Project. BOS has analyzed the Project demands in conjunction with existing conditions and forecasted growth, and has stated that the sewer system is able to accommodate the Project's proposed discharge of up to 37,477 gpd of wastewater to the 12-inch sewer main in Seward Street and the 8-inch sewer main in Hudson Ave (with 75% of flow discharging to Seward and 25% of flow discharging to Hudson). Therefore, impacts on wastewater would be less than significant. See Exhibit I for the WWSI.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant,

Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).⁴ The Project’s proposed wastewater generation is approximately 0.037 mgd. This is equal to far less than one percent of the Hyperion Treatment Plant’s capacity where the Project’s wastewater would be treated. Consequently, impacts on wastewater treatment capacity are less than significant.

As stated above, the existing capacities of the 12-inch sewer line in Seward Street and the 8-inch line in Hudson Avenue are approximately 3.77 cubic feet per second (cfs) (2,436,445 gpd) and 0.90 cfs (581,645 gpd), respectively. The Project’s net increase in sewage generation discharging to Seward Street and Hudson Avenue are approximately 25,654 gpd and 8,551 gpd, respectively. This represents approximately 1.0 percent of the 12-inch pipe’s capacity, and 1.4 percent of the 8-inch pipe’s capacity. Due to these small percentages, impacts on wastewater infrastructure would be less than significant.

6.3. CUMULATIVE IMPACTS

The Project will result in the additional generation of sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to BOS as part of the related project’s development review. Impact determination will be provided following the completion of the SCAR analysis for each project. If system upgrades are required as a result of a given project’s additional flow, arrangements would be made between the related project and BOS to construct the necessary improvements.

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant. As previously stated, based on information from BOS, the existing design capacity of the Hyperion Service Area is approximately 450 million gallons per day (mgd)⁴ and the existing average daily flow for the system is approximately 300 mgd.⁵ The estimated wastewater generation increase of 34,205 gpd summarized in Table 2 comprises less than 0.01 percent of the available capacity in the system. It is expected that the related projects would also be required to adhere to the BOS’s annual wastewater flow increase allotment.

Based on these forecasts the Project’s increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the BOS analysis confirms that the Hyperion Treatment Plant has sufficient capacity and

⁴ City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oeplwklid_4&_afLoop=28344654751341747#!, accessed January 14, 2020.

⁵ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.

regulatory allotment for the Project. Thus, cumulative impacts with respect to wastewater infrastructure would not be cumulatively considerable and, therefore, would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified to wastewater infrastructure for this Project.

EXHIBIT I

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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WASTEWATER ENGINEERING SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

May 26, 2020

Mr. Will Smith, Project Engineer
John Labib and Associates
319 Main Street
El Segundo, CA 90245

Dear Mr. Smith,

1000 SEWARD - WASTEWATER SERVICES INFORMATION REQUEST

This project commercial the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA evaluating future process 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>			
Office Building	120 GPD/1000 SQ.FT	134,100 SQ.FT	16,092
Retail	25 GPD/1000 SQ.FT	2,200 SQ.FT	55
Restaurant	30 GPD/SEAT	711 SEATS	21,330
Total			37,477

zero waste • zero wasted water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 12-inch line on Seward St. The sewage from the existing 12-inch line feeds into a 45-inch line on Willoughby Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in 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
12	Seward St.	*	1.22 MGD
45	Willoughby Ave.	41	17.56 MGD

In addition, this proposed flow also includes a discharge into an existing 8-inch line on Hudson Ave. The sewage from the existing 8-inch line feeds into a 15-inch line before discharging into a 20-inch sewer line on Melrose Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-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	Hudson Ave.	*	290,073 GPD
15	Melrose Ave.	*	1.39 MGD
20	Melrose Ave.	21	1.56 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 ground water 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 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 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,

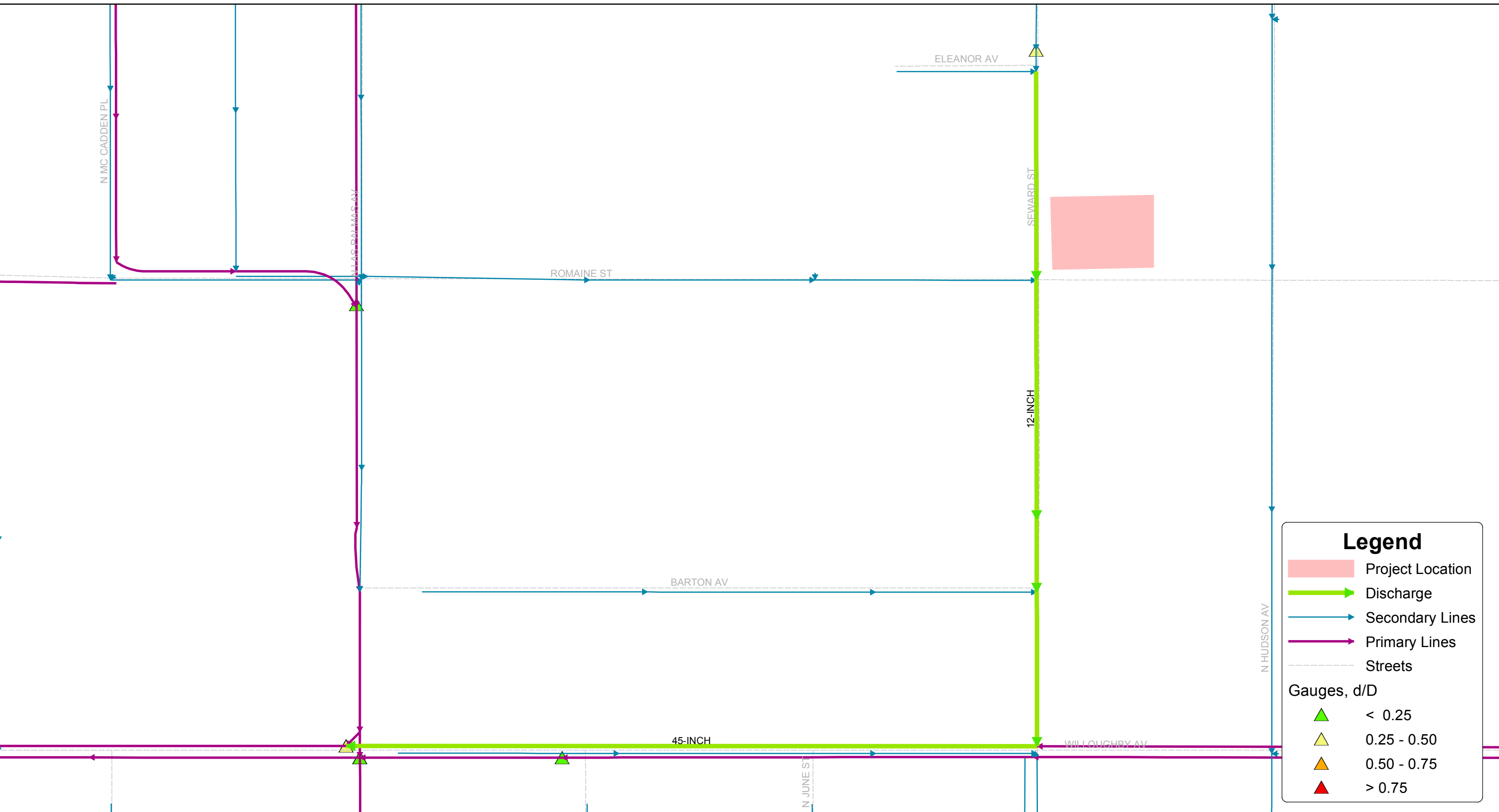


Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: ga

Attachment: Figure 1 - Sewer Map
Figure 2 - Sewer Map

c: Michael Scaduto, LASAN
Alfredo Magallanes, LASAN
Wing Tam, LASAN
Ryan Thiha, LASAN
Christopher DeMonbrun, LASAN



Legend

- Project Location
- Discharge
- Secondary Lines
- Primary Lines
- Streets

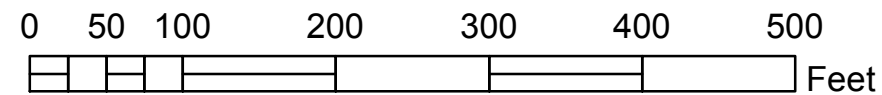
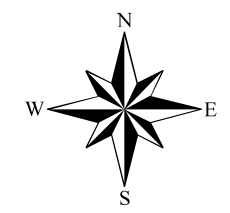
Gauges, d/D

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

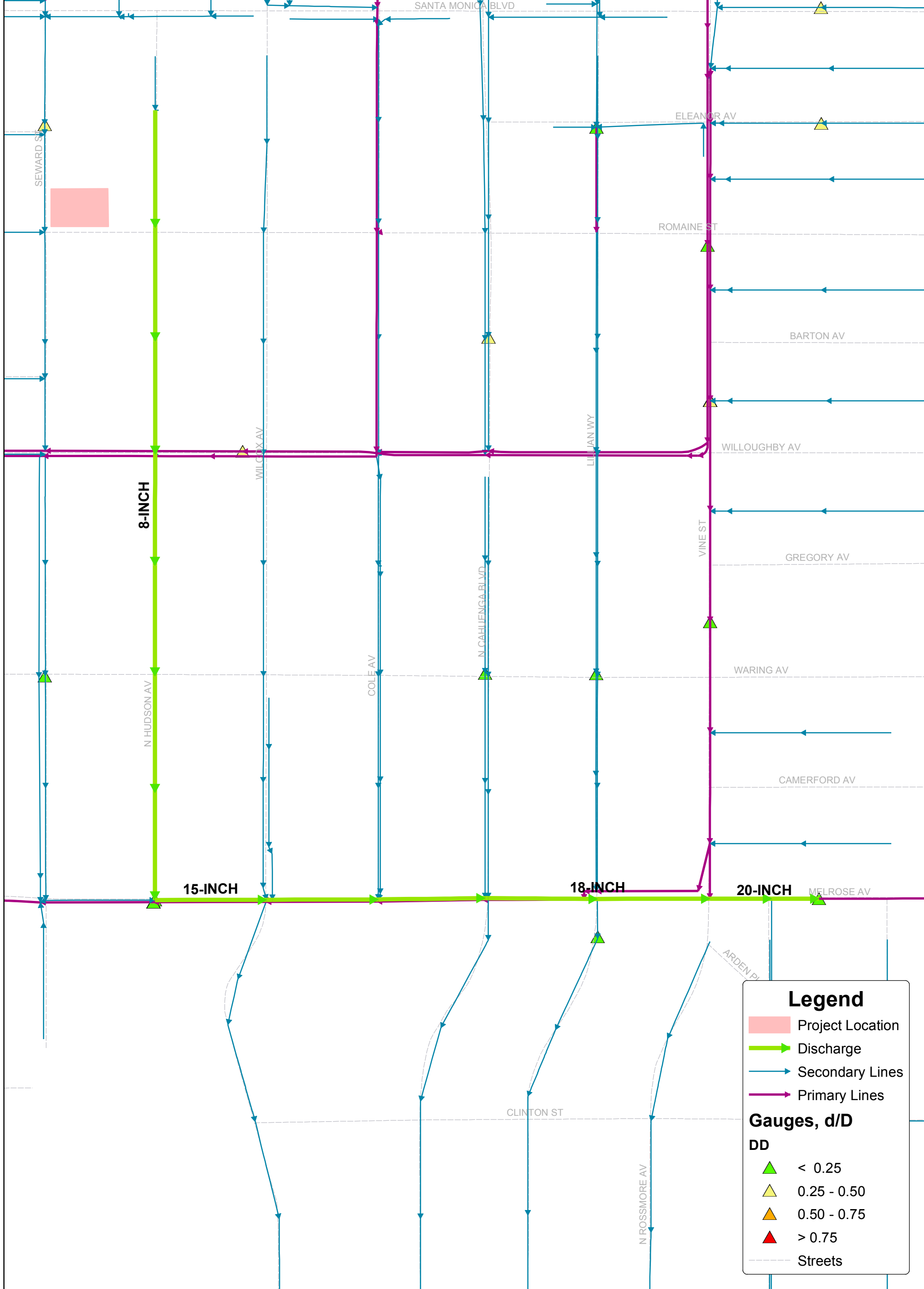
Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



Figure 1
1000 Seward
Sewer Map



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Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



Figure 2
1000 Seward
Sewer Map

