

# **Appendix IS-6**

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Utility Report

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# UTILITY TECHNICAL REPORT

**for**

**130 W College Street  
Los Angeles, CA**

*Prepared For:*

**S&R Partners, LLC c/o Granite Properties  
5601 Granite Parkway, Suite 1200  
Plano, Texas 75024**

*Prepared By:*

**Langan Engineering and Environmental Services, Inc.  
515 South Flower Street, Suite 2860  
Los Angeles, California 90071**

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**Donald J. Hodson, PE, LEED AP  
CA PE Lic. # 78817**

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Langan Project No. 721036101**

**LANGAN**

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## **1.0 INTRODUCTION**

### **1.1 Project Description**

The Project proposes a new infill commercial development on 2.2 acre site (Project Site or Property) in the Central City North Community Plan area of the City of Los Angeles (the Project). The Project would comprise a total floor area of 232,802 square feet consisting of 224,597 square feet of office uses, 4,095 square feet of restaurant uses, and 4,110 square feet of retail uses, with a floor area ratio (FAR) of 2.42:1. The Project would also include approximately 1,799 square feet of outdoor uncovered dining area adjacent to the ground floor restaurant, which is not considered "Floor Area" as defined in the City's Municipal Code (LAMC), but is nevertheless counted towards the Project's restaurant area for purposes of this environmental analysis. As such, for purposes of this environmental analysis, the Project would include 5,894 square feet of restaurant space. The proposed building would have a maximum height of five stories (plus a mezzanine) and 85 feet measured to the top of the mechanical screening. The Project would include a total of 52,716 square feet of outdoor areas. A total of 429 vehicular parking spaces would be provided for the proposed uses within one level of below grade parking, one level of at-grade parking, and one above grade level within the proposed building. An existing surface parking lot would be removed to accommodate the Project.

The Project Site is located at 114 and 130 W. College Street, 119 W. Bruno Street, and 943, 949, 955, and 973 N. Main Street within the Central City North Community Plan of the City of Los Angeles. The Project Site is bounded by West College Street to the north, North Main Street to the east, Bruno Street to the south, and North Alameda Street to the west.

### **1.2 Scope of Work**

This technical study provides a description of the existing water and wastewater infrastructure at the Property and analyzes the Project's potential impacts related to the water and wastewater infrastructure systems.

## **2.0 REGULATORY FRAMEWORK**

### **2.1 Water**

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with local, state, and federal regulations.

Below are the state and regional water supply regulations:

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- California Code of Regulations, Title 20, Chapter 5, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2022 California Green Building Standards Code, CCR, Title 24, Part 11, effective January 1, 2023, requires a water use reduction of 20% above the baseline cited in the CALgreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- LADWP's 2020 Urban Water Management Plan outlines the City's long-term water resources management strategy. The Plan was approved by the LADWP Board of Water and Power Commissioners on May 25, 2021.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 20910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA.
  - 1) A proposed residential development of more than 500 dwelling units.
  - 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
  - 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
  - 4) A proposed hotel or motel of more than 500 rooms
  - 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 person

- 6) A mixed use project that falls in one or more of the above-identified categories
- 7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project

By utilizing the Los Angeles Bureau of Sanitation's (BOS) wastewater generation rates for a residential development: 1 Bedroom apartment (110 gallons per day [gpd]/dwelling unit [DU]) as the dwelling unit rate<sup>1</sup>, the proposed water demand can be estimated. From this value, the water demand estimated of a 500-dwelling unit project will be 55,000 gpd. The Project is a commercial development with less than 250,000 square feet and has an estimated total proposed water consumption of 31,135 gpd (See Table 1 under Section 6.1) which is below the water demand of a 500-dwelling unit project. Therefore, the Project does not meet any of the criteria above, and a WSA is not required.

- One Water LA 2040 Plan, Final Draft issued in April 2018, takes a holistic and collaborative approach to consider all of the City's water resources from surface water, groundwater, potable water, wastewater, recycled water, dry-weather runoff, and stormwater as "One Water". The plan will help guide strategic decisions for integrated water projects, programs and policies within the City and increase sustainable water management.

## **2.2 Wastewater**

The City's BOS operates more than 6,700 miles of public sewers that convey about 400 million gallons per day (mgd) of flow from residences and businesses to the City's four wastewater treatment and water reclamation plants. The City's sewer system is comprised of three systems that distribute flow into the four wastewater treatment and water reclamation plants: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. To comply with waste discharge requirements (WDRs), a Sewer System Management Plan (SSMP) was prepared for each of these systems.

The Property lies within the Hyperion Service Area and is served by the Hyperion Sanitary Sewer System. In January 2019, a SSMP was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Resources Control Board's (SWRCB) May 2, 2006 Statewide General WDRs<sup>2</sup>.

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<sup>1</sup> The water generation rate for a 1-bedroom apartment is a conservative analysis because a 1-bedroom apartment generates less water as compared to 2-, 3-, or 4-bedroom apartments.

<sup>2</sup> City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019

Sewer permit allocation for projects that discharge into the Hyperion Water Reclamation Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. The 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 project and 35 percent for non-residential projects).

The LAMC includes regulations that allow the City to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) 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. In addition, the City has begun requiring a Wastewater Service Inquiry (WWSI) for projects in the entitlement phase. A WWSI documents the projected wastewater requirement and the sewer availability in the vicinity of a proposed project area.

The City also 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 the Special Order, lateral sewers which are sewers 18 inches or less in diameter, must be designated for a planning period of 100 years. The Special Order also requires that sewers be designated so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter<sup>3</sup>.

LAMC Section 64.11.2 requires the payment of fees for new connections to the City's sewer system to assure the sufficiency of sewer infrastructure. New connections to the City's sewer system are assessed a Sewerage Facilities Charge which is based upon wastewater flow strength and volume. The wastewater flow strength is determined by City guidelines for the average biological oxygen demand and suspended solids for each type of land use.

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan<sup>4</sup>. The Integrated Resources Program 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

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<sup>3</sup> City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006.

<sup>4</sup> City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.



maximizing the potential to reuse recycled water through irrigation, and other approved uses.

### **3.0 ENVIRONMENTAL SETTING**

The Property is located within the Chinatown neighborhood of the City, bounded by Alameda Street to the west, College Street to the north, Main Street to the east, and Bruno Street to the south. The Property is currently developed with a surface parking lot for buses, and as discussed below, there is no regular water and wastewater use at the Property as compared to the Project.

#### **3.1 Water**

Primary sources of water for the LADWP service area are the Los Angeles Aqueducts (LAA), local groundwater, State Water Project (supplied by MWD), and Colorado River Aqueduct (supplied by MWD)<sup>5</sup>. LADWP maintains water infrastructure to the Property. Based on the Water Service Map 134-216 provided by LADWP, there is a 36-inch diameter water main in Alameda Street, a 10-inch diameter water main in North Main Street, a 6-inch diameter water main that extends approximately 180 feet from the northeast Property corner towards the northwest Property corner in College Street, and a 2-inch diameter water line that extends approximately 140 feet from the southeast Property corner towards the southwest Property corner in Bruno Street. The Property has two existing water meters on College Street, one existing water meters on North Main Street, and one existing water meter on Bruno Street. There is no regular water usage on the Property, with only minimal active water usage on the Property from existing hose bibs, as observed by Langan. The Project will remove and replace the existing water meters with new connections. The Project will consist of new connections to the mains in Alameda Street and North Main Street to serve the Project. Water consumption estimates are unavailable as the current land use is a parking lot with no active water uses.

There is an existing fire hydrant located on the east side of Alameda Street, just south of the College Street intersection according to the Information of Fire Flow Availability (IFFAR) provided. There are no existing Fire Department Connections or buildings with sprinklers currently on the Property since it is developed with a surface parking lot for buses. New fire hydrants connections will be installed to meet all City Fire Department and Department of Building and Safety regulations to serve the Project. Multiple additional fire hydrants are in the greater vicinity of the Property.

#### **3.2 Wastewater**

BOS operates and maintains the wastewater treatment, reclamation, and collection facilities serving most of the City's incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. The collection

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<sup>5</sup> LADWP, 2020 Urban Water Management Plan, March 2021

infrastructure consists of over 6,700 miles of local, trunk, mainline, and major interceptor sewers, five major outfall sewers, and 46 pumping plants. The wastewater generated by the Project will ultimately flow to the Hyperion Water Reclamation Plant for treatment. The existing design capacity of the Hyperion Service Area is approximately 450 mgd and the existing average daily flow for the system is approximately 260 mgd<sup>6</sup>.

Sanitary sewer is provided by BOS. Based on information provided by BOS in the Wastewater Service Information (WWSI), there is a 15-inch sanitary sewer main in North Alameda Street that flows south to an 18-inch sanitary sewer main in North Alameda Street before discharging into a 30-inch sanitary sewer main in Los Angeles Street. Additionally, based on City of Los Angeles Bureau of Engineering maps there is a 12-inch sanitary sewer that flows south in North Main Street. The City sewer network ultimately conveys wastewater to the Hyperion Water Reclamation Plant. The 50% design capacity determined by the BOS for the existing sewer lines are as listed: 1.16 mgd for the 15-inch line on North Alameda Street, 2.36 mgd for the 18-inch line on North Alameda Street, and 7.78 mgd for the 30-inch line on Los Angeles Street. The WWSI did not include the 12-inch line in North Main Street. The proposed total flows for the Project (see Table 2 - 130 W College Street Estimated Proposed Wastewater Generation under Section 6.2.2 for calculations) is 31,135 gpd. The BOS has determined, based on the estimated flows summarized above, there is sufficient service to accommodate the total flows of the Project. The information above can be found in more detail in the WWSI received from the BOS in Appendix C.

Existing wastewater generation estimates at the Property are unavailable as the Property is currently developed with a parking lot with no fixture units draining to any sanitary sewer connections to the existing sanitary sewer mains.

## 4.0 SIGNIFICANCE THRESHOLDS

### 4.1 Water

The City considers the questions listed in Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines as the thresholds for CEQA compliance regarding impacts to water. These questions are as follows:

Would the project:

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

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<sup>6</sup> City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019

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

In the context of these questions from Appendix G of the CEQA Guidelines, the City considers the following factors from the 2006 L.A. CEQA Thresholds Guide (CEQA Thresholds Guide) in the determination of significance regarding impacts on water:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, considering the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in populations, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed uses after the appropriate infrastructure improvements have been installed.

## **4.2 Wastewater**

The City considers the questions listed in Appendix G of the CEQA Guidelines as significance thresholds for CEQA compliances regarding impacts to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical 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 Appendix G of the CEQA Guidelines, the City considers the following factors from the CEQA Thresholds Guide with regard to impacts on wastewater:

- The project would cause a measurable 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.

Based on these factors, the Project would have a significant impact if the City's wastewater infrastructure would not adequately serve the Project and would result in an increase in wastewater such that it exceeds available capacity requiring the construction of new facilities.

## **5.0 METHODOLOGY**

### **5.1 Water**

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the L.A. 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

- Description of major water infrastructure serving the Property, including the type of facilities, location and sizes, and any planned improvements.
- Description of the water conditions for the project area and known improvement plans.
- The existing population, housing, and employment for the Community Plan area in which the project site is located.

#### Project Impacts

- Evaluate the project's water demand, taking into account design or operational features that would reduce or offset water demand.
- Determine what improvements would be needed, if any, to adequately serve the project.

- Describe the degree to which presently scheduled off-site improvements offset impacts.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Property for the Project as part of the IFFAR. LADWP's approach consists of analyzing their water system model near the Property. Based on the results, LADWP determines whether they can meet the Project's fire hydrant flow needs with the existing infrastructure. In the IFFAR provided, fire hydrant F-9931 located East of Alameda Street and South of the centerline of College Street with a 1500 gpm flow at 20 psi has adequate fire flow availability for the Project. See Appendix A for the results of the Information of (IFFAR).

In addition, LADWP performed a hydraulic analysis to determine if adequate water supply exists for future development of the Project as part of the Service Advisory Request (SAR). LADWP's hydraulic analysis provides flow and pressure data for the approximate connection locations. Based on the results, LADWP determines whether they can meet the projected needs based on existing infrastructure. In the approved SAR for the Project, a proposed 8-inch connection off of the 20-inch main in Alameda Street will have a flow of up to 2500 gpm at a pressure of 48 psi. In addition, a proposed 8-inch connection off of the 10-inch main in Main Street will have a flow of up to 2500 gpm at a pressure of 42 psi. See Appendix B for the approved (SAR).

## 5.2 Wastewater

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 L.A. 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, the BOS Engineering Division created 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. 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. According to the WWSI received from the BOS attached in Appendix C, there exists a 15-inch line on North Alameda Street that feeds south into an 18-inch line on North Alameda Street before discharging into a 30-inch sewer line on Los Angeles Street. The 50% design capacity determined by the BOS for the existing sewer lines are as listed: 1.16 mgd for the 15-inch line on North Alameda Street, 2.36 mgd for the 18-inch line on North Alameda Street, and 7.78 mgd for the 30-inch line on Los Angeles Street. The proposed total flows for the Project (see Table 2 - 130 W College Street Estimated Proposed Wastewater Generation under Section 6.2.2 for calculations) is 31,135 gpd. BOS has determined, based on the estimated flows summarized above, there is sufficient service to accommodate the total flows of the Project.

## **6.0 PROJECT IMPACT ANALYSIS**

### **6.1 Construction**

#### **6.1.1 Water**

Water demand for construction of the Project would be temporary and would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of other construction projects of similar size to the Project, a conservative estimate of construction water use ranges from 1,000 to 2,000 gpd.

There are two existing water meters located on Bruno Street and Main Street and there is little to no water usage on-site. A temporary construction water service would be required for the Project construction. In terms of water

capacity, the approved SARs allow a proposed 8-inch connection off the 20-inch main in Alameda Street with a flowrate of up to 2,500 gpm at a pressure of 48 psi. In addition, a proposed 8-inch connection off the 10-inch main in Main Street with a flowrate of up to 2,500 gpm at a pressure of 42 psi. As described above, a conservative estimate of the construction water use is up to 2,000 gpd, which at the approved SAR flowrates can be achieved (i.e. hose running at 20gpm for 100 minutes). Therefore, according to the results from the SARs, the capacity of the existing water infrastructure is sufficient to serve the Project's construction activities.

The Project will require construction of new, on-site water laterals to serve the new Project building. Construction impacts associated with the installation of new water laterals would primarily involve trenching in order to place the water lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. A Construction Traffic Management Plan (CTMP) would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the CTMP, which would ensure access and safety for pedestrians and vehicles.

The Project's construction impact to existing water infrastructure would be limited to the trenching and installation of laterals as mentioned above. In addition, the water demand of the Project under construction is expected to be met by the capacity described previously. Therefore, the impact on water infrastructure associated with the Project's construction activities would be less than significant.

### **6.1.2 Wastewater**

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize temporary facilities (such as portable toilets and hand wash areas), which would be provided by the Project contractor and not contribute to the City's wastewater system. Sewage from these facilities would be collected and hauled offsite and not discharged directly into the public sewer system within the immediate Project vicinity. Thus, wastewater generation from the Project construction is not anticipated to cause a measurable increase in wastewater flows. Construction impacts associated with the installation of new sewer laterals would primarily involve trenching in order to place the sewer lines below surface and would be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Additionally, as noted above, a CTMP would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the CTMP, which would ensure access and safety for pedestrians

and vehicles. 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 buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for 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.

## **6.2 Operation**

### **6.2.1 Water**

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand (shown in Table 1) is the Project's main contributor of water consumption, fire flow demands have a much greater instantaneous impact on infrastructure. Therefore, fire flow demands are the primary means for analyzing infrastructure capacity.

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project falls within the industrial and commercial category, which has a required flow of 6,000 to 9,000 gpm from four adjacent hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch. This translates to a required flow of 1,500 to 2,250 gpm for each hydrant. In the IFFAR provided by LADWP, fire hydrant F-9931 located East of Alameda Street and South of the centerline of College Street with a 1,500 gpm flow at 20 psi. Since there is currently one fire hydrant adjacent to the Project Site, additional fire hydrants may be proposed in offsite plans to meet LAMC requirements. In addition, the Project will incorporate a fire sprinkler suppression system to reduce the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. In Section 94.2020.0 of the LAMC, that refers to NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. In the SAR for the Project approved by LADWP, a proposed 8-inch connection off of the 20-inch main in Alameda Street will have a flow of up to 2,500 gpm at a pressure of 48 psi. In addition, a proposed 8-inch connection off of the 10-inch main in Main Street will have a flow of up to 2,500 gpm at a pressure of 42 psi. Based on the SAR results, the existing water infrastructure will be able to provide the necessary flow and pressure to service the Project. The approved IFFAR & SAR attached in Appendix A & B, respectively, demonstrate that there exists adequate flow and pressure from the existing water infrastructure for the Project serving the Property.



The table below demonstrates the estimated proposed water demand for the Project. According to the information previously stated from the SAR, the Project will have a sufficient supply of water to meet the demand of 31,135 gpd.

Table 1 : 130 W College Street Estimated Proposed Water Demand				
Building Use	Quantity	Units	Quantity Rate (GPD/unit)	Total Generation (GPD)
Restaurant	136	Seat	30	4,080
Office Building	113,939	SF	0.12	13,673
Retail Area (Less than or equal to 100,000 SF)	4,110	SF	0.025	103
Office Building	110,658	SF	0.12	13,279
			Total GPD	31,135

Note: Water demand rates are from Bureau of Sanitation Sewer Generation Rates.

### 6.2.2 Wastewater

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 31,135 gpd of wastewater. Wastewater generation estimates have been prepared based on BOS sewage generation factors for residential and commercial categories and are summarized in the tables below.

Table 2 : 130 W College Street Estimated Proposed Wastewater Generation				
Building Use	Quantity	Units	Quantity Rate (GPD/unit)	Total Generation (GPD)
Restaurant	136	Seat	30	4,080
Office Building	113,939	SF	0.12	13,673
Retail Area (Less than or equal to 100,000 SF)	4,110	SF	0.025	103
Office Building	110,658	SF	0.12	13,279
			Total GPD	31,135

Note: Wastewater demand rates are from Bureau of Sanitation Sewer Generation Rates.

A WWSI (Appendix C) was submitted to determine if the existing public infrastructure can accommodate the project. BOS has analyzed the Project demands along with existing conditions and forecasted growth and has determined that there is sufficient service to accommodate the total flows of the Project as previously stated in Section 6.2. As typical, further gauging and

evaluation will be required as part of the permit process to identify a specific sewer connection point. With the information and analysis provided by the BOS in the WWSI, there are no required upgrades to either existing sanitary sewer main to which the Project is connecting.

The proposed wastewater generation is not expected to have a significant impact on the existing sanitary sewer infrastructure as the proposed generation represents less than one percent of the existing design capacity of the Hyperion Service Area (design capacity of the Hyperion Service Area is approximately 450 million gallons per day) and is less than 50% of the existing capacity of the sewer lines along Alameda Street and North Main Street.

### **6.3 Cumulative Impact Analysis**

#### **6.3.1 Water**

The geographic context for the cumulative impact analysis on water supply is the LADWP service area. LADWP, as a public water service provider, is required to prepare and periodically update a (UWMP to plan and provide for water supplies to serve existing and projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2045.

Additionally, through the LADWP's 2020 UWMP process, the City will meet all new demand for water due to projected population growth to the year of 2045, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City in order to reduce the dependence on imported supplies. LADWP plans to achieve these goals by expanding the recycled water distribution system and increasing stormwater capture.

The Project's compliance, along with other future development projects' compliance, with regulatory requirements that promote water conservation such as the LAMC and the Green Building Code, would help assure that sufficient water supply is available in the City.

Based on the above, LADWP would be able to supply the water demands of the Project as well as future growth. Additionally, with the approval of the IFFAR (Appendix A) and the two SARs (Appendix B), which would also be required of other future development projects, it is anticipated that LADWP would be able to supply the water demand of the Project as well as future growth through the year 2045. Therefore, cumulative Project impacts on water supply would be less than significant.

#### **6.3.2 Wastewater**

The Project will produce additional generation of sewer flow, however as discussed previously, BOS has conducted an analysis of existing and planned capacity and has determined that adequate capacity exists to serve the Project. A SCAR will be submitted to the BOS and a sewer connection permit will be required prior to installing the Project's sewer connections, which will also be required of other future development projects. If system upgrades are determined to be required following the SCAR or during the permitting process for the Project or other future development projects, arrangements will be made with the BOS to construct the necessary improvements.

The Project's wastewater generation would be conveyed via the existing wastewater infrastructure for treatment at the Hyperion Treatment Plant System. As previously stated, according to the BOS, the existing design capacity of the Hyperion Service Area is approximately 400 million mgd. The estimated wastewater generation of the Project (i.e., 31,135 gpd) is less than the available capacity in the system.

According to the analysis provided by the BOS in the WWSI (Appendix C) and the projected forecasts of wastewater generation of the Project, the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. Similar to the Project, other future development project will also be required to obtain a WWSI from BOS to analyze the wastewater generation rates and ensure there is sufficient capacity to accommodate the wastewater demands for these projects. Therefore, the Project's wastewater generation would have a less than significant cumulative impact on existing wastewater treatment infrastructure and facilities.

## **7.0 LEVEL OF SIGNIFICANCE**

Based on the analysis contained in this report, no significant impacts have been identified for water or wastewater for the Project.

## **8.0 REFERENCES**

1. City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019
2. City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006
3. City of Los Angeles. LA. CEQA Thresholds Guide. 2006  
<https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf>
4. City of Los Angeles. Urban water Management Plan. 2020  
<https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpcc/b762836.pdf>

## **APPENDIX A**

### **Information of Fire Flow Availability Request (IFFAR)**



# City of Los Angeles

## Los Angeles Department of Water and Power - Water System

### INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: 134-216

LAFD Fire Flow Requirement: \_\_\_\_\_

LAFD Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Applicant: Kaier Lao  
 Company Name: Langan Engineering and Environmental Services  
 Address: 18575 Jamboree Road Suite 150  
 Telephone: 949-561-9200  
 Email Address: klao@langan.com

	F- 9931	F- _____	F- _____	F- _____
Location:	East of Alameda St South of centerline of College St			
Distance from Nearest Pipe Location (feet):	78.42 Feet			
Hydrant Size:	2 1/2 X 4D			
Water Main Size (in):	36			
Static Pressure (psi):	41			
Residual Pressure (psi):	38			
Flow at 20 psi (gpm):	1500 GPM			

**NOTE: Data obtained from hydraulic analysis using peak hour.**

Remarks: \_\_\_\_\_ **ECMR No.** W20230315020  
 IFFAR approved for F-9931.  
 \_\_\_\_\_  
 \_\_\_\_\_

Water Purveyor: Los Angeles Department of Water & Power Date: 3/20/23

Signature:  Title: Civil Engineering Associate II

**Requests must be made by submitting this completed application, along with a \$215.00 check payable to:**

**“Los Angeles Department of Water and Power”, and mailed to:**

**Los Angeles Department of Water and Power**

**Distribution Engineering Section - Water**

**Attn: Business Arrangements**

**P.O. Box 51111 - Room 1425**

**Los Angeles, CA 90051-5700**

\* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.

**APPENDIX B**

**Service Advisory Request (SAR)**







## **APPENDIX C**

### **Wastewater Service Inquiry (WWSI)**

**BOARD OF PUBLIC WORKS  
MEMBERS**

**AURA GARCIA**  
PRESIDENT

**M. TERESA VILLEGAS**  
VICE PRESIDENT

**DR. MICHAEL R. DAVIS**  
PRESIDENT PRO TEMPORE

**VAHID KHORSAND**  
COMMISSIONER

**SUSANA REYES**  
COMMISSIONER

**DR. FERNANDO CAMPOS**  
EXECUTIVE DIRECTOR

**CITY OF LOS ANGELES  
CALIFORNIA**



**KAREN BASS**  
MAYOR

**BUREAU OF SANITATION**

**BARBARA ROMERO**  
DIRECTOR AND GENERAL MANAGER

**TRACI J. MINAMIDE**  
CHIEF OPERATING OFFICER

**SARAI BHAGA**  
CHIEF FINANCIAL OFFICER

**JULIE ALLEN**  
**NICOLE BERNSON**  
**MAS DOJIRI**  
**ROBERT POTTER**  
**ALEXANDER E. HELOU**  
ASSISTANT DIRECTORS

**TIMEYIN DAFETA**  
HYPERION EXECUTIVE PLANT MANAGER

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

June 26, 2023

Mr. Louis Lin, Staff Engineer  
LANGAN  
515 South Flower Street, Suite 1060  
Los Angeles, CA 90071

Dear Mr. Lin,

**130 W COLLEGE - REQUEST FOR WASTEWATER SERVICE INFORMATION**

This is in response to your June 19, 2023 letter requesting a review of your proposed project located at 130, 114 West College Street and 117, 119 West Bruno Street and 973, 971, 963, 959, 955, 953, 949, 945, 943 North Main Street, Los Angeles, CA 90012. The project will consist of 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 capacity 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>			
Restaurant	30 GPD/1 Seat	30 Seats	4,080

***zero waste • zero wasted water***

**AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER**

Office Building	120 GPD/1000 SQ.FT	113,939 SQ.FT	13,673
Office Building	120 GPD/1000 SQ.FT	110,658 SQ.FT	13,279
Retail	25 GPD/1000 SQ.FT	4,110 SQ.FT	103
<b>Total</b>			<b>31,135 GPD</b>

**SEWER AVAILABILITY**

The sewer infrastructure in the vicinity of the proposed project includes an existing 15-inch line on N Alameda St. The sewage from the existing 15-inch line feeds into an 18-inch line on Alameda St before discharging into a 30-inch sewer line on Los Angeles St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 18-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
15	N Alameda St.	*	1.16 MGD
18	Alameda St.	25	2.36 MGD
30	Los Angeles St.	17	7.78 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.

This response letter is not intended to address any potential utility conflicts associated with the wastewater or stormwater conveyance systems. Construction of any type near any wastewater or stormwater conveyance infrastructure in the public right of way, or in/near any conveyance easement must be evaluated separately.

If you have any questions, please call Than Win at (323) 342-6268 or email at [than.win@lacity.org](mailto:than.win@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](http://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](http://www.lacitysan.org) or by visiting the stormwater public counter at 201 N. Figueroa, 2<sup>nd</sup> 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: <https://eng2.lacity.org/techdocs/stdplans/index.htm>

## 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, 2<sup>nd</sup> 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](mailto: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,



Rowena Lau, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation and Environment

RL/TW: sa

Attachment: Figure 1 - Sewer Map

c: Julie Allen, LASAN  
Michael Scaduto, LASAN  
Spencer Yu, LASAN  
Than Win, LASAN

