

# Appendix G

## Water Resource Report



**676 MATEO STREET MIXED-USE PROJECT  
TECHNICAL REPORT: WATER RESOURCES  
AUGUST 2019**

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## 1. INTRODUCTION

### 1.1. PROJECT DESCRIPTION

The Project includes demolition of an existing warehouse and surface parking lot and the construction of an approximately 197,355 square foot mixed-use building including approximately 185 live/work units, approximately 15,320 square feet of open space for residents, approximately 23,380 square feet of commercial uses, and associated parking facilities. Eleven percent of the units would be deed-restricted for very low income households. The proposed building would be approximately 110 feet in height and would include a three-level subterranean parking structure. The Project also proposes the ability to implement an increased commercial option that would provide the Project the flexibility to increase the commercial square footage provided by the Project within the same building parameters and, in turn, reduce the overall amount of live/work from 185 live/work units to 159 live/work units. Under this option, the 26 live/work units on the second floor would be replaced with 22,493 square feet of commercial space.

### 1.2. SCOPE OF WORK

This report provides a description of the existing surface water hydrology, surface water quality, groundwater level, and groundwater quality at the Project Site. It also analyzes the Project's potential impacts related to surface water hydrology, surface water quality, groundwater level, and groundwater quality.

## 2. REGULATORY FRAMEWORK

### 2.1. SURFACE WATER HYDROLOGY

#### *County of Los Angeles Hydrology Manual*

Per the City of Los Angeles (City) Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County (County) Department of Public Works Hydrology Manual as its basis of design for storm drainage facilities. The Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodate flow from a 50-year storm event. Areas with sump conditions are required to have a storm drain conveyance system capable of conveying flow from a 50-year storm event.<sup>1</sup> The County also limits the allowable discharge into existing storm drain facilities based on the municipal separate storm sewer systems (MS4) Permit, which is enforced on all new developments that discharge directly into the County's storm drain system. Any proposed drainage improvements of County owned storm drain facilities such as catch basins and

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<sup>1</sup> Los Angeles County Department of Public Works Hydrology Manual, January 2006, <http://ladpw.org/wrd/publication/index.cfm>, accessed August 10, 2017.

storm drain lines require approval/review from the County Flood Control District department.

### *Los Angeles Municipal Code*

Any proposed drainage improvements within the street right of way or any other property owned by, to be owned by, or under the control of the City requires the approval of a B-permit (Section 62.105, Los Angeles Municipal Code (LAMC)). Under the B-permit process, storm drain installation plans are subject to review and approval by the City of Los Angeles Department of Public Works, Bureau of Engineering (BOE). Additionally, any connections to the City's storm drain system from a property line to a catch basin or a storm drain pipe requires a storm drain permit from BOE.

## **2.2. SURFACE WATER QUALITY**

### *Clean Water Act*

The Clean Water Act (CWA) was first introduced in 1948 as the Water Pollution Control Act. The CWA authorizes Federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. The primary goals of the CWA are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the CWA forms the national framework for the management of water quality and the control of pollutant discharges. The CWA also sets forth a number of objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.<sup>2</sup>

Since its introduction, major amendments to the CWA have been enacted (e.g., 1961, 1966, 1970, 1972, 1977, and 1987). Amendments enacted in 1970 created the U.S. Environmental Protection Agency (USEPA), while amendments enacted in 1972 deemed the discharge of pollutants into waters of the United States from any point source unlawful unless authorized by a USEPA National Pollutant Discharge Elimination System (NPDES) permit. Amendments enacted in 1977 mandated development of a "Best Management Practices" Program at the state level and provided the Water Pollution Control Act with the common name of "Clean Water Act," which is universally used today. Amendments enacted in 1987 required the USEPA to create specific requirements for discharges.

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<sup>2</sup> Non-point sources of pollution are carried through the environment via elements such as wind, rain, or stormwater and are generated by diffuse land use activities (such as runoff from streets and sidewalks or agricultural activities) rather than from an identifiable or discrete facility.

In response to the 1987 amendments to the CWA and as part of Phase I of its NPDES permit program, the USEPA began requiring NPDES permits for: (1) municipal separate storm sewer systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) construction activity that disturbs five acres or more of land. Phase II of the USEPA's NPDES permit program, which went into effect in early 2003, extended the requirements for NPDES permits to: (1) numerous small MS4s,<sup>3</sup> (2) construction sites of one to five acres, and (3) industrial facilities owned or operated by small municipal separate storm sewer systems. The NPDES permit program is typically administered by individual authorized states.

In 2008, the USEPA published draft Effluent Limitation Guidelines (ELGs) for the construction and development industry. On December 1, 2009 the EPA finalized its 2008 Effluent Guidelines Program Plan.

In California, the NPDES stormwater permitting program is administered by the State Water Resources Control Board (SWRCB). The SWRCB was created by the Legislature in 1967. Its joint authority over water distribution and water quality protection allows the Board to provide protection for the State's waters, through its nine Regional Water Quality Control Boards (RWQCBs). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. The RWQCBs develop "basin plans" for their hydrologic areas, issue waste discharge requirements, enforce action against stormwater discharge violators, and monitor water quality.<sup>4</sup>

#### *Federal Anti-Degradation Policy*

The Federal Anti-Degradation Policy (40 Code of Federal Regulations 131.12) requires states to develop statewide anti-degradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations (CFR), state anti-degradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

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<sup>3</sup> A small MS4 is any MS4 not already covered by the Phase I program as a medium or large MS4. The Phase II Rule automatically covers on a nationwide basis all small MS4s located in "urbanized areas" as defined by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of urbanized areas that the NPDES permitting authority designates.

<sup>4</sup> USEPA. U.S. Environmental Protection Agency - Clean Water Act. July 2011.  
<<http://www.epa.gov/lawsregs/laws/cwa.html>>.

### *California Porter-Cologne Act*

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control. The California Water Code (CWC) authorizes the SWRCB to implement the provisions of the CWA, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

As discussed above, under the CWC, the SWRCB is divided into nine RWQCBs, governing the implementation and enforcement of the CWC and CWA. The Project Site is located within Region 4, also known as the Los Angeles Region. Each RWQCB is required to formulate and adopt a Basin Plan for its region. This Basin Plan must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to include within its regional plan water discharge prohibitions applicable to particular conditions, areas, or types of waste.

### *California Anti-Degradation Policy*

The California Anti-Degradation Policy, otherwise known as the *Statement of Policy with Respect to Maintaining High Quality Water in California* was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Anti-Degradation Policy, the California Anti-Degradation Policy applies to all waters of the State, not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

### *California Toxics Rule*

In 2000, the USEPA promulgated the California Toxics Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The USEPA promulgated this rule based on the USEPA's determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxics Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the Los Angeles RWQCB (LARWQCB) as having beneficial uses protective of aquatic life or human health.

### *Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwater, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the

State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.<sup>5</sup>

The Basin Plan is a resource for the LARWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

### *NPDES Permit Program*

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs.

### *The General Permit*

SWRCB Order No. 2012-0006-DWQ known as “The General Permit” was adopted on July 17, 2012. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels. The main objectives of the General Permit are to:

1. Reduce erosion
2. Minimize or eliminate sediment in stormwater discharges
3. Prevent materials used at a construction site from contacting stormwater
4. Implement a sampling and analysis program
5. Eliminate unauthorized non-stormwater discharges from construction sites
6. Implement appropriate measures to reduce potential impacts on waterways both during and after construction of projects
7. Establish maintenance commitments on post-construction pollution control measures

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<sup>5</sup> Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan.  
<[http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)> accessed August 10, 2017.

California mandates requirements for all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of Best Management Practices (BMPs) for a specific construction project, charging owners with stormwater quality management responsibilities. A construction site subject to the General Permit must prepare and implement a SWPPP that meets the requirements of the General Permit.<sup>6, 7</sup>

#### *Los Angeles County Municipal Storm Water System (MS4) Permit*

As described above, USEPA regulations require that MS4 permittees implement a program to monitor and control pollutants being discharged to the municipal system from both industrial and commercial projects that contribute a substantial pollutant load to the MS4.

On November 8, 2012, the LARWQCB adopted Order No. R4-2012-0175 under the CWA and the Porter-Cologne Act. This Order is the NPDES permit or MS4 permit for municipal stormwater and urban runoff discharges within Los Angeles County. The requirements of this Order (the Permit) cover 84 cities and most of the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District (LACFCD) is designated as the Principal Permittee. The other permittees are the 84 Los Angeles County cities (including the City of Los Angeles) and Los Angeles County. Collectively, these are the “Co-Permittees”. The Principal Permittee helps to facilitate activities necessary to comply with the requirements outlined in the Permit but is not responsible for ensuring compliance of any of the Co-Permittees.

#### *Stormwater Quality Management Program (SQMP)*

In compliance with the Permit, the Co-Permittees are required to implement a stormwater quality management program (SQMP) with the goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater runoff. The SQMP requires the County of Los Angeles and the 84 incorporated cities to:

- Implement a public information and participation program to conduct outreach on storm water pollution;
- Control discharges at commercial/industrial facilities through tracking, inspecting, and ensuring compliance at facilities that are critical sources of pollutants;
- Implement a development planning program for specified development projects;

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<sup>6</sup> State Water Resources Control Board. State Water Resources Control Board. July 2012, [http://www.swrcb.ca.gov/water\\_issues/programs/npdes/](http://www.swrcb.ca.gov/water_issues/programs/npdes/).

<sup>7</sup> USEPA. U.S. Environmental Protection Agency - NPDES. July 2012, <https://www.epa.gov/npdes>.

- Implement a program to control construction runoff from construction activity at all construction sites within the relevant jurisdictions;
- Implement a public agency activities program to minimize storm water pollution impacts from public agency activities; and
- Implement a program to document, track, and report illicit connections and discharges to the storm drain system.

The Permit contains the following provisions for implementation of the SQMP by the Co-Permittees:

1. General Requirements:

- Each permittee is required to implement the SQMP in order to comply with applicable stormwater program requirements.
- The SQMP shall be implemented and each permittee shall implement additional controls so that discharge of pollutants is reduced.

2. Best Management Practice Implementation:

- Permittees are required to implement the most effective combination of BMPs for stormwater/urban runoff pollution control. This should result in the reduction of storm water runoff.

3. Revision of the SQMP:

- Permittees are required to revise the SQMP in order to comply with requirements of the RWQCB while complying with regional watershed requirements and/or waste load allocations for implementation of Total Maximum Daily Loads (TMDLs) for impaired waterbodies.

4. Designation and Responsibilities of the Principal Permittee:

The Los Angeles County Flood Control District is designated as the Principal Permittee who is responsible for:

- Coordinating activities that comply with requirements outlined in the NPDES Permit;
- Coordinating activities among Permittees;
- Providing personnel and fiscal resources for necessary updates to the SQMP;

- Providing technical support for committees required to implement the SQMP; and
- Implementing the Countywide Monitoring Program required under this Order and assessing the results of the monitoring program.

#### 5. Responsibilities of Co-Permittees:

Each Co-Permittee is required to comply with the requirements of the SQMP as applicable to the discharges within its geographical boundaries. These requirements include:

- Coordinating among internal departments to facilitate the implementation of the SQMP requirements in an efficient way;
- Participating in coordination with other internal agencies as necessary to successfully implement the requirements of the SQMP; and
- Preparing an annual Budget Summary of expenditures for the storm water management program by providing an estimated breakdown of expenditures for different areas of concern, including budget projections for the following year.

#### 6. Watershed Management Committees (WMCs):

- Each WMC shall be comprised of a voting representative from each Permittee in the Watershed Management Area (WMA).
- Each WMC is required to facilitate exchange of information between co-permittees, establish goals and deadlines for WMAs, prioritize pollution control measures, develop and update adequate information, and recommend appropriate revisions to the SQMP.

#### 7. Legal Authority:

- Co-Permittees are granted the legal authority to prohibit non-storm water discharges to the storm drain system including discharge to the MS4 from various development types.

### *City of Los Angeles Water Quality Compliance Master Plan for Urban Runoff*

On March 2, 2007, a motion was introduced by the City of Los Angeles City Council to develop a water quality master plan with strategic directions for planning, budgeting and funding to reduce pollution from urban runoff in the City of Los Angeles (City Council File 07-0663). The Water Quality Compliance Master Plan for Urban Runoff (Master Plan) was developed by the Bureau of Sanitation, Watershed Protection Division in collaboration with stakeholders to address the requirements of this Council motion. The primary goal of



the Master Plan is to help meet water quality regulations. Implementation of the Master Plan is intended over the next 20 to 30 years to result in cleaner neighborhoods, rivers, lakes and bays, augmented local water supply, reduced flood risk, more open space, and beaches that are safe for swimming. The Master Plan also supports the Mayor and Council's efforts to make Los Angeles the greenest major city in the nation.

- The Master Plan identifies and describes the various watersheds in the City, summarizes the water quality conditions of the City's waters, identifies known sources of pollutants, describes the governing regulations for water quality, describes the BMPs that are being implemented by the City, discusses existing TMDL Implementation Plans and Watershed Management Plans. Additionally, the Master Plan provides an implementation strategy that includes the following three initiatives to achieve water quality goals:
- Water Quality Management Initiative, which describes how Water Quality Management Plans for each of the City's watershed and TMDL-specific Implementation Plans will be developed to ensure compliance with water quality regulations.
- The Citywide Collaboration Initiative, which recognizes that urban runoff management and urban (re)development are closely linked, requiring collaborations of many City agencies. This initiative requires the development of City policies, guidelines, and ordinances for green and sustainable approaches for urban runoff management.
- The Outreach Initiative, which promotes public education and community engagement with a focus on preventing urban runoff pollution.
- The Master Plan includes a financial plan that provides a review of current sources of revenue, estimates costs for water quality compliance, and identifies new potential sources of revenue.

#### *City of Los Angeles Stormwater Program*

The City of Los Angeles supports the policies of the Construction General Permit and the Los Angeles County NPDES permit through the *Development Best Management Practices Handbook. Part A Construction Activities*, 3<sup>rd</sup> Edition (Handbook), and associated ordinances were adopted in September 2004. *Part B Planning Activities*, 4<sup>th</sup> Edition was adopted in June 2011. The Handbook provides guidance for developers in complying with the requirements of the Development Planning Program regulations of the City's Stormwater Program. Compliance with the requirements of this Handbook is required by City of Los Angeles Ordinance No. 173,494. The Handbook and ordinances also have specific minimum BMP requirements for all construction activities and require dischargers whose construction projects disturb one acre or more of soil to prepare a SWPPP and file a Notice of Intent (NOI) with the SWRCB. The NOI informs the SWRCB of a particular

project and results in the issuance of a Waste Discharger Identification (WDID) number, which is needed to demonstrate compliance with the General Permit.

The City of Los Angeles implements the requirement to incorporate stormwater BMPs through the City's plan review and approval process. During the review process, project plans are reviewed for compliance with the City's General Plan, zoning ordinances, and other applicable local ordinances and codes, including storm water requirements. Plans and specifications are reviewed to ensure that the appropriate BMPs are incorporated to address storm water pollution prevention goals. The Standard Urban Stormwater Mitigation Plan (SUSMP) provisions that are applicable to new residential and commercial developments include, but are not limited to, the following:<sup>8</sup>

- Peak Storm Water Runoff Discharge Rate: Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion;
- Provide storm drain system Stenciling and Signage (only applicable if a catch basin is built on-site);
- Properly design outdoor material storage areas to provide secondary containment to prevent spills;
- Properly design trash storage areas to prevent off-site transport of trash;
- Provide proof of ongoing BMP Maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment control BMPs:

- Conserve natural and landscaped areas;
- Provide planter boxes and/or landscaped areas in yard/courtyard spaces;
- Properly design trash storage areas to provide screens or walls to prevent off-site transport of trash;
- Provide proof on ongoing BMP maintenance of any structural BMPs installed;

Design Standards for Structural or Treatment Control BMPs:

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<sup>8</sup> City of Los Angeles Stormwater Program website, <http://www.lastormwater.org/green-la/standard-urban-stormwater-mitigation-plan/>; accessed August 10, 2017.

- Post-construction treatment control BMPs are required to incorporate, at minimum, either a volumetric or flow based treatment control design or both, to mitigate (infiltrate, filter or treat) storm water runoff.

In addition, project applicants subject to the SUSMP requirements must select source control and, in most cases, treatment control BMPs from the list approved by the RWQCB. The BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency. Further, the source and treatment control BMPs must be sufficiently designed and constructed to collectively treat, infiltrate, or filter stormwater runoff from one of the following:

- The 85<sup>th</sup> percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area, from the formula recommended in *Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998)*;
- The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in *California Stormwater Best Management Practices Handbook—Industrial/Commercial, (1993)*;
- The volume of runoff produced from a 0.75-inch storm event, prior to its discharge to a stormwater conveyance system; or
- The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” (0.75-inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85<sup>th</sup> percentile 24-hour runoff event.

#### *Los Angeles Municipal Code*

Section 64.70 of the LAMC sets forth the City’s Stormwater and Urban Runoff Pollution Control Ordinance. The ordinance prohibits the discharge of the following into any storm drain system:

- Any liquids, solids, or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion or injury.
- Any solid or viscous materials, which could cause obstruction to the flow or operation of the storm drain system.
- Any pollutant that injures or constitutes a hazard to human, animal, plant, or fish life, or creates a public nuisance.

- Any noxious or malodorous liquid, gas, or solid in sufficient quantity, either singly or by interaction with other materials, which creates a public nuisance, hazard to life, or inhibits authorized entry of any person into the storm drain system.
- Any medical, infectious, toxic or hazardous material or waste.

Additionally, unless otherwise permitted by a NPDES permit, the ordinance prohibits industrial and commercial developments from discharging untreated wastewater or untreated runoff into the storm drain system. Furthermore, the ordinance prohibits trash or any other abandoned objects/materials from being deposited such that they could be carried into the storm drains. Lastly, the ordinance not only makes it a crime to discharge pollutants into the storm drain system and imposes fines on violators, but also gives City public officers the authority to issue citations or arrest business owners or residents who deliberately and knowingly dump or discharge hazardous chemicals or debris into the storm drain system.

Earthwork activities, including grading, are governed by the Los Angeles Building Code, which is contained in LAMC, Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to erosion control and drainage devices, and Section 91.7014 includes general construction requirements, as well as requirements regarding flood and mudflow protection.

#### *Low Impact Development (LID)*

In October 2011, the City of Los Angeles passed an ordinance (Ordinance No. 181,899) amending LAMC Chapter VI, Article 4.4, Sections 64.70.01 and 64.72 to expand the applicability of the existing SUSMP requirements by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. The LID ordinance became effective on May 12, 2012.

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used.<sup>9</sup>

The intent of the City of Los Angeles LID standards is to:

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<sup>9</sup> City of Los Angeles. "Development Best Management Practices Handbook." June, 2011

- Require the use of LID practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff;
- Reduce stormwater/urban runoff while improving water quality;
- Promote rainwater harvesting;
- Reduce offsite runoff and provide increased groundwater recharge;
- Reduce erosion and hydrologic impacts downstream; and
- Enhance the recreational and aesthetic values in our communities.

The City of Los Angeles Bureau of Sanitation, Watershed Protection Division has adopted the LID standards as issued by the LARWQCB and the City of Los Angeles Department of Public Works. The LID Ordinance conforms to the regulations outlined in the NPDES Permit and SUSMP.

### **2.3. GROUNDWATER**

#### *Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*

As noted above, and as required by the CWC, the LARWQCB has adopted the Basin Plan. Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's anti-degradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the Regional Board and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

#### *Safe Drinking Water Act (SDWA)*

The Federal Safe Drinking Water Act, established in 1974, sets drinking water standards throughout the country and is administered by the USEPA. The drinking water standards established in the SDWA are referred to as the National Primary Drinking Water Regulations (Primary Standards, Title 40, CFR Part 141) and the National Secondary Drinking Water Regulations (Second Standards, 40 CFR Part 143). California passed its own Safe Drinking Water Act in 1986 that authorizes the State's Department of Health Services (DHS) to protect the public from contaminants in drinking water by establishing

maximum contaminants levels (MCLs), as set forth in the California Code of Regulations (CCR), Title 22, Division 4, Chapter 15, that are at least as stringent as those developed by the USEPA, as required by the federal SDWA.

### *California Water Plan*

The California Water Plan (the Plan) provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses. The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs.

The goal for the California Water Plan Update is to meet Water Code requirements, receive broad support among those participating in California's water planning, and be a useful document for the public, water planners throughout the state, legislators and other decision-makers.

## **3. ENVIRONMENTAL SETTING**

### **3.1. SURFACE WATER HYDROLOGY**

#### **3.1.1. REGIONAL**

The Project Site is located within the Los Angeles River Watershed in the Los Angeles Central Basin. Groundwater within Los Angeles County is stored in ground water basins underlying five major geographic areas. The Los Angeles River traverses over two of these geographic areas; San Fernando Valley and Coastal Plain. These areas contain three ground water Basins which underlay the river for its entire length; San Fernando Main Basin, Central Basin, and West Coast Basin. The largest basin is the San Fernando Main Basin. The Watershed encompasses a land area of approximately 834 square miles. The eastern portion spans from the Santa Monica Mountains to Simi Hills and in the west from the Santa Susana Mountains to the San Gabriel Mountains. The watershed is shaped by the path of the Los Angeles River, which flows from its headwaters in the mountains eastward toward the northern corner of Griffith Park. There the channel turns southward through Glendale Narrows before it flows across the coastal plain and into San Pedro near Long Beach. The Los Angeles River has evolved from an uncontrolled, meandering river providing a valuable source of water for early inhabitants to a major flood protection waterway. The City of Los Angeles River Watershed Section is tasked with finding ways to restore or revitalize the channels within the watershed and thereby provide significant opportunities for recreation and aesthetic improvement for the Los Angeles metropolitan area while protecting the Los Angeles Basin from major flooding. Refer to Figure 1 for Los Angeles River Watershed Map.

### 3.1.2. LOCAL

Underground storm drainage facilities are located offsite along Mateo Street and are owned and maintained by the City of Los Angeles. Stormwater runoff from the Project Site discharges into the curb and gutter which conveys stormwater to nearby street catch basins. The catch basins discharge the stormwater into various underground pipe networks into the Los Angeles River. The Los Angeles River flows generally south, ultimately discharging into the Pacific Ocean at San Pedro Bay, near Long Beach. The Los Angeles River is designed to discharge up to approximately 183,000 cubic feet of stormwater per second from a 50-year frequency storm event.<sup>10</sup>

### 3.1.3. ON SITE

The existing Project Site is currently developed with an industrial building constructed in 1978 as a warehouse and office building that occupies approximately 26,740 sq. ft. and an associated surface parking lot. Runoff within the Project Site appears to flow away from a ridge near the center of the project site running parallel to Mateo and Imperial Streets. The existing building shows a downspout at each corner (shown as Sub-Areas A1 and A4 in Figure 2), and the adjacent lots (Sub-Areas A2 and A3) each sheet flow from their innermost point to the fronting streets.

Figure 2 shows all the input parameters used for analyzing the existing site. Table 1 shows the existing volumetric flow rate generated by a 50-year storm event.

Table 1- Existing Drainage Stormwater Runoff Calculations		
Drainage Area	Area (Acres)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
Sub-Area A3 (Drains to Mateo)	0.21	0.65
Sub-Area A4 (Drains to Mateo)	0.31	0.97
<b>MATEO STREET TOTAL</b>	<b>0.52</b>	<b>1.62</b>
Sub-Area A1 (Drains to Imperial)	0.31	0.98
Sub-Area A2 (Drains to Imperial)	0.20	0.64
<b>IMPERIAL STREET TOTAL</b>	<b>0.51</b>	<b>1.62</b>
<b>SITE TOTAL</b>	<b>1.03</b>	<b>3.24</b>

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<sup>10</sup> <http://www.ladpw.org/wmd/watershed/la/>; accessed October 25, 2016

## **3.2. SURFACE WATER QUALITY**

### **3.2.1. REGIONAL**

As stated above, the Project Site lies within the Los Angeles River Watershed. Constituents of concern listed for Los Angeles River under California's Clean Water Act Section 303(d) List include cadmium (sediment), trash, coliform bacteria, copper (dissolved), lead, Escherichia (E.Coli), selenium, sediment toxicity, Shellfish Harvesting Advisory, silver, toxicity, viruses (Enteric), and zinc. No TMDL data have been recorded by EPA for this waterbody<sup>11</sup>.

### **3.2.2. LOCAL**

In general, urban stormwater runoff occurs following precipitation events, with the volume of runoff flowing into the drainage system depending on the intensity and duration of the rain event. Contaminants that may be found in stormwater from developed areas include sediments, trash, bacteria, metals, nutrients, organics and pesticides. The source of contaminants includes surface areas where precipitation falls, as well as the air through which it falls. Contaminants on surfaces such as roads, maintenance areas, parking lots, and buildings, which are usually contained in dry weather conditions, may be carried by rainfall runoff into drainage systems. The City typically installs catch basins with screens to capture debris before entering the storm drain system. In addition, the City conducts routine street cleaning operations, as well as periodic cleaning and maintenance of catch basins, to reduce stormwater pollution within the City.

### **3.2.3. ON SITE**

Based on a site investigation, it appears the Project Site currently does not implement Best Management Practices (BMPs) and apparently has no means of treatment for stormwater runoff. Refer to Figure 2 for the existing on-site drainage pattern.

## **3.3. GROUNDWATER HYDROLOGY**

### **3.3.1. REGIONAL**

Groundwater use for domestic water supply is a major beneficial use of groundwater basins in Los Angeles County. The City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin (Basin). The Basin is comprised of the Hollywood, Santa Monica, Central, and West Coast Subbasins. Groundwater flow in the Basin is generally south-southwesterly and may be restricted by natural geological features. Replenishment of groundwater basins occurs mainly by percolation of precipitation throughout the region via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins,

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<sup>11</sup>

[https://iaspub.epa.gov/waters10/attains\\_waterbody.control?p\\_au\\_id=CAR4051501019990202085021&p\\_cycle=2012](https://iaspub.epa.gov/waters10/attains_waterbody.control?p_au_id=CAR4051501019990202085021&p_cycle=2012); accessed May 16, 2017.



as well as injection wells designed to pump freshwater along specific seawater barriers to prevent the intrusion of salt water.

### **3.3.2. LOCAL**

The Project Site specifically overlies northeastern portion of the Central Subbasin. The Central is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills. The southeast boundary between Central Basin and Orange County Groundwater Basin roughly follows Coyote Creek, which is a regional drainage province boundary. The southwest boundary is formed by the Newport Inglewood fault system and the associated folded rocks of the Newport Inglewood uplift.

### **3.3.3. ON-SITE**

The existing Project Site is improved with an existing building and an existing paved parking lot, and therefore does not contribute to groundwater recharge.

As described in the Geotechnological Investigation by Geotechnologies, Inc., and as discussed further below,<sup>12</sup> groundwater was not encountered during exploration of the Project Site. The Seismic Hazard Report for the Los Angeles Quadrangle (SHZR 029) indicated the historically highest groundwater is at least 150 feet below the ground surface.<sup>13</sup>

## **3.4. GROUNDWATER QUALITY**

### **3.4.1. REGIONAL**

As stated above, the City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin, which falls under the jurisdiction of the LARWQCB. According to LARWQCB's Basin Plan, water quality objectives applying to all ground waters of the region include bacteria, chemical constituents and radioactivity, mineral quality, nitrogen (nitrate, nitrite), and taste and odor.<sup>14</sup>

### **3.4.2. LOCAL**

As stated above, the Project Site specifically overlies the Central Subbasin. Based upon LARWQCB's Basin Plan, constituents of concern listed for the Central Subbasin include boron, chloride, sulfate, and Total Dissolved Solids (TDS).

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<sup>12</sup> Geotechnical Engineering Investigation – Proposed Mixed-Use Development; 676 Mateo Street, Los Angeles, September 15, 2017

<sup>13</sup> Geotechnical Engineering Investigation – Proposed Mixed-Use Development; 676 Mateo Street, Los Angeles, September 15, 2017

<sup>14</sup> Los Angeles Regional Water Quality Control Board, Basin Plan, March 2013, [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/electronics\\_documents/Final%20Chapter%203%20Text.pdf](http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/electronics_documents/Final%20Chapter%203%20Text.pdf) accessed August 10, 2017

### **3.4.3. ON-SITE**

The existing Project Site is fully improved with an existing building and existing paved parking lot, and therefore does not contribute to groundwater recharge. Therefore, the existing Project Site does not contribute to groundwater pollution or otherwise adversely impact groundwater quality.

Other types of risk such as underground storage tanks have a greater potential to impact groundwater. Partner Engineering & Science, Inc., recently prepared a Phase I Environment Site Assessment Report (Phase I ESA). In the report it was noted that previous land uses included a truck station, and that a warehouse underground storage tank (UST) was removed prior to 1977, along with additional USTs removed in 1991 and 1998 under supervision of the City of Los Angeles Fire Department. Both UST cases were closed, and as of 2016 no records exist of existing USTs or AULs on site<sup>15</sup>.

## **4. SIGNIFICANCE THRESHOLDS**

### **4.1. SURFACE WATER HYDROLOGY**

Appendix G of the State of California's CEQA Guidelines provides a set of sample questions that address impacts with regard to surface water hydrology. These questions are as follows:

Would the project:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site;
- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;

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<sup>15</sup> Phase I Environmental Site Assessment Report 676 Mateo Street and 677 Imperial Street, Los Angeles, California 90021, April 22, 2016

- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as result of the failure of levee or dam;

In the context of these questions from Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that a project would normally have a significant impact on surface water hydrology if it would:

- Cause flooding during the projected 50-year developed storm event, which would have the potential to harm people or damage property or sensitive biological resources;
- Substantially reduce or increase the amount of surface water in a water body; or
- Result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow.

#### 4.2. SURFACE WATER QUALITY

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

Would the project:

- Violate any water quality standard or waste discharge requirements; or
- Otherwise substantially degrade water quality.

In the context of the above questions from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on surface water quality if it would result in discharges that would create pollution, contamination or nuisance, as defined in Section 13050 of the CWC or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body.

The CWC includes the following definitions:

- “Pollution” means an alteration of the quality of the waters of the state to a degree which unreasonably affects either of the following: 1) the waters for beneficial uses or 2) facilities which serve these beneficial uses. “Pollution” may include “Contamination”.
- “Contamination” means an impairment of the quality of the waters of the state by waste to a degree, which creates a hazard to the public health through poisoning or through the spread of disease. “Contamination” includes any equivalent effect resulting from the disposal of waste, whether or not waters of the state are affected.

- “Nuisance” means anything which meets all of the following requirements: 1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property; 2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and 3) occurs during, or as a result of, the treatment or disposal of wastes.<sup>16</sup>

#### 4.3. GROUNDWATER HYDROLOGY

Appendix G of the CEQA Guidelines provides a sample question that addresses impacts with regard to groundwater. This question is as follows:

Would the project:

- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table;

In the context of the above question from Appendix G, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater if it would:

- Change potable water levels sufficiently to:
  - Reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or to respond to emergencies and drought;
  - Reduce yields of adjacent wells or well fields (public or private); or
  - Adversely change the rate or direction of flow of groundwater; or
- Result in demonstrable and sustained reduction of groundwater recharge capacity.

#### 4.4. GROUNDWATER QUALITY

With respect to groundwater quality, and in the context of the above question from Appendix G pertaining to groundwater, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on groundwater quality if it would:

- Affect the rate or change the direction of movement of existing contaminants;

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<sup>16</sup> City of Los Angeles. *L.A. CEQA Thresholds Guide*. 2006  
<http://www.environmentla.org/programs/Thresholds/Complete%20Threshold%20Guide%202006.pdf>

- Expand the area affected by contaminants;
- Result in an increased level of groundwater contamination (including that from direct percolation, injection or salt water intrusion); or
- Cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations (CCR), Title 22, Division 4, and Chapter 15 and in the Safe Drinking Water Act.

## 5. METHODOLOGY

### 5.1. SURFACE WATER HYDROLOGY

The Project Site is located within the City of Los Angeles, and drainage collection, treatment and conveyance are regulated by the City. Per the City's Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. The *L.A. CEQA Thresholds Guide*, however, establishes the 50-year frequency design storm event as the threshold to analyze potential impacts on surface water hydrology as a result of development. To provide a more conservative analysis, this report analyzes the larger storm event threshold, i.e., the 50-year frequency design storm event.

The Modified Rational Method was used to calculate storm water runoff. The "peak" (maximum value) runoff for a drainage area is calculated using the formula,  $Q = CIA$

Where,

$Q$  = Volumetric flow rate (cfs)

$C$  = Runoff coefficient (dimensionless)

$I$  = Rainfall Intensity at a given point in time (in/hr)

$A$  = Basin area (acres)

The Modified Rational Method assumes that a steady, uniform rainfall rate will produce maximum runoff when all parts of the basin area are contributing to outflow. This occurs when the storm event lasts longer than the time of concentration. The time of concentration ( $T_c$ ) is the time it takes for rain in the most hydrologically remote part of the basin area to reach the outlet.

The method assumes that the runoff coefficient ( $C$ ) remains constant during a storm. The runoff coefficient is a function of both the soil characteristics and the percentage of impervious surfaces in the drainage area.

LACDPW has developed a time of concentration calculator, Hydrocalc, to automate time of concentration calculations as well as the peak runoff rates and volumes using the Modified Rational Method design criteria as outlined in the Hydrology Manual. The data input requirements include: sub-area size, soil type, land use, flow path length, flow path slope and rainfall isohyet. The Hydrocalc Calculator was used to calculate the storm water peak runoff flow rate for the Project conditions by evaluating an individual sub-area independent of all adjacent subareas. See Figure 4 for the Hydrocalc Calculator results and Figure 7 for the Isohyet Map.

## **5.2. SURFACE WATER QUALITY**

### **5.2.1. CONSTRUCTION**

Construction BMPs will be designed and maintained as part of the implementation of the local SWPPP (Erosion Control Plan) in compliance with the General Permit. The Erosion Control Plan shall be implemented when construction commences and, before any site clearing or demolition activity. During construction, the Erosion Control Plan will be referred to regularly and amended as changes occur throughout the construction process.

### **5.2.2. OPERATION**

The Project will meet the requirements of the City's LID standards.<sup>17</sup> Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspired, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85<sup>th</sup> percentile storm or the 0.75 inch storm event. The LID Manual prioritizes the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficient Biofiltration/Bioretenention Systems
4. Combination of Any of the Above

Feasibility screening delineated in the LID manual is applied to determine which BMP will best suit the Project. Specifically, LID guidelines require that infiltration systems maintain at least 10 feet of clearance to the groundwater, property line, and any building structure. Per the Project Geotechnical Report, groundwater was not encountered during Site investigation.

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<sup>17</sup> The Development Best Management Practices Handbook, Part B Planning Activities, 5<sup>th</sup> edition was adopted by the City of Los Angeles, Board of Public Works on May 9, 2016 to reflect Low Impact Development (LID) requirements that took effect May 12, 2012.

The historic high groundwater level is at least 150 feet below the ground surface<sup>18</sup>. Taking the historic high groundwater level and the Project's planned depth of approximately 47 feet below the ground surface, infiltration is potentially feasible. In addition, infiltration is considered feasible only if infiltration disposal is located at least 10 feet below the bottom of the proposed foundation system. Therefore, infiltration could potentially occur within a 83' zone under the building.

Based on the size of the Project Site, the LID system implemented would be required to mitigate 24,871 gallons of stormwater runoff generated by the design storm event. If infiltration is infeasible, stormwater capture and use will likely be required. Approximately 3,700 square feet of landscaping would be required to justify the feasibility of a stormwater Capture and Use system per LID guidelines. However, if capture and use is not feasible, the Project would then be required to implement High Efficiency Biofiltration/Bioretenention Systems. In that case, 3,069 square feet of Biofiltration Planter would be required on the structure. See Figure 6 for LID calculations.

According to the City's LID Handbook, the mitigated volume generated from the greater of the 85th percentile storm and the 0.75-inch storm event at a minimum is captured as follows:

$$V_{\text{design}} (\text{gallons}) = (85\text{th percentile or } 0.75 \text{ inch} * 7.48 \text{ gallons/cubic foot}) * \text{Catchment Area (sq. ft.)}$$

Where:

$$\text{Catchment Area} = (\text{Impervious Area} \times 0.9) + [(\text{Pervious Area} + \text{Undeveloped Area}) \times 0.1]$$

For catchment areas given in acres, multiply the above equation by 43,560 sq. ft./acre.

### 5.3. GROUNDWATER

The significance of this Project as it relates to the level of the underlying groundwater table of the Central Subbasin Groundwater Basin included a review of the following considerations:

#### *Analysis and Description of the Project's Existing Condition*

- Identification of the Central Subbasin as the underlying groundwater basin, and description of the level, quality, direction of flow, and existing uses for the water;

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<sup>18</sup> Geotechnical Engineering Investigation – Proposed Mixed-Use Development; 676 Mateo Street, Los Angeles, September 15, 2017

- Description of the location, existing uses, production capacity, quality, and other pertinent data for spreading grounds and potable water wells in the vicinity (usually within a one-mile radius), and;
- Area and degree of permeability of soils on the Project Site, and;

#### *Analysis of the Proposed Project Impact on Groundwater Level*

- Description of the rate, duration, location and quantity of extraction, dewatering, spreading, injection, or other activities;
- The projected reduction in groundwater resources and any existing wells in the vicinity (usually within a one-mile radius); and
- The projected change in local or regional groundwater flow patterns.

In addition, this report discusses the impact of both existing and proposed activities at the Project Site on the groundwater quality of the underlying Central Subbasin.

Short-term groundwater quality impacts could potentially occur during construction of the Project as a result of soil being exposed to construction materials, wastes, and spilled materials. These potential impacts are qualitatively assessed.

## **6. PROJECT IMPACT ANALYSIS**

### **6.1. CONSTRUCTION**

#### **6.1.1. SURFACE WATER HYDROLOGY**

On-site Construction activities for the Project would include demolition of the existing parking lot, excavating down approximately 47 feet for subterranean parking, building the high-rise building, and constructing hardscape and landscape around the building. In addition, the anticipated construction activities related to the off-site work would include removal and replacement of sidewalks and driveways, trenching for utilities, and grind and overlay of the existing asphalt road fronting the property. These activities have the potential to temporarily alter existing drainage patterns and flows on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Also, exposed and stockpiled soils could be subject to erosion and conveyance into nearby storm drains during storm events. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff.

As noted above, the Project would implement an Erosion Control Plan that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and prevent pollution. BMPs would be designed to reduce runoff and pollutant levels in runoff during construction. The Erosion Control Plan measures are designed to (and would in fact) contain and treat, as necessary, stormwater or construction watering on the Project Site so



runoff does not impact off-site drainage facilities or receiving waters. Construction activities are temporary and flow directions and runoff volumes during construction will be controlled.

In addition, the Project would be required to comply with all applicable City grading permit regulations that require necessary measures, plans, and inspections to reduce sedimentation and erosion. Thus, through compliance with all NPDES General Construction Permit requirements, implementation of BMPs, and compliance with applicable City grading regulations, the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion, siltation, or flooding on- or off-site. Similarly, adherence to standard compliance measurements in construction activities would ensure that construction of the Project would not cause flooding, substantially increase or decrease the amount of surface water flow from the Project Site into a water body, or result in a permanent, adverse change to the movement of surface water. Therefore, construction-related impacts to surface water hydrology would be less than significant.

#### **6.1.2. SURFACE WATER QUALITY**

Construction activities such as earth moving, maintenance/operation of construction equipment, potential dewatering, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff.

As discussed below, the Project is not expected to require dewatering during construction. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. Any such temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations.

With implementation of the Erosion Control Plan, site-specific BMPs would reduce or eliminate the discharge of potential pollutants from stormwater runoff. In addition, the Project Applicant would be required to comply with City grading permit regulations and inspections to reduce sedimentation and erosion. Construction of the Project would not result in discharge that would cause: (1) pollution which would alter the quality of the water of the State (i.e., Los Angeles River) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the water of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated in the Los Angeles

River Watershed. Therefore, temporary construction-related impacts on surface water quality would be less than significant.

### **6.1.3. GROUNDWATER HYDROLOGY**

As stated above, construction activities for the Project would include excavating down for subterranean parking, building up the structure, and hardscape and landscape around the structure. The historic high groundwater level in the vicinity of the Project site was on the order of 150 feet below grade. The Project's proposed excavation would not reach either this depth, and it is therefore not expected that groundwater would be encountered during construction that would require either temporary or permanent dewatering operations. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance all applicable regulations and requirements, including with all relevant NPDES requirements related to construction and discharges from dewatering operations. Therefore, the Project would result in less than significant impacts related to groundwater and would not substantially deplete groundwater supplies in a manner that would result in a net deficit in aquifer volume or lowering of the local groundwater table.

### **6.1.4. GROUNDWATER QUALITY**

As discussed above, the Project would include excavations for subterranean parking. The Project would also result in a net export of existing soil material. Although not anticipated at the Project Site, any contaminated soils found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. In addition, as there are no groundwater production wells or public water supply wells within one mile of the Project Site, construction activities would not be anticipated to affect existing wells. Therefore, the Project would not result in any substantial increase in groundwater contamination through hazardous materials releases and impacts on groundwater quality would be less than significant.

## 6.2. OPERATION

### 6.2.1. SURFACE WATER HYDROLOGY

In the existing condition, based upon a site visit, the Project Site is approximately 100% impervious, and it appears stormwater discharges from the Project Site without filtration. Considering the Project will develop a building and paved areas that cover virtually the entire surface area of the Project Site, the post-project condition will also be approximately 100% impervious. Though the proposed landscaping/planters will technically reduce the imperviousness of the Project Site, a more conservative analysis assumes 100% imperviousness in the proposed condition. Accordingly, there is virtually no incremental increase or decrease in the imperviousness of the Project Site that would substantially increase runoff volumes into the existing storm drain system. Therefore, peak flow rates would not change.

Table 2 shows the proposed 50-year frequency design storm event peak flow rate within the Project Site. Table 3 shows a comparison of the pre- and post-peak flow rates, and indicates that there would be no increase in stormwater runoff.

Table 2- Proposed Drainage Stormwater Runoff Calculations		
Drainage Area	Area (Acres)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
Sub-Area A1 (Drains to Mateo)	0.15	0.47
Sub-Area A2 (Drains to Mateo)	0.44	1.38
Sub-Area A3 (Drains to Mateo)	0.37	1.16
Sub-Area A4 (Drains to Imperial)	0.07	0.21
<b>MATEO STREET TOTAL</b>	<b>0.96</b>	<b>3.01</b>
<b>IMPERIAL STREET TOTAL</b>	<b>0.07</b>	<b>0.21</b>
<b>TOTAL</b>	<b>1.03</b>	<b>3.22</b>

Table 3 – Existing and Proposed Drainage Stormwater Runoff Comparison			
Drainage Area	Pre-Project Q <sub>50</sub> (cfs)(volumetric flow rate measured in cubic feet per second)	Post-Project Q <sub>50</sub> (cfs)(volumetric flow rate measured in cubic feet per second)	Incremental Change (Existing vs. Proposed)
<b>MATEO STREET TOTAL</b>	<b>1.62</b>	<b>3.01</b>	<b>+85.6%</b>
<b>IMPERIAL STREET TOTAL</b>	<b>1.62</b>	<b>0.21</b>	<b>(-87.0%)</b>
<b>TOTAL</b>	<b>3.24</b>	<b>3.22</b>	<b>(-0.6%)</b>

In the existing condition, hardscape sheet flows into offsite catch basins and is discharged into the public storm drain system. The post-Project condition will manage stormwater flow to discharge points at the curb face which will discharge the stormwater to the public storm drain system. Therefore, the Project would not cause flooding during a 50-year storm event or result in an adverse change to the movement of surface water on the Project Site.

Likewise, the stormwater infrastructure located in Mateo Street has sufficient capacity to accept the stormwater runoff from the existing conditions. As noted above, the Project would not increase the rate or volume of stormwater runoff. Though the distribution of stormwater discharge between Mateo Street and Imperial Street has changed, there is no net change to the amount of water entering the public storm drain system. In addition, given that the storm drain in 7<sup>th</sup> Street collecting runoff is 97" in diameter with a discharge capacity of 250 cubic feet per second, this increase of 1.39 cubic feet per second should not represent a significant increase relative to the pipe's capacity between Mateo Street and Imperial Street, where this volume would be accommodated in the existing condition. In other words, the Project would not substantially reduce or increase the amount of surface water discharged into the existing infrastructure or any waterbody. Therefore, impacts related to stormwater infrastructure improvements would be less than significant.

The LID requirements for the Project Site would outline the stormwater treatment post-construction BMPs required to control pollutants associated with storm events up to the 85<sup>th</sup> percentile storm event, per the City's Stormwater Program. The Project BMPs will control stormwater runoff with no increase in runoff resulting from the Project. Refer to Exhibit 2 for typical LID BMPs. The Project would not impact existing storm drain infrastructure serving the Project Site and runoff would continue to follow the same discharge paths and drain to the same stormwater systems.

Consequently, the Project would not cause flooding during the 50-year developed storm event, would not create runoff which would exceed the capacity of existing or planned drainage systems, would not require construction of new stormwater drainage facilities or expansion of existing facilities, would not substantially reduce or increase the amount of surface water in a water body, or result in a permanent adverse change to the movement of surface water. Therefore, potential operational impacts to site surface water hydrology would be less than significant.

The nearest levee is along the Los Angeles River located approximately half a mile east of the Project Site. The US Army Corps of Engineers operates and maintains the 22.5 mile stretch of the Los Angeles River between Lankershim Boulevard in Hollywood and Stuart and Grey Road in Downey, which includes the portion adjacent to the Project Site. Their maintenance activities include inspection and cleaning of the channel walls and removing vegetation growing in cracks and joints. The stretch of the Los Angeles River east of the Project Site is identified at LAR-A-21. The LAR-A-21 stretch is not identified by the Army Corps of Engineers as being in need of improvements. Given that the Army Corp of Engineers is taking an active role in identifying areas in need of repair and flood mitigation

and that the area nearest the Project Site has not been identified in need of improvement, as well as the fact that active improvements are taking place upstream of the Project Site, the risk to the proposed development due to dam or levee failure is less than significant<sup>19</sup>.

The Los Angeles County Safety Element (Leighton, 1990) indicates that the Project Site is located within the Hansen Dam and Sepulveda Dam inundation area. However, these reservoirs, as well as others in California, are continually monitored by various governmental agencies (such as the State of California Division of Safety of Dams and the U.S. Army Corps of Engineers) to guard against the threat of dam failure. Current design, construction practices, and ongoing programs of review, modification, or total reconstruction of existing dams are intended to ensure that all dams are capable of withstanding the maximum considered earthquake (MCE) for the site.

The Project Site is not located within a 100-year flood plain or within an area that could be impacted by a seiche, tsunami or mudflow. The Los Angeles River is located approximately half a mile east of the Project Site, but includes a sunken concrete-lined channel so inundation as a result of seiche is unlikely. Dam safety regulations are the primary means of reducing damage or injury due to inundation occurring from dam failure. The California Division of Safety of Dams regulates the siting, design, construction, and periodic review of all dams in the State. In addition, the Los Angeles Department of Water and Power (LADWP) operate the dam and mitigate the potential for overflow and seiche hazard through control of water levels and dam wall height. These measures include seismic retrofits and other related dam improvements completed under the requirements of the 1972 State Dam Safety Act. The City's Local Hazard Mitigation Plan,<sup>20</sup> which was adopted in July 2011, provides a list of existing programs, proposed activities and specific projects that may assist the City of Los Angeles in reducing risk and preventing loss of life and property damage from natural and human-caused hazards, including dam failure. The Hazard Mitigation Plan evaluation of dam failure vulnerability classifies dam failure as a moderate risk rating. Therefore, considering the above information and risk reduction projects, the risk of flooding from inundation by a seiche or dam failure is low and impacts are less than significant.

#### **6.2.2. SURFACE WATER QUALITY**

The Project Site will not increase concentrations of the items listed as constituents of concern for the Los Angeles River Watershed.

Due to the incorporation of the required LID BMP(s), operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the State (i.e., Los Angeles River) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the waters of the State by

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<sup>19</sup> US Army Corps of Engineers, <http://www.spl.usace.army.mil/Missions/Asset-Management/Los-Angeles-River/>

<sup>20</sup> City of Los Angeles Emergency Management Department, *Local Hazard Mitigation Plan*, July 1, 2011.

waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes.

As is typical of most urban developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project are sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The pollutants listed above are expected to, and would in fact, be mitigated through the implementation of approved LID BMPs.

Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. The existing Project Site is approximately 100% impervious surfaces including an existing 44,782 square foot paved surface lot. The Project will maintain the same percentage of impervious surface. However, a portion of the Project Site will be allocated for stormwater BMPs specifically intended to control and treat stormwater runoff in compliance with LID requirements. As stated above, it appears the existing site discharges without any means of treatment. However, the Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85<sup>th</sup> percentile storm and first 0.75-inch of rainfall for any storm event. The installed BMP systems will be designed with an internal bypass or overflow system to prevent upstream flooding due to large storm events. The stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way.

As a result of the implementation of the SWPPP and LID BMPs, there will be no operational impacts on surface water quality.

### **6.2.3. GROUNDWATER HYDROLOGY**

Regarding groundwater recharge, the entire Project Site is virtually impervious in the existing condition, and there is minimal groundwater recharge potential. The Project will develop hardscape and structures that cover virtually the entire Project Site with impervious surfaces, and therefore the groundwater recharge potential will remain minimal. As stated above, the stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way and not result in infiltration of a large amount of rainfall that would affect groundwater hydrology, including the direction of groundwater flow. Therefore, the Project's potential impact on groundwater recharge is less than significant.

As discussed above, Project development would require excavations for the subterranean parking. As described in the Geotechnological Investigation by Geotechnologies, Inc. for the Project Site, the historic high groundwater level in the vicinity of the Project site was at least 150 feet below grade.<sup>21</sup> Due to the fact that the Project's excavation would not

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<sup>21</sup> Geotechnical Engineering Investigation – Proposed Mixed-Use Development; 676 Mateo Street, Los Angeles,

reach this depth, it is not expected that groundwater would be encountered during construction that would require either temporary or permanent dewatering operations. However, if groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations. Furthermore, there are no existing wells or spreading grounds within one mile of the Project Site and the Project would not include new injection or supply wells. Based on the above, operation of the Project would result in a less than significant impact on groundwater hydrology, including groundwater levels.

#### **6.2.4. GROUNDWATER QUALITY**

The Project does not include the installation or operation of water wells, or any extraction or recharge system that is in the vicinity of the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well or spreading ground facility.

Operational activities which could affect groundwater quality include spills of hazardous materials and leaking underground storage tanks. No underground storage tanks are currently operated or will be operated by the Project. In addition, while the development of new building facilities would slightly increase the use of on-site hazardous materials as described above, compliance with all applicable existing regulations at the Project Site regarding the handling and potentially required cleanup of hazardous materials would prevent the Project from affecting or expanding any potential areas of contamination, increasing the level of contamination, or causing regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. Furthermore, as described above, operation of the Project would not require extraction from the groundwater supply based on the depth of excavation for the proposed uses and the depth of groundwater below the Project Site.

The Project is not anticipated to result in releases or spills of contaminants that could reach a groundwater recharge area or spreading ground or otherwise reach groundwater through percolation. The Project does not involve drilling to or through a clean or contaminated aquifer. Therefore, the Project's potential impact on groundwater recharge is less than significant.

### **6.3. CUMULATIVE IMPACT ANALYSIS**

#### **6.3.1. SURFACE WATER HYDROLOGY**

The geographic context for the cumulative impact analysis on surface water hydrology is the Los Angeles River Watershed. The Project in conjunction with forecasted growth in the Los Angeles River Watershed could cumulatively increase stormwater runoff flows. However, as noted above, the Project would have no net impact on stormwater flows. In

accordance with City requirements, the Project and related projects would be required to implement BMPs to manage stormwater runoff in accordance with LID guidelines. Furthermore, the City of Los Angeles Department of Public Works reviews projects on a case-by-case basis to ensure sufficient local and regional infrastructure is available to accommodate stormwater runoff. Similar to the Project, related projects are located on sites that are fully developed and impervious. Any new development on the related project sites would need to implement LID BMPs to meet the City's requirements. Implementation of LID BMPs would, at a minimum, maintain existing runoff conditions. Therefore, the Project combined with the related projects on surface water hydrology would be less than significant.

### **6.3.2. SURFACE WATER QUALITY**

Future growth in the Los Angeles River Watershed would be subject to NPDES requirements relating to water quality for both construction and operation. In addition, since the Project Site and related projects are located in a highly urbanized area, future land use changes or development are not likely to cause substantial changes in regional surface water quality. As noted above, the Project and related projects will not have an adverse impact on water quality, and would in fact improve the quality of on-site flows due to the introduction of new BMPs that would collect, treat, and discharge flows (which are not being treated under existing conditions). Also, the Project and related projects would be subject to LID requirements and implementation of measures to comply with total maximum daily loads. Increases in regional controls associated with other elements of the MS4 Permit would improve regional water quality over time. Therefore, based on the fact that the Project combined with the related projects would not have an adverse impact, and given compliance with all applicable laws, rules and regulations, cumulative impacts to surface water quality would be less than significant.

### **6.3.3. GROUNDWATER HYDROLOGY**

The geographic context for the cumulative impact analysis on groundwater level is the Central Subbasin. No water supply wells, spreading grounds, or injection wells are located within a one mile radius of the Project Site and the Project would not have an adverse impact on groundwater levels. The Projects is located in a highly urbanized area so any potential reduction or increase in groundwater would be minimal in the context of the regional groundwater basin. Therefore, cumulative impacts to groundwater hydrology would be less than significant.

Furthermore, as previously discussed, implementation of the Project would result in negligible change in impervious surface area. Development of the related projects could result in changes in impervious surface area within their respective project sites. However, it is not expected that the related projects would increase or decrease impervious or pervious surfaces that might affect groundwater hydrology. This is due to the fact that the related projects are located on sites that are fully developed and impervious. Reduction in groundwater recharge would not be expected. Additionally, the development of such related projects would be subject to review and approval pursuant to all applicable



regulatory requirements, including any required mitigation of potential groundwater hydrology impacts.

Based on the above, cumulative impacts to groundwater hydrology would be less than significant.

#### **6.3.4. GROUNDWATER QUALITY**

Future growth in the Central Subbasin would be subject to LARWQCB requirements relating to groundwater quality. The Project would not expand any potential areas of contamination, increasing the level of contamination, or cause regulatory water quality standard violations, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act. Similarly, the related projects, all of which are in the Central Subbasin, would be required to comply with all applicable laws, rules and regulations related to groundwater quality. Therefore, cumulative impacts to surface water quality would be less than significant.

### **7. LEVEL OF SIGNIFICANCE**

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

## **APPENDIX**





# COUNTY OF LOS ANGELES

## LOS ANGELES RIVER WATERSHED

Figure 1: Los Angeles River Watershed Map

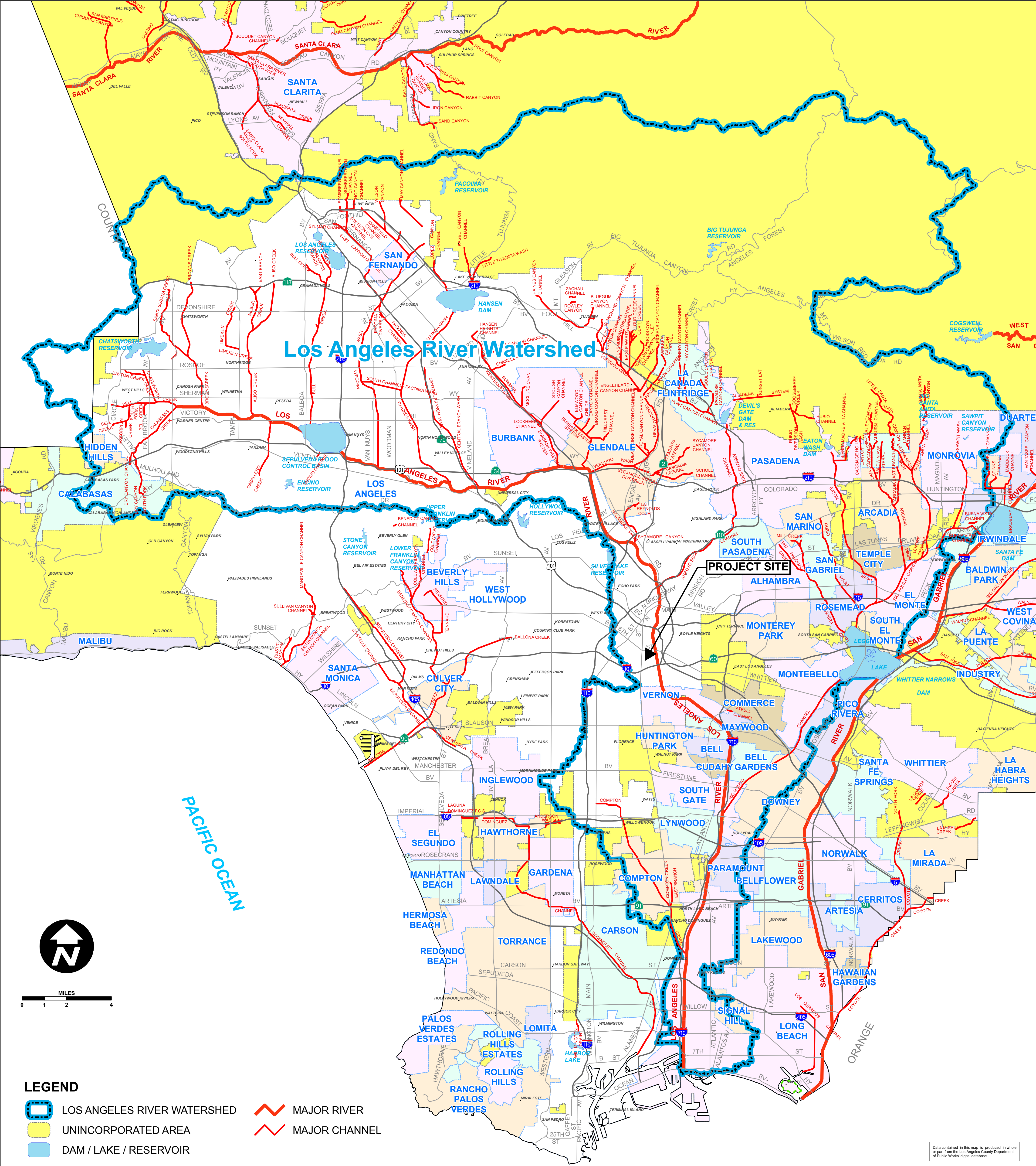




Figure 2: Existing Drainage Exhibit

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

676 MATEO STREET LOS ANGELES, CA 90021

## BASIS OF BEARINGS

BASE OF BEARINGS, THE WEST LINE OF THE WINGERTER TRACT, MR. 15 PG. 52 WHICH HAS THE BEARING NORTH 05°17'00" WEST

## ZONING RESTRICTIONS

INDICATED ZONING INFORMATION ARE THE CITY OF LOS ANGELES ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY.

### MINIMUM SETBACKS

ZONE: M3-1-RIO  
FRONT: 0 FEET  
SIDE: 0 FEET  
REAR: 0 FEET  
MAX. HEIGHT: NONE SPECIFIED

### ZONING AND SITE REQUIREMENTS SUMMARY

PREPARED BY: THE PLANNING & ZONING RESOURCE COMPANY,  
1300 SOUTH MERIDIAN AVE., SUITE 400  
OKLAHOMA CITY, OKLAHOMA 73108  
DATE FINAL: 4/27/2016  
PZR SITE NUMBER: 93364-1

## PARKING STALLS

STANDARD PARKING: TOTAL PARKING: 8  
HANDICAP PARKING: TOTAL PARKING: 1  
TOTAL : 9

### Parking Spaces Required:

Warehouse: (10,000 / 500 = 20) +  
(3,400/5,000 = 1) = 21  
Office: (13,400 / 500) = 27

48 Total Parking Spaces Required

Is The Existing Parking in Conformance? Yes, provided 39 additional parking spaces are striped. Please note, per review of the survey and an aerial image, it appears there is sufficient paved area to accommodate an additional 39 striped parking spaces.(See Section 12.21.A.4(c)(1) for Code reference)

## ENCROACHMENT NOTES

NO apparent encroachments

### FLOOD NOTE:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No.06037C1636F, which bears an effective date of SEPTEMBER 26, 2008 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas of 1% annual chance flood.

## LEGEND

WATER METER  
PINE TREE  
PALM TREE  
TREE  
CHAIN LINK FENCE  
BLOCK WALL FENCE  
TV  
ELECTRIC VAULT  
GUARD POST  
ELECTRIC MANHOLE

## NOTES

- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- NO FIELD DELINEATIONS WERE FOUND REGARDING WETLANDS.
- PROPERTY HAS ACCESS TO PUBLIC STREETS EAST AND WEST BEING MATEO STREET & IMPERIAL STREET.

## SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE COMPANY & DISTRICT CENTRE, LP, A DELAWARE LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a,b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18(with respect to wet lands) & 20 The field work was completed on April 13, 2016.

CHARLES L. SCOTT III, PLS  
8742 EXP.12/31/2016  
in the State of California



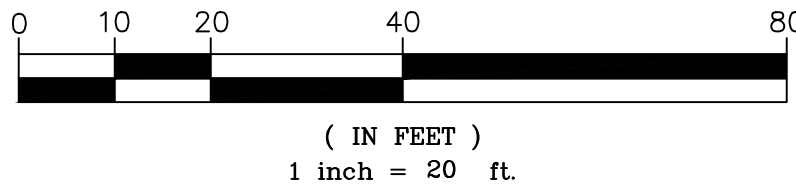
## LEGAL DESCRIPTION

The land referred to in this commitment is situated in the City of Los Angeles, County of Los Angeles, State of California, and is described as follows:

Lots 165, 166, 167, 168, 182, 183, 184, and 185 of Wingert Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 15, page 52 of miscellaneous records, in the office of the County Recorder of said county.

APN: 5164-020-021

## GRAPHIC SCALE



## LEGEND:

Direction of Flow (On-Site - Surface)  
Direction of Flow (Right of Way)  
Property Limit

## VICINITY MAP



## NOTES CORRESPONDING TO SCHEDULE B ITEMS

PREPARED BY FIRST AMERICAN TITLE COMPANY.

- General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
- 
- A notice of assessment recorded November 03, 2011 as Instrument No. 20111495120 of Official Records, executed by City of Los Angeles.
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- An oil and gas lease executed by Star Truck and Warehouse Company as lessor and Signal Oil and Gas Company, a corporation as lessee, recorded September 26, 1966 as Instrument No. 2707 in Book M-2349 Page 332 of Official Records.  
"Not plottable, blanket in nature"  
Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.
- An agreement or covenant to hold land as one parcel recorded May 18, 1977 as Instrument No. 77-519823 of Official Records.  
⑦ The terms and provisions contained in the document entitled "Covenant and Agreement" recorded May 18, 1977 as Instrument No. 77-519824 of Official Records.  
"Plotted on Survey Map."
- A deed of trust to secure an original indebtedness of \$700,000.00 recorded September 18, 2007 as Instrument No. 20072141498 of Official Records.

Dated: September 05, 2007  
Trustor: Ronald P. Markowitz, as Trustee under Trust Agreement dated July 17, 1992, entered into between Ronald P. Markowitz as Settlor and Original Trustee  
Trustee: California Reconveyance Company, a California corporation  
Beneficiary: Washington Mutual Bank, a federal association

The above deed of trust states that it secures a line of credit. Before the close of escrow, we require evidence satisfactory to us that (a) all checks, credit cards or other means of drawing upon the line of credit have been surrendered to escrow, (b) the borrower has not drawn upon the line of credit since the last transaction reflected in the lender's payoff demand, and (c) the borrower has in writing instructed the beneficiary to terminate the line of credit using such forms and following such procedures as may be required by the beneficiary.

(Affects Lots 165, 166, 167, 168, 182, 183 and 185)

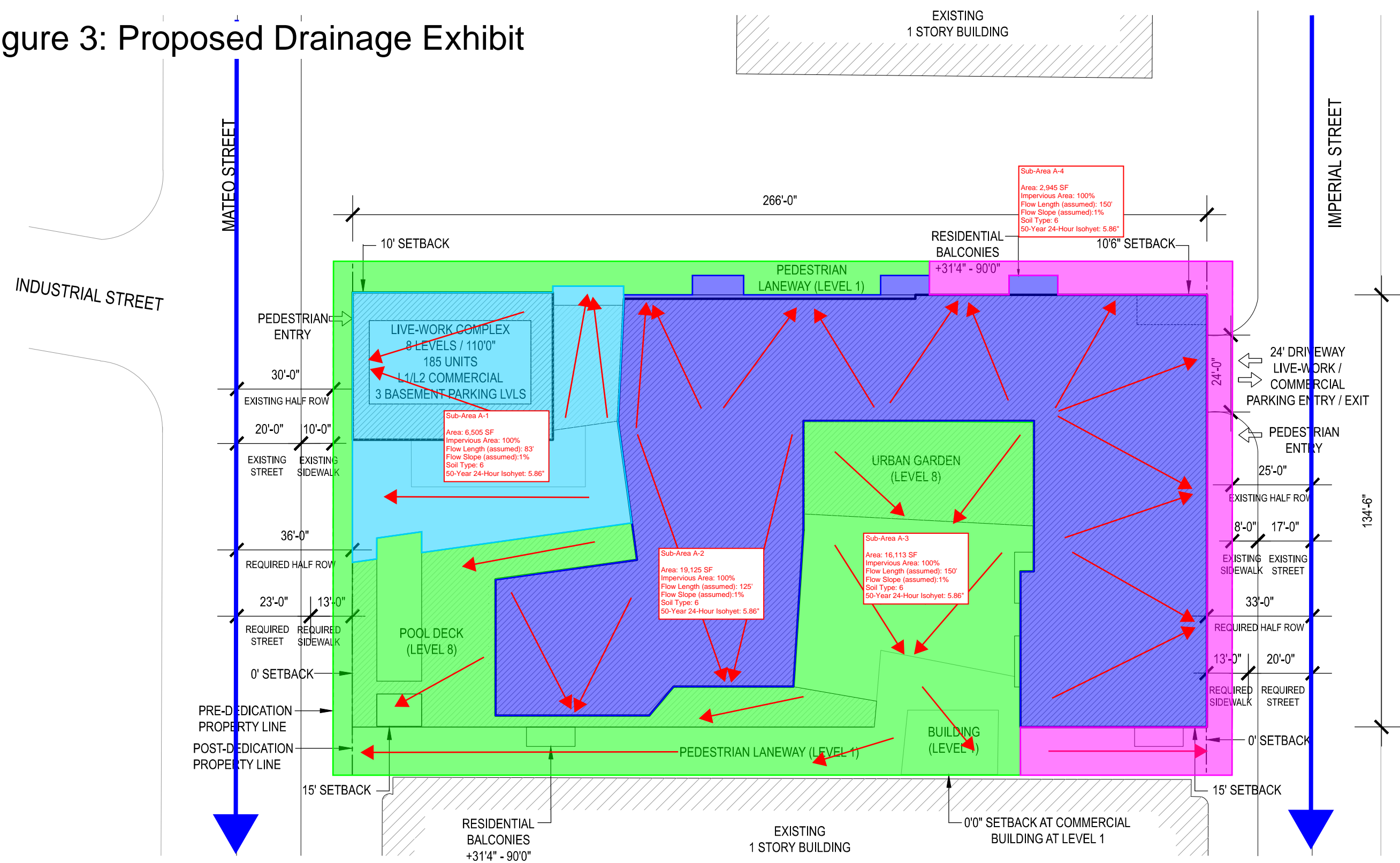
- Rights of parties in possession.

FILE No: NCS-770886-LA2  
UPDATED: APRIL 14, 2016

SURVEY WORK PERFORMED BY:			
Nationwide Surveying Inc. 18520 Warren Road Riverside CA 92508 909-841-4235 office 866-535-9133 fax			
4	05/11/16	SUBMITTAL	
3	04/28/16	SUBMITTAL	FS
2	04/20/16	SUBMITTAL	FS
1	04/15/16	SUBMITTAL	FS
NO.	DATE	REVISIONS	BY
DATE: SHEET 1 OF 1			



### Figure 3: Proposed Drainage Exhibit



## PLOT PLAN

SCALE: 1/32"= 1'-0"

# Figure 4: Hydrocalc Hydrology Exhibit

## Peak Flow Hydrologic Analysis

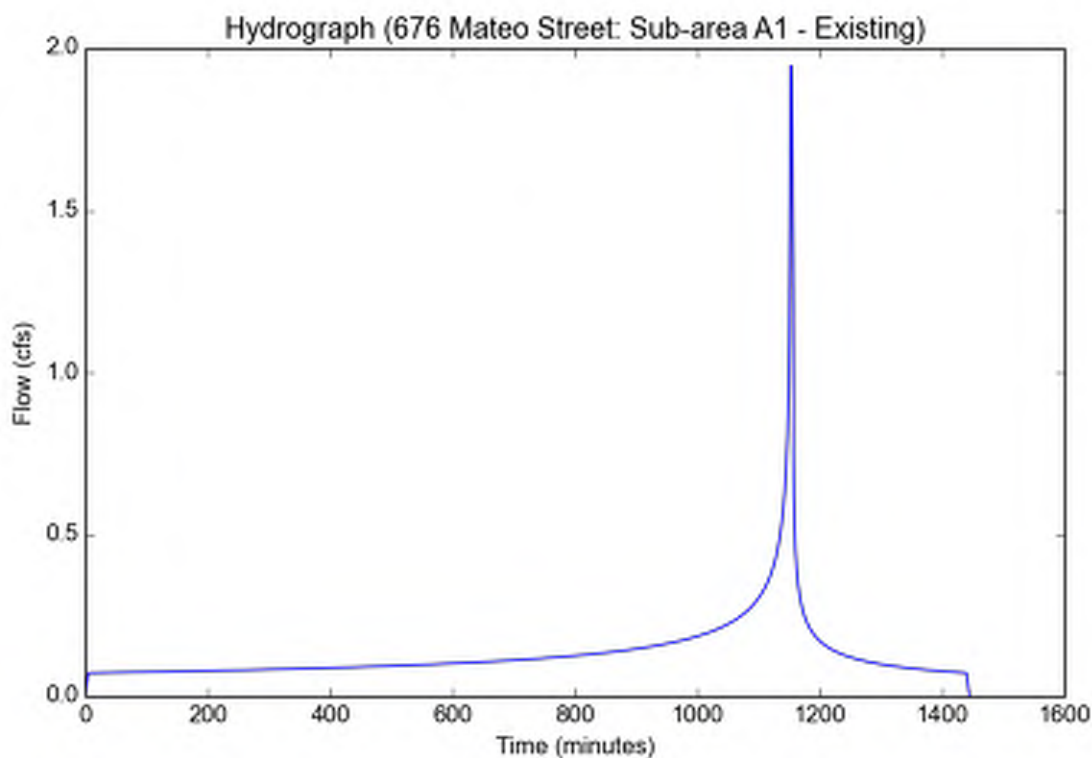
File location: P:/2016/1600384 676 Mateo Street/ENGR/EIR Support/Water Resources/Appendices/Figure 4- Hydrocalc Hydrology Results.pdf  
Version: HydroCalc 1.0.2

### Input Parameters

Project Name	676 Mateo Street
Subarea ID	Sub-area A1 - Existing
Area (ac)	0.618687
Flow Path Length (ft)	210.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.86
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	5.86
Peak Intensity (in/hr)	3.4962
Undeveloped Runoff Coefficient (Cu)	0.8571
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.9468
Burned Peak Flow Rate (cfs)	1.9468
24-Hr Clear Runoff Volume (ac-ft)	0.2697
24-Hr Clear Runoff Volume (cu-ft)	11746.6425



## Peak Flow Hydrologic Analysis

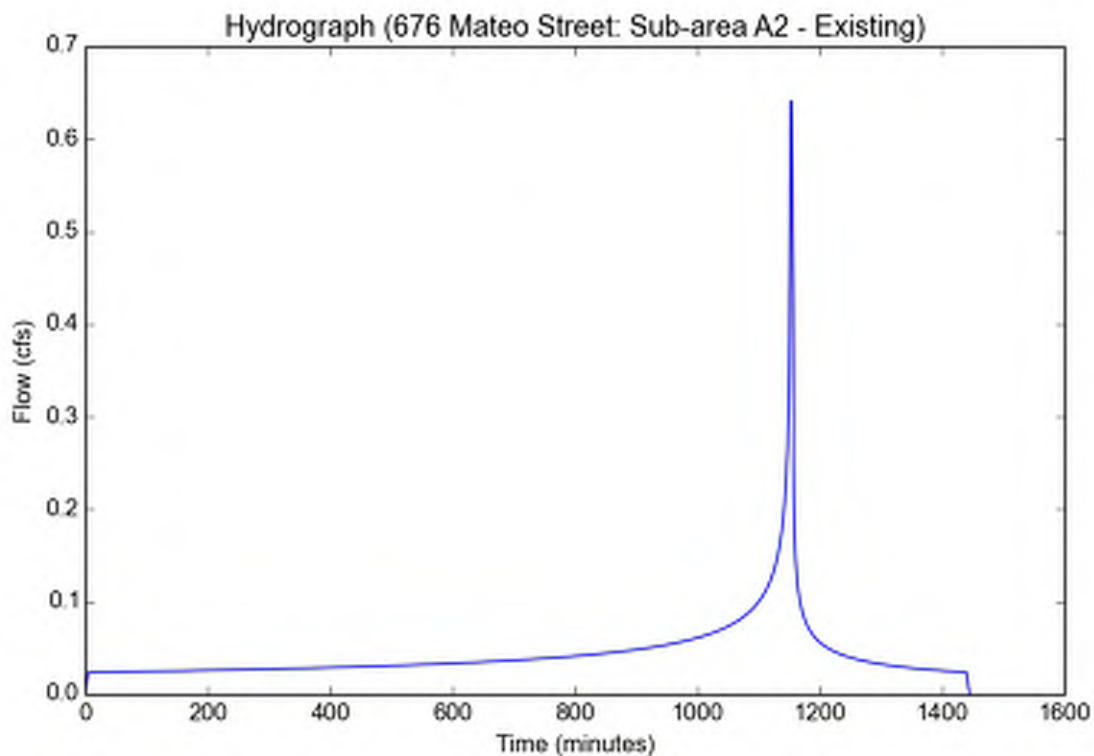
File location: P:/2016/1600384 676 Mateo Street/ENGR/EIR Support/Water Resources/Appendices/Figure 4- Hydrocalc Hydrology Results.pdf  
Version: HydroCalc 1.0.2

### Input Parameters

Project Name	676 Mateo Street
Subarea ID	Sub-area A2 - Existing
Area (ac)	0.203742
Flow Path Length (ft)	204.0
Flow Path Slope (vft/hft)	0.007
50-yr Rainfall Depth (in)	5.86
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	5.86
Peak Intensity (in/hr)	3.4962
Undeveloped Runoff Coefficient (Cu)	0.8571
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.6411
Burned Peak Flow Rate (cfs)	0.6411
24-Hr Clear Runoff Volume (ac-ft)	0.0888
24-Hr Clear Runoff Volume (cu-ft)	3868.3283



## Peak Flow Hydrologic Analysis

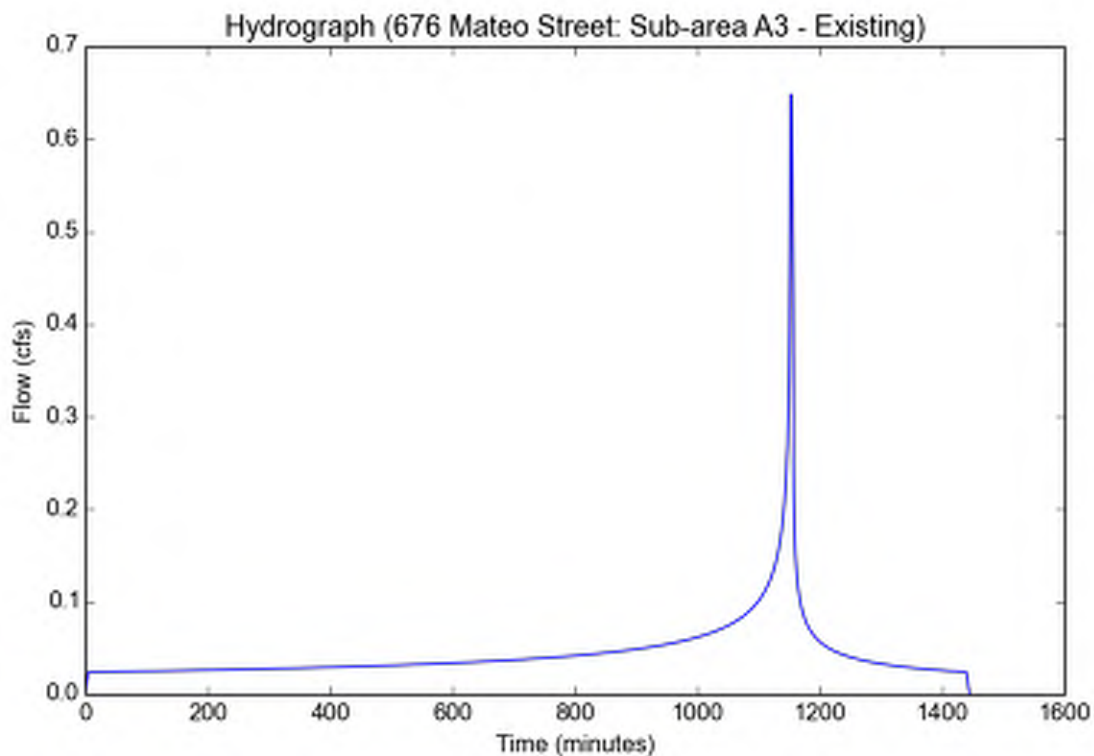
File location: P:/2016/1600384 676 Mateo Street/ENGR/EIR Support/Water Resources/Appendices/Figure 4- Hydrocalc Hydrology Results.pdf  
Version: HydroCalc 1.0.2

### Input Parameters

Project Name	676 Mateo Street
Subarea ID	Sub-area A3 - Existing
Area (ac)	0.205969
Flow Path Length (ft)	127.0
Flow Path Slope (vft/hft)	0.009
50-yr Rainfall Depth (in)	5.86
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	5.86
Peak Intensity (in/hr)	3.4962
Undeveloped Runoff Coefficient (Cu)	0.8571
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.6481
Burned Peak Flow Rate (cfs)	0.6481
24-Hr Clear Runoff Volume (ac-ft)	0.0898
24-Hr Clear Runoff Volume (cu-ft)	3910.611





## Peak Flow Hydrologic Analysis

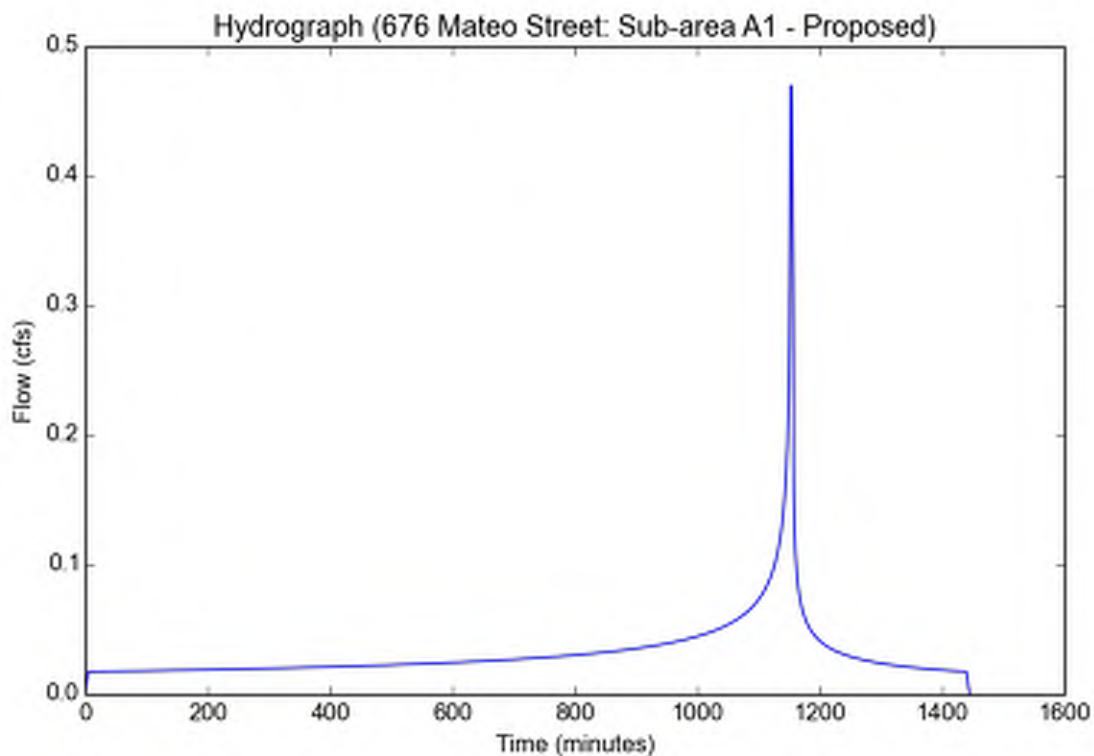
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Version: HydroCalc 1.0.2

### Input Parameters

Project Name	676 Mateo Street
Subarea ID	Sub-area A1 - Proposed
Area (ac)	0.149334
Flow Path Length (ft)	83.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.86
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	5.86
Peak Intensity (in/hr)	3.4962
Undeveloped Runoff Coefficient (Cu)	0.8571
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.4699
Burned Peak Flow Rate (cfs)	0.4699
24-Hr Clear Runoff Volume (ac-ft)	0.0651
24-Hr Clear Runoff Volume (cu-ft)	2835.3159



## Peak Flow Hydrologic Analysis

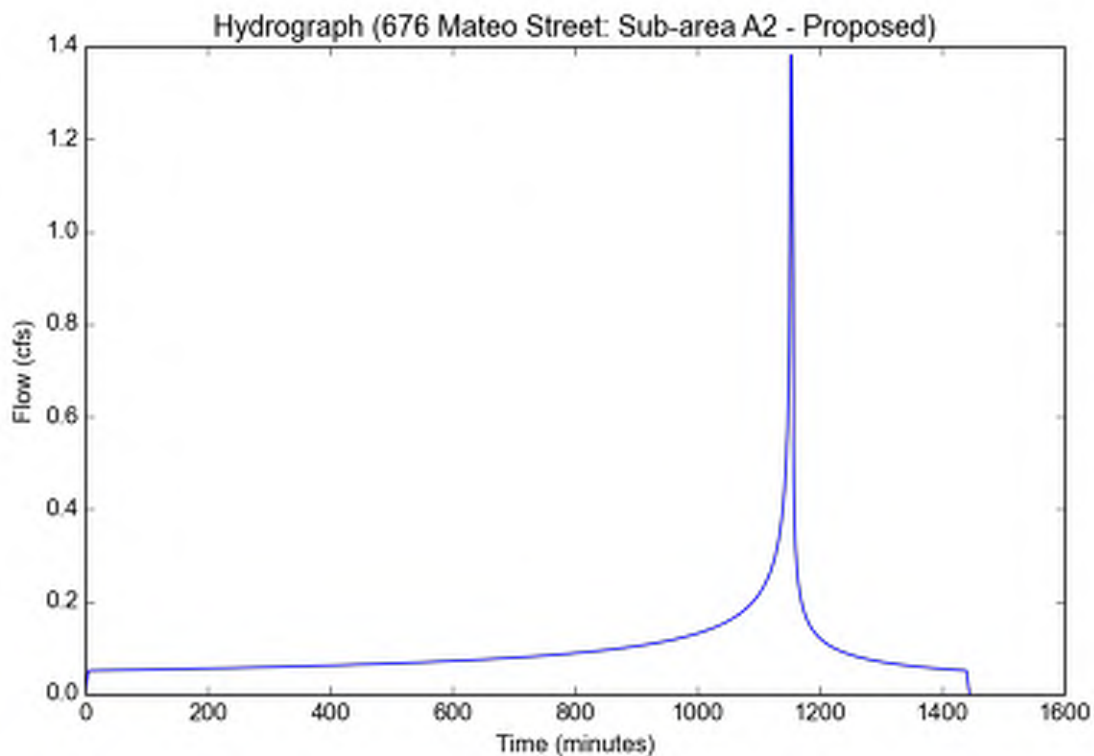
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Version: HydroCalc 1.0.2

### Input Parameters

Project Name	676 Mateo Street
Subarea ID	Sub-area A2 - Proposed
Area (ac)	0.43905
Flow Path Length (ft)	125.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.86
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	5.86
Peak Intensity (in/hr)	3.4962
Undeveloped Runoff Coefficient (Cu)	0.8571
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.3815
Burned Peak Flow Rate (cfs)	1.3815
24-Hr Clear Runoff Volume (ac-ft)	0.1914
24-Hr Clear Runoff Volume (cu-ft)	8335.9815



## Peak Flow Hydrologic Analysis

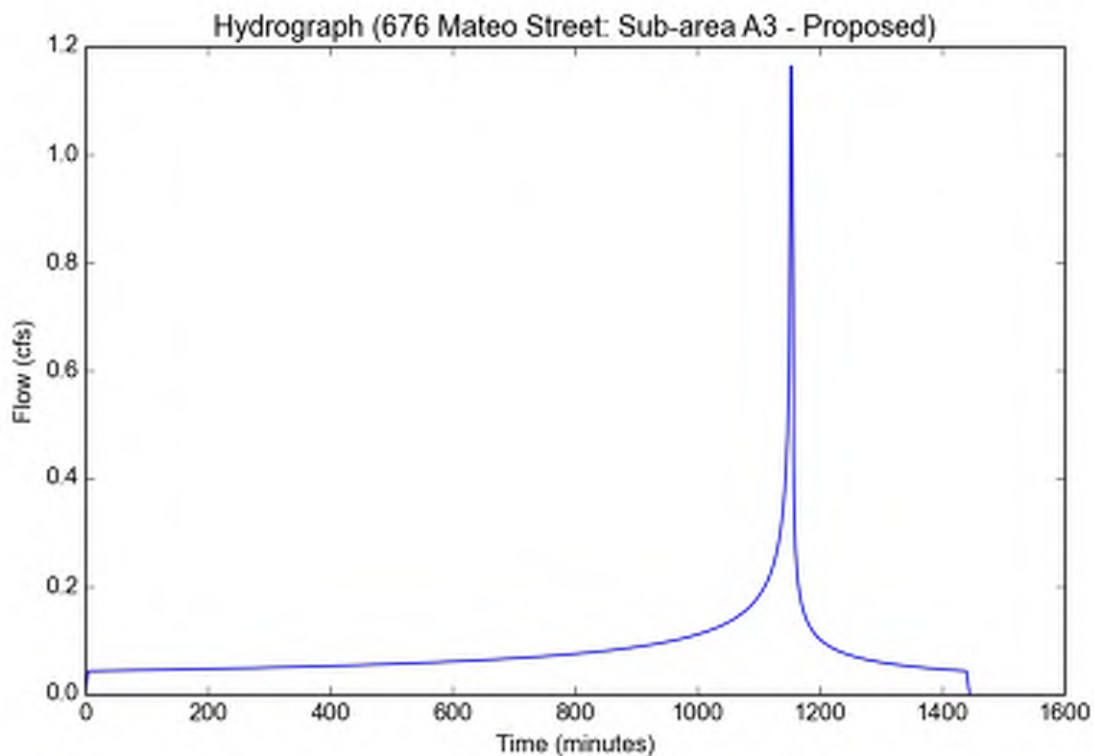
File location: P:/2016/1600384 676 Mateo Street/ENGR/EIR Support/Water Resources/Appendices/Figure 4- Hydrocalc Hydrology Results.pdf  
Version: HydroCalc 1.0.2

### Input Parameters

Project Name	676 Mateo Street
Subarea ID	Sub-area A3 - Proposed
Area (ac)	0.369904
Flow Path Length (ft)	150.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.86
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

### Output Results

Modeled (50-yr) Rainfall Depth (in)	5.86
Peak Intensity (in/hr)	3.4962
Undeveloped Runoff Coefficient (Cu)	0.8571
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.1639
Burned Peak Flow Rate (cfs)	1.1639
24-Hr Clear Runoff Volume (ac-ft)	0.1612
24-Hr Clear Runoff Volume (cu-ft)	7023.1475



## Peak Flow Hydrologic Analysis

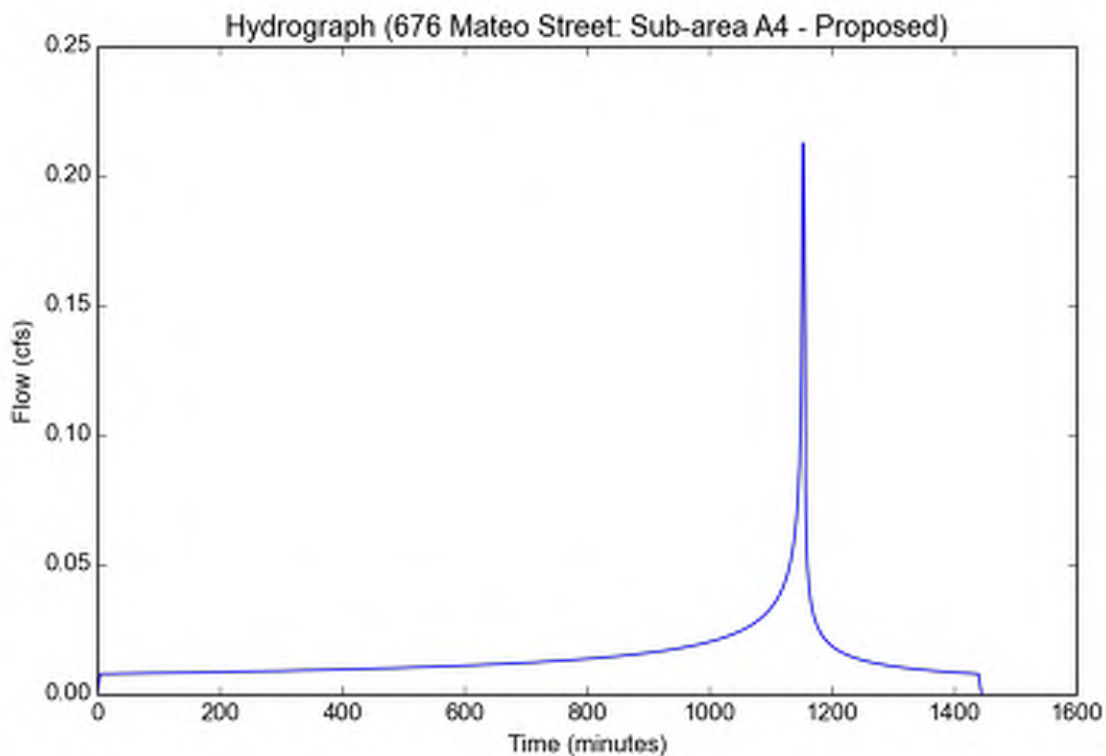
File location: P:/2016/1600384 676 Mateo Street/ENGR/EIR Support/Water Resources/Appendices/Figure 4- Hydrocalc Hydrology Results.pdf  
Version: HydroCalc 1.0.2

### Input Parameters

Project Name	676 Mateo Street
Subarea ID	Sub-area A4 - Proposed
Area (ac)	0.067608
Flow Path Length (ft)	66.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.86
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

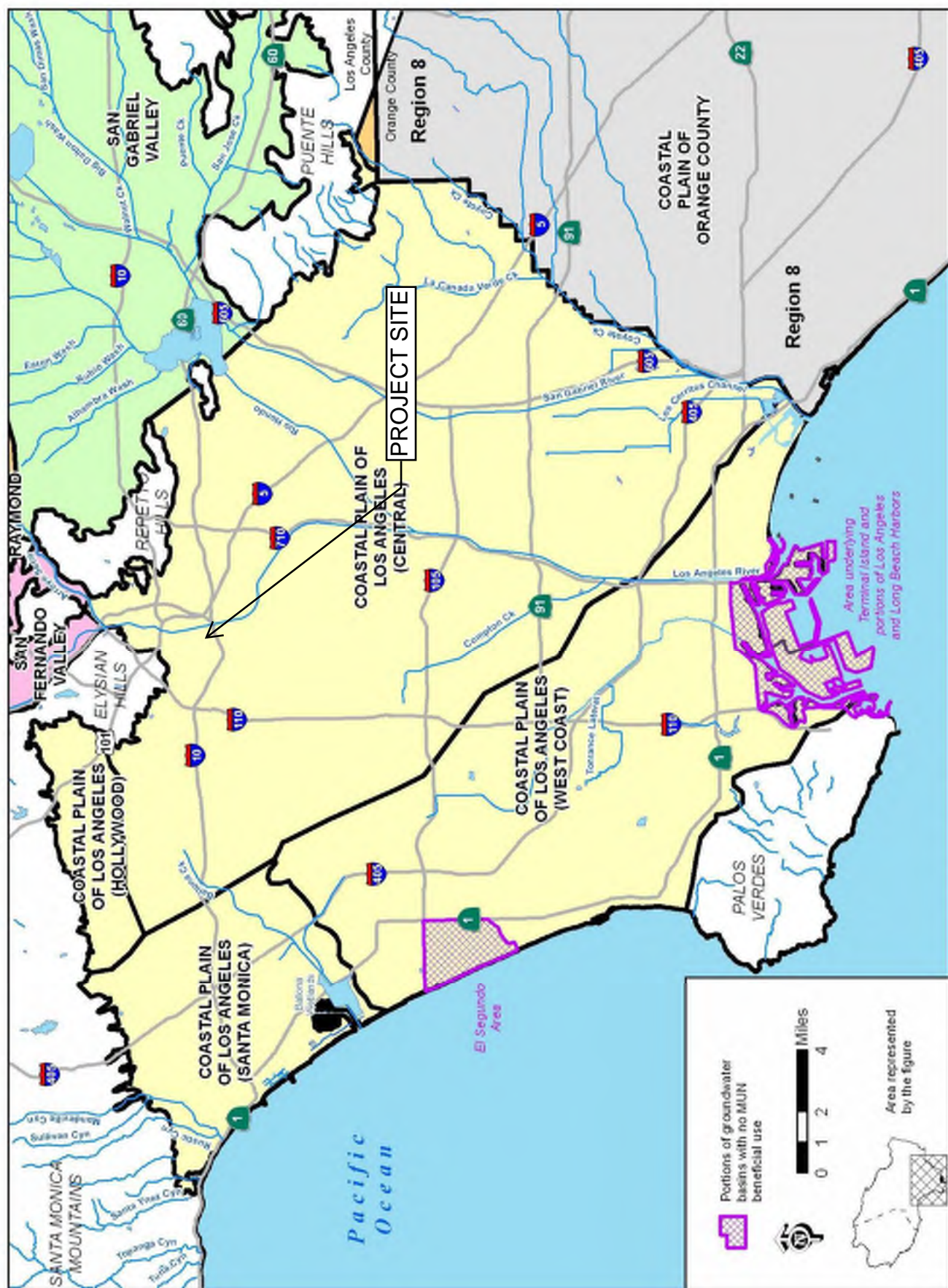
### Output Results

Modeled (50-yr) Rainfall Depth (in)	5.86
Peak Intensity (in/hr)	3.4962
Undeveloped Runoff Coefficient (Cu)	0.8571
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.2127
Burned Peak Flow Rate (cfs)	0.2127
24-Hr Clear Runoff Volume (ac-ft)	0.0295
24-Hr Clear Runoff Volume (cu-ft)	1283.6329





### Figure 5: Coastal Plain of Los Angeles Groundwater Basin



# Figure 6: LID Calculation Results for Capture and Use and Biofiltration

## Bioinfiltration Sizi

Note: Red values to be changed by user.  
 Black values are automatically calculated.

[1]	Total Area (SF)		44782
[2]	Impervious Area (SF)		44782
[3]	Pervious Area (SF)	$[1]-[2] =$	0
[4]	Catchment Area (SF)	$([2]*0.9)+([3]*0.1) =$	40304
[5]	Design Rainfall Depth (in)	Greater of 0.75", 85th percentile	1.0
[6]	V <sub>design</sub> (CF)	$1.5*[5]/12*[4] =$	4988
[7]	K <sub>sat,media</sub> (in/hr)		5.0
[8]	FS	Use 6 if no geotech investigation	2.0
[9]	K <sub>sat,design</sub> (in/hr)	$[7]/[8] =$	2.5
[10]	d <sub>p_max</sub> , Max. Ponding Depth (ft)	$\text{MIN}(1.5, [9]*48/12) =$	1.5
[11]	d <sub>p</sub> , Ponding Depth (ft)	1.5' max.	1.0
[12]	I <sub>fill</sub> (hr)		3
[13]	A <sub>min</sub> (sq. ft)	$[6]/([9]*[12]/12 + [11])$	3069

NOTE: "The calculated BMP surface area only considers the surface area of the BMP where infiltration through amended media can occur. The total footprint of the BMP should include a buffer for sideslopes and freeboard."

Source: LID Handbook, City of LA (May 2012)

### Capture & Use Sizing

Note:

Red values to be changed by user.

Black values are automatically calculated.

[1]	Total Area (SF)		44782
[2]	Impervious Area (SF)		44782
[3]	Pervious Area (SF)	$[1]-[2] =$	0
[4]	Catchment Area (SF)	$([2]*0.9)+([3]*0.1) =$	40304
[5]	Design Rainfall Depth (in)	Greater of 0.75", 85th percentile	0.99
[6]	$V_{\text{design}}$ (gal)	$[5]/12*7.48*[4] =$	24871
[7]	Planting Area (SF)		3700
[8]	Plant Factor*		0.5
[9]	$ETWU_{(7\text{-month})}$	$21.7*0.62*[8]*[7] =$	24890
[10]	Is $V_{\text{design}} \leq ETWU_{(7\text{-month})}$ ?		YES

\*The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

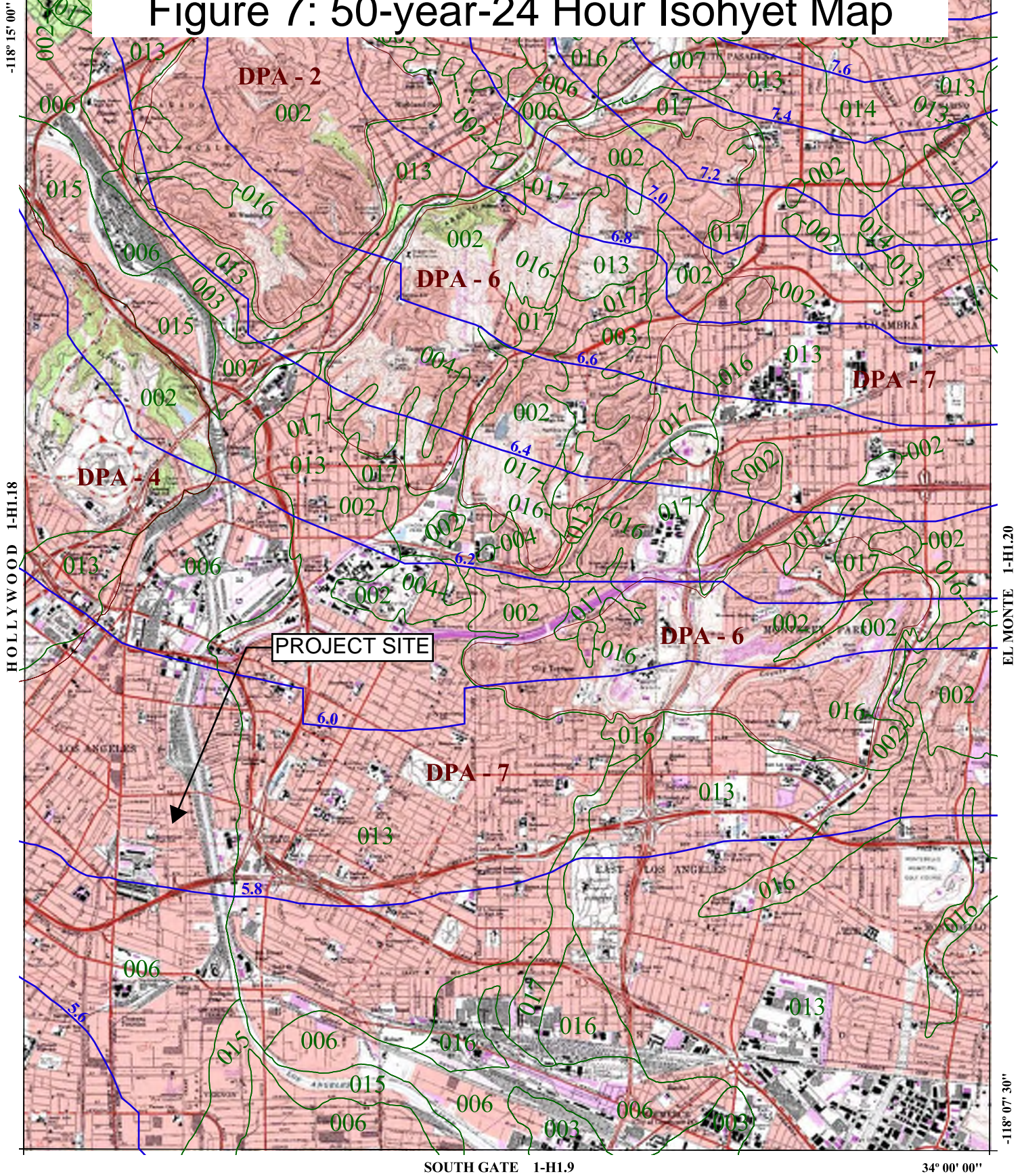
Source: LID Handbook, City of LA (May 2012)



34° 07' 30"

PASADENA 1-HI.29

# Figure 7: 50-year-24 Hour Isohyet Map



SOUTH GATE 1-HI.9

34° 00' 00"



016

SOIL CLASSIFICATION AREA

7.2

INCHES OF RAINFALL

DPA - 6

DEBRIS POTENTIAL AREA

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878  
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

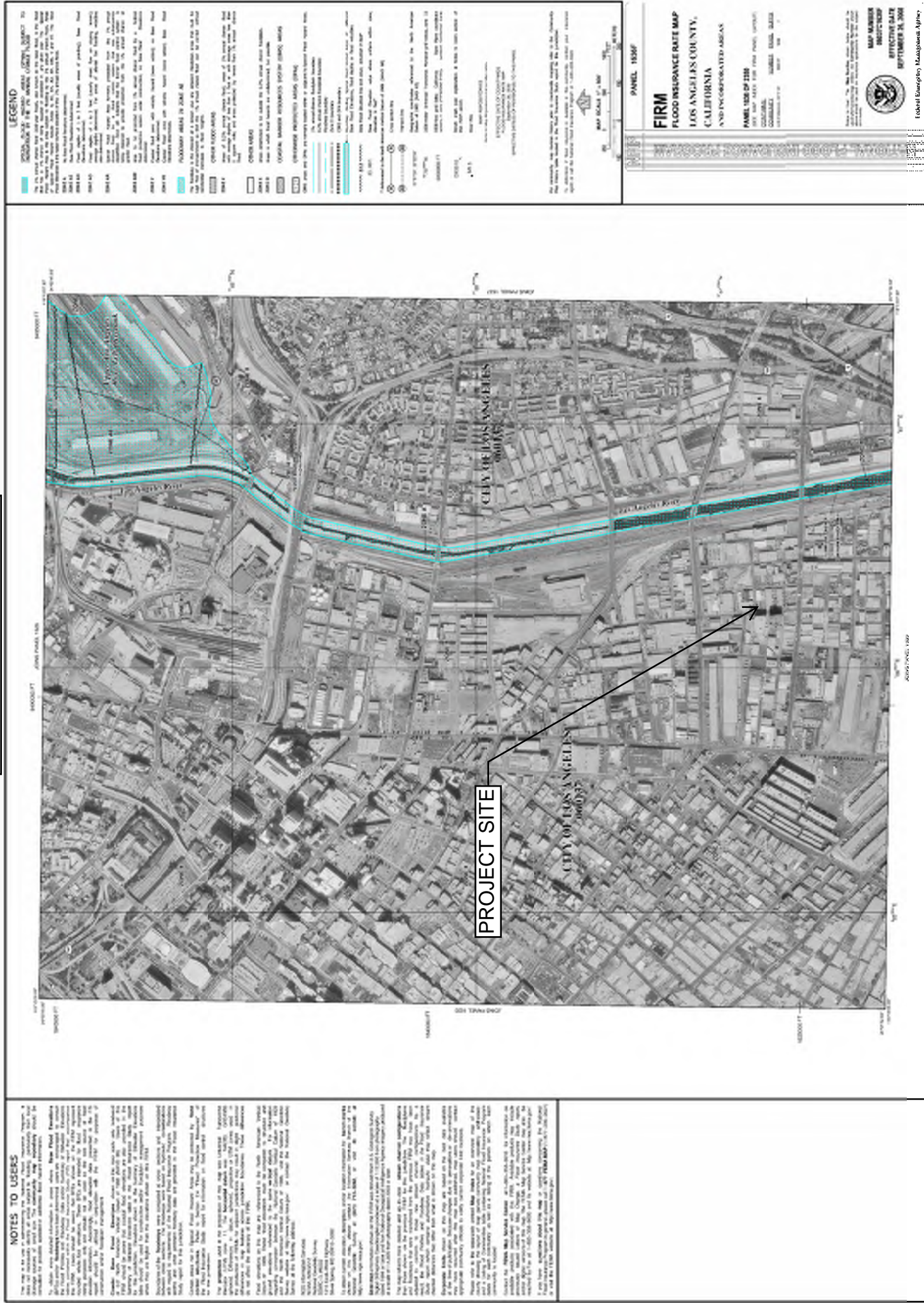
LOS ANGELES  
50-YEAR 24-HOUR ISOHYET

1-HI.19

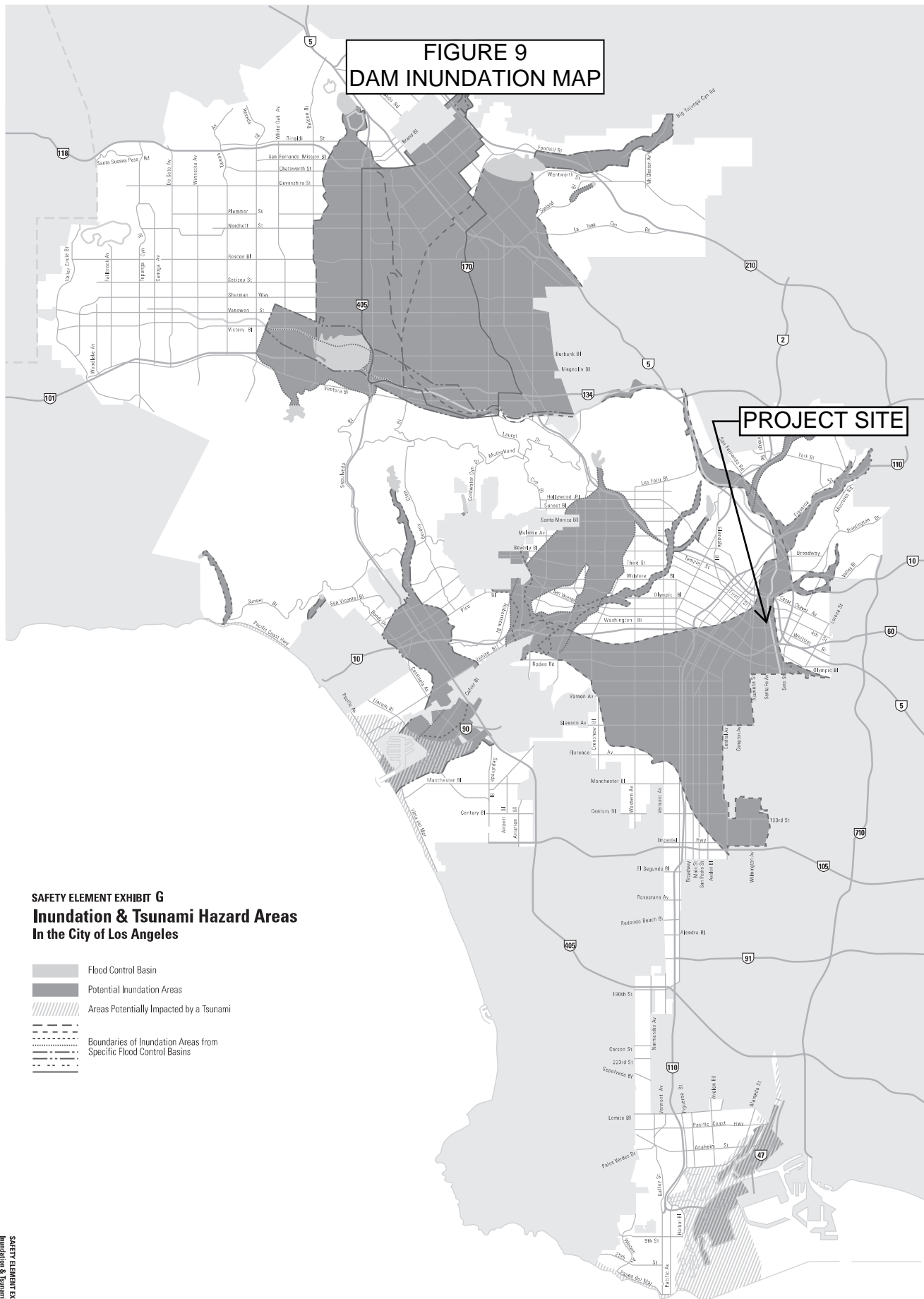




**FIGURE 8 - FEMA FIRM MAP**



**FIGURE 9  
DAM INUNDATION MAP**

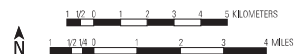


**SAFETY ELEMENT EXHIBIT G  
Inundation & Tsunami Hazard Areas  
In the City of Los Angeles**

- Flood Control Basin
- Potential Inundation Areas
- Areas Potentially Impacted by a Tsunami
- Boundaries of Inundation Areas from Specific Flood Control Basins

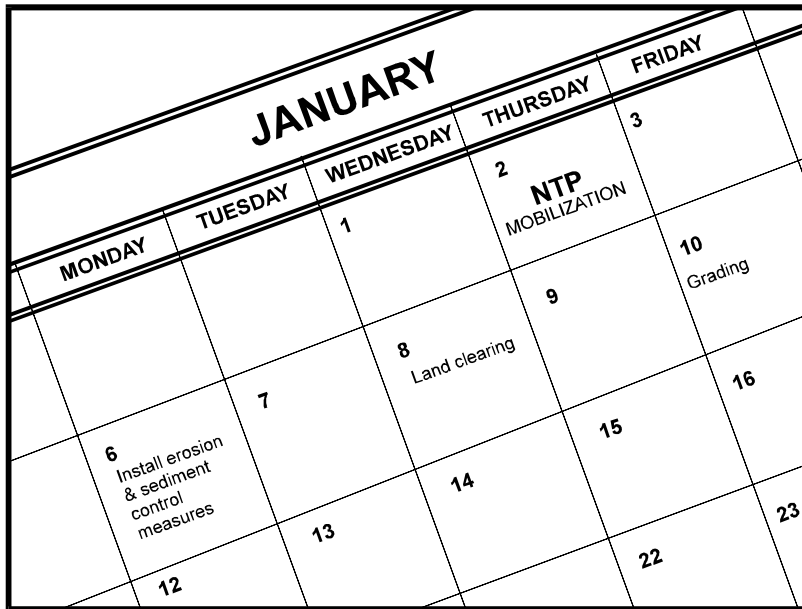
Sources: Environmental Impact Report, Framework Element, Los Angeles City General Plan, May 1995; Technical Appendix to the Safety Element of the Los Angeles County General Plan Hazard Reduction in Los Angeles County, Volume 2, Plate 6, "Flood and Inundation Hazards," January 1993; California Environmental Quality Act of 1973 (CEQA), Public Resources Code Section 21000 et seq. with guidelines as amended, 1992; California Government Code Title 7 chapter 3, article 5 section 65303(g), as amended 1993.

Prepared by the General Plan Framework Section • City of Los Angeles Planning Department • Citywide Graphics • March, 1994 • Council File No. 89-2104



# Scheduling

EC-1



## Description and Purpose

Scheduling is the development of a written plan that includes sequencing of construction activities and the implementation of BMPs such as erosion control and sediment control while taking local climate (rainfall, wind, etc.) into consideration. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

## Suitable Applications

Proper sequencing of construction activities to reduce erosion potential should be incorporated into the schedule of every construction project especially during rainy season. Use of other, more costly yet less effective, erosion and sediment control BMPs may often be reduced through proper construction sequencing.

## Limitations

- Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

## Implementation

- Avoid rainy periods. Schedule major grading operations during dry months when practical. Allow enough time before rainfall begins to stabilize the soil with vegetation or physical means or to install sediment trapping devices.
- Plan the project and develop a schedule showing each phase of construction. Clearly show how the rainy season relates

## Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	<input checked="" type="checkbox"/>
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ Primary Objective
- ☒ Secondary Objective

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

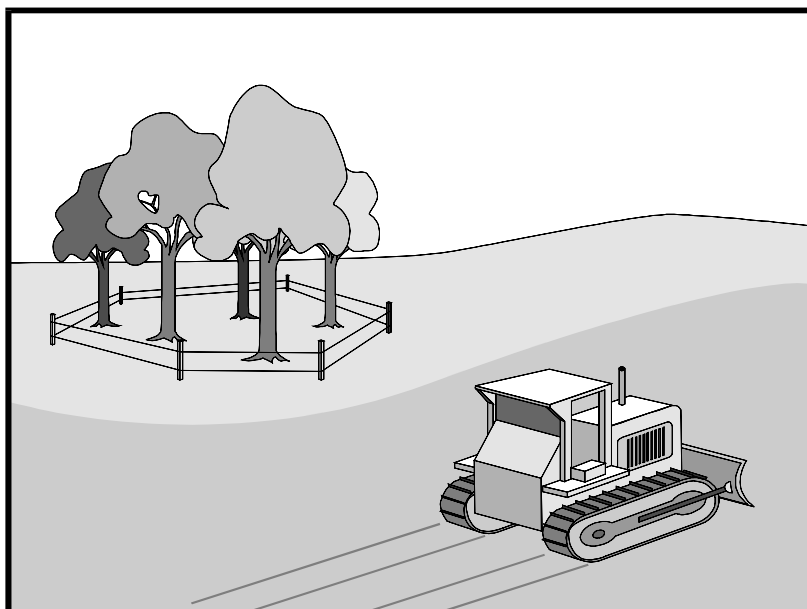
None

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# Preservation Of Existing Vegetation EC-2



## Description and Purpose

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

## Suitable Applications

Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

## Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Objective**
- ☐ **Secondary Objective**

## Targeted Constituents

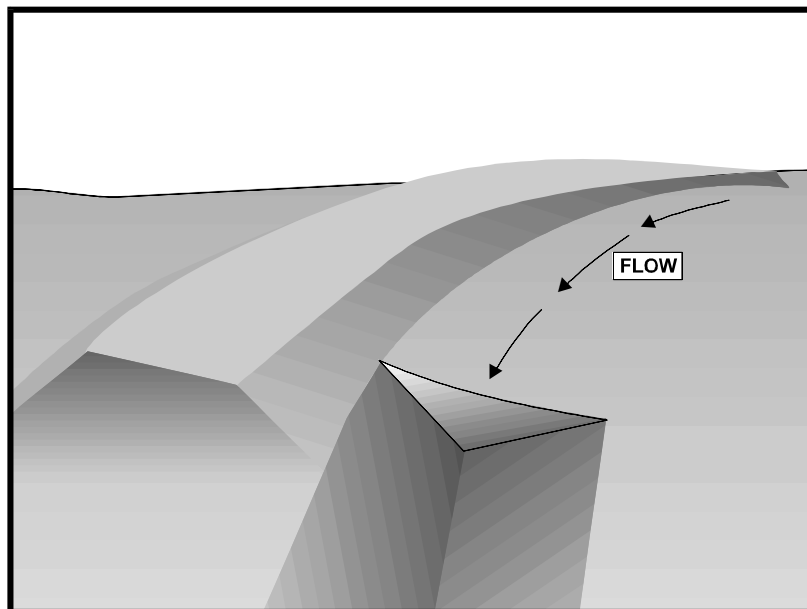
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

None

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## Description and Purpose

An earth dike is a temporary berm or ridge of compacted soil used to divert runoff or channel water to a desired location. A drainage swale is a shaped and sloped depression in the soil surface used to convey runoff to a desired location. Earth dikes and drainage swales are used to divert off site runoff around the construction site, divert runoff from stabilized areas and disturbed areas, and direct runoff into sediment basins or traps.

## Suitable Applications

Earth dikes and drainage swales are suitable for use, individually or together, where runoff needs to be diverted from one area and conveyed to another.

- Earth dikes and drainage swales may be used:
  - To convey surface runoff down sloping land
  - To intercept and divert runoff to avoid sheet flow over sloped surfaces
  - To divert and direct runoff towards a stabilized watercourse, drainage pipe or channel
  - To intercept runoff from paved surfaces
  - Below steep grades where runoff begins to concentrate
  - Along roadways and facility improvements subject to flood drainage

## Categories

<b>EC</b>	Erosion Control	<input checked="" type="checkbox"/>
<b>SE</b>	Sediment Control	
<b>TC</b>	Tracking Control	
<b>WE</b>	Wind Erosion Control	
<b>NS</b>	Non-Stormwater Management Control	
<b>WM</b>	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

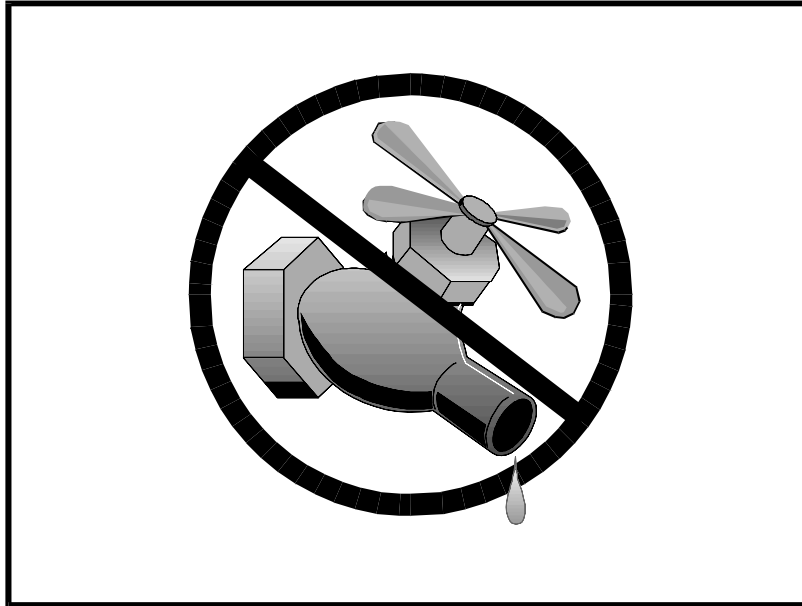
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

None

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## Description and Purpose

Water conservation practices are activities that use water during the construction of a project in a manner that avoids causing erosion and the transport of pollutants offsite. These practices can reduce or eliminate non-stormwater discharges.

## Suitable Applications

Water conservation practices are suitable for all construction sites where water is used, including piped water, metered water, trucked water, and water from a reservoir.

## Limitations

- None identified.

## Implementation

- Keep water equipment in good working condition.
- Stabilize water truck filling area.
- Repair water leaks promptly.
- Washing of vehicles and equipment on the construction site is discouraged.
- Avoid using water to clean construction areas. If water must be used for cleaning or surface preparation, surface should be swept and vacuumed first to remove dirt. This will minimize amount of water required.

## Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

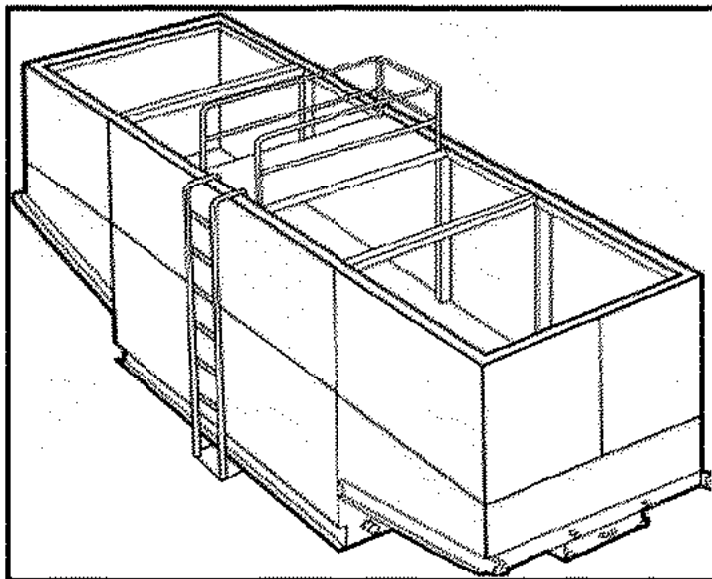
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

None

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## Description and Purpose

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation (stormwater) must be removed from a work location to proceed with construction work or to provide vector control.

The General Permit incorporates Numeric Action Levels (NAL) for turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Discharges from dewatering operations can contain high levels of fine sediment that, if not properly treated, could lead to exceedances of the General Permit requirements or Basin Plan standards.

The dewatering operations described in this fact sheet are not Active Treatment Systems (ATS) and do not include the use of chemical coagulations, chemical flocculation or electrocoagulation.

## Suitable Applications

These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area to facilitate construction.

Practices identified in this section are also appropriate for implementation when managing the removal of accumulated

## Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

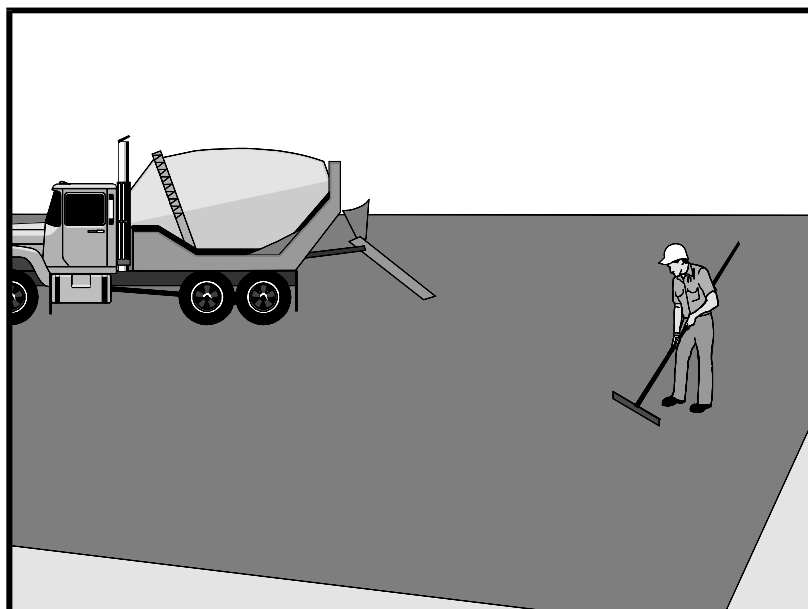
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

## Potential Alternatives

- SE-5: Fiber Roll
- SE-6: Gravel Bag Berm

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## Description and Purpose

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runoff and runoff pollution, properly disposing of wastes, and training employees and subcontractors.

The General Permit incorporates Numeric Action Levels (NAL) for pH and turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials associated with paving and grinding operations, including mortar, concrete, and cement and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

## Suitable Applications

These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

## Limitations

- Paving opportunities may be limited during wet weather.

Discharges of freshly paved surfaces may raise pH to environmentally harmful levels and trigger permit violations.

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

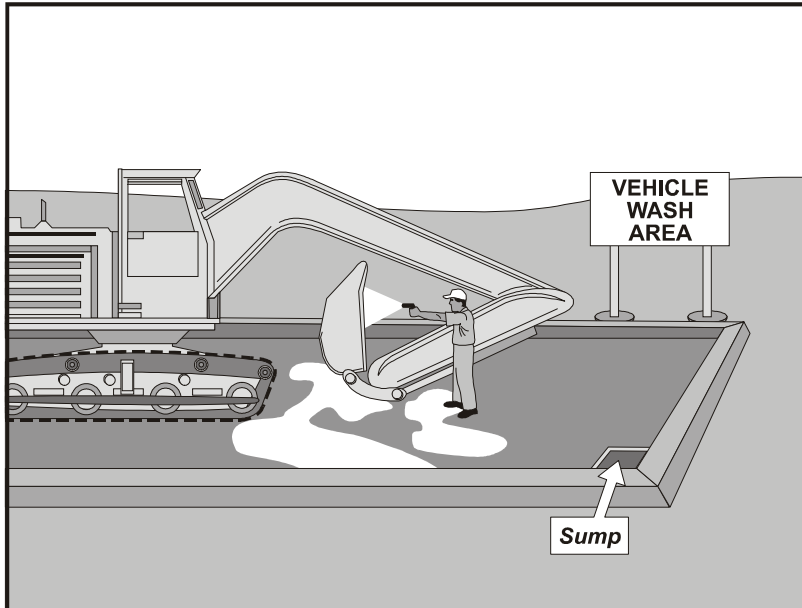
## Potential Alternatives

None

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## Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

## Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

## Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

## Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

If washing operations are to take place onsite, then:

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

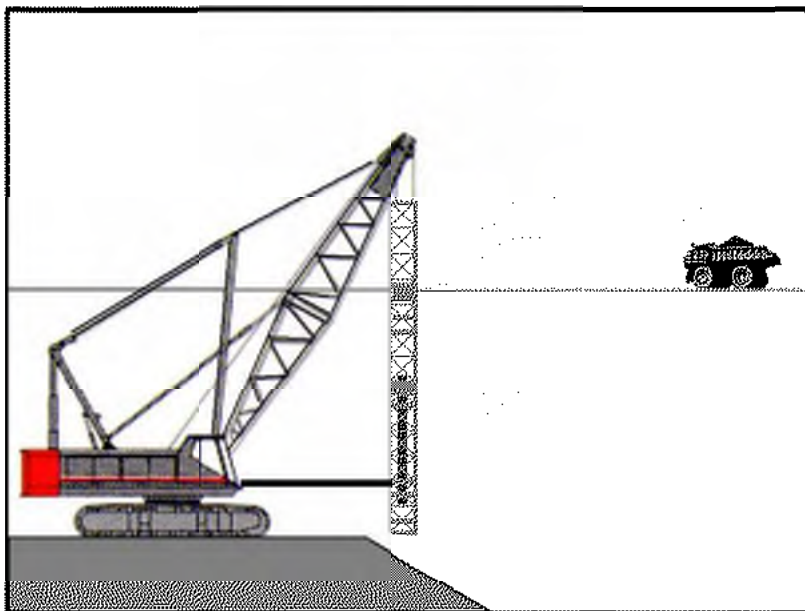
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Nutrients	<input checked="" type="checkbox"/>
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

## Potential Alternatives

None

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## Description and Purpose

The construction and retrofit of bridges and retaining walls often include driving piles for foundation support and shoring operations. Driven piles are typically constructed of precast concrete, steel, or timber. Driven sheet piles are also used for shoring and cofferdam construction. Proper control and use of equipment, materials, and waste products from pile driving operations will reduce or eliminate the discharge of potential pollutants to the storm drain system, watercourses, and waters of the United States.

## Suitable Applications

These procedures apply to all construction sites near or adjacent to a watercourse or groundwater where permanent and temporary pile driving (impact and vibratory) takes place, including operations using pile shells as well as construction of cast-in-steel-shell and cast-in-drilled-hole piles.

## Limitations

None identified.

## Implementation

- Use drip pans or absorbent pads during vehicle and equipment operation, maintenance, cleaning, fueling, and storage. Refer to NS-8, Vehicle and Equipment Cleaning, NS-9, Vehicle and Equipment Fueling, and NS-10, Vehicle and Equipment Maintenance.

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ Primary Objective
- ☒ Secondary Objective

## Targeted Constituents

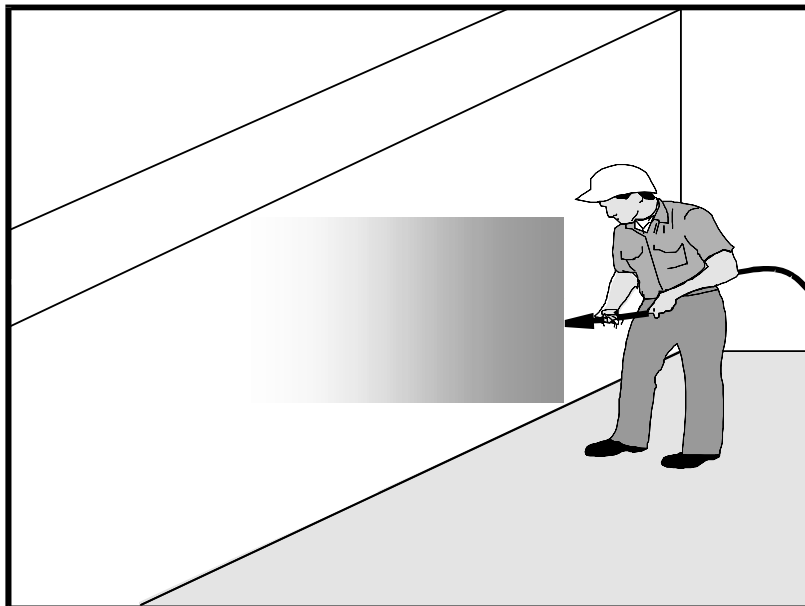
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

## Potential Alternatives

None

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## Description and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, pump houses, large slabs, and structured foundations. Concrete curing includes the use of both chemical and water methods.

Concrete and its associated curing materials have basic chemical properties that can raise the pH of water to levels outside of the permitted range. Discharges of stormwater and non-stormwater exposed to concrete during curing may have a high pH and may contain chemicals, metals, and fines. The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Proper procedures and care should be taken when managing concrete curing materials to prevent them from coming into contact with stormwater flows, which could result in a high pH discharge.

## Suitable Applications

Suitable applications include all projects where Portland Cement Concrete (PCC) and concrete curing chemicals are placed where they can be exposed to rainfall, runoff from other areas, or where runoff from the PCC will leave the site.

## Limitations

- Runoff contact with concrete waste can raise pH levels in the water to environmentally harmful levels and trigger permit violations.

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

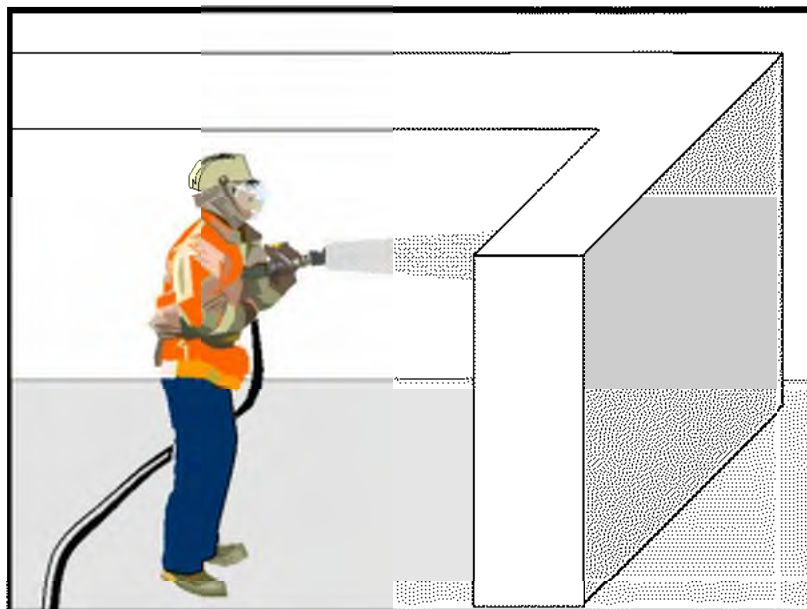
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

## Potential Alternatives

None

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## Description and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high pressure water blasting. Stormwater and non-stormwater exposed to concrete finishing by-products may have a high pH and may contain chemicals, metals, and fines. Proper procedures and implementation of appropriate BMPs can minimize the impact that concrete-finishing methods may have on stormwater and non-stormwater discharges.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Concrete and its associated curing materials have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

## Suitable Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

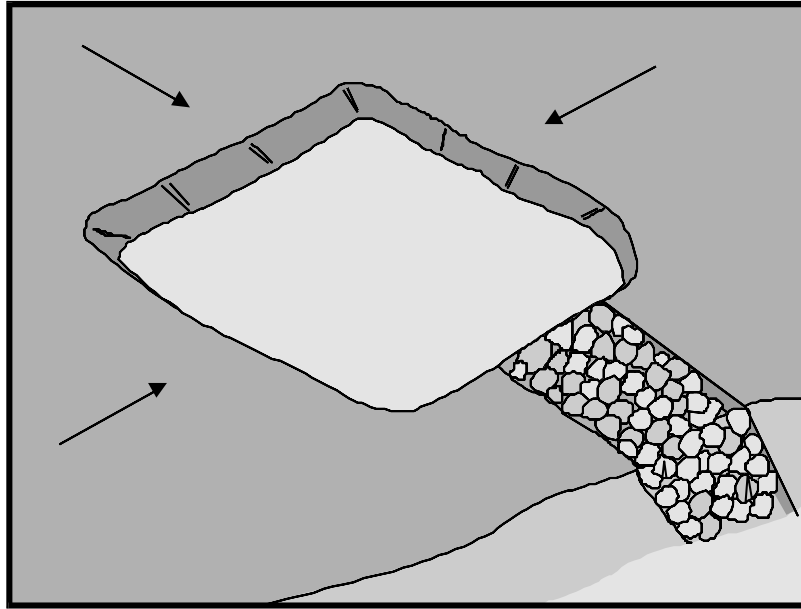
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	
Organics	<input checked="" type="checkbox"/>

## Potential Alternatives

None

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## Description and Purpose

A sediment trap is a containment area where sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out or before the runoff is discharged by gravity flow. Sediment traps are formed by excavating or constructing an earthen embankment across a waterway or low drainage area.

Trap design guidance provided in this fact sheet is not intended to guarantee compliance with numeric discharge limits (numeric action levels or numeric effluent limits for turbidity). Compliance with discharge limits requires a thoughtful approach to comprehensive BMP planning, implementation, and maintenance. Therefore, optimally designed and maintained sediment traps should be used in conjunction with a comprehensive system of BMPs.

## Suitable Applications

Sediment traps should be considered for use:

- At the perimeter of the site at locations where sediment-laden runoff is discharged offsite.
- At multiple locations within the project site where sediment control is needed.
- Around or upslope from storm drain inlet protection measures.
- Sediment traps may be used on construction projects where the drainage area is less than 5 acres. Traps would be

## Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

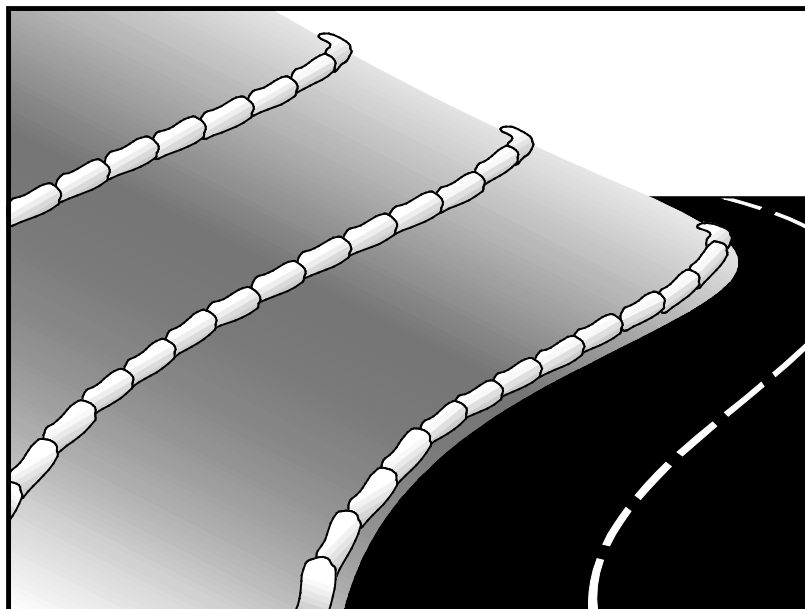
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

SE-2 Sediment Basin (for larger areas)

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## Description and Purpose

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

## Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

## Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Roll
- SE-8 Sandbag Barrier
- SE-12 Temporary Silt Dike
- SE-14 Biofilter Bags

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## Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

## Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

## Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

## Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

## Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

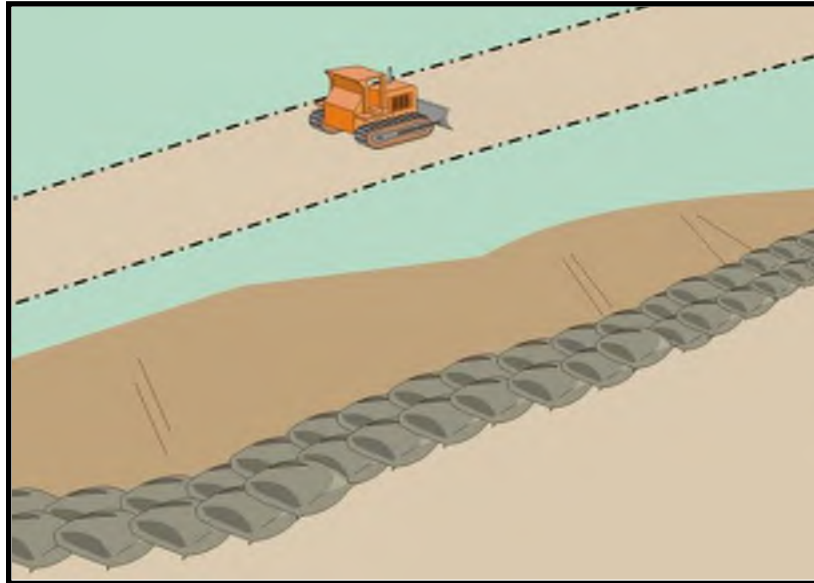
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

## Potential Alternatives

None

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## Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

## Suitable Applications

Sandbag barriers may be a suitable control measure for the applications described below. It is important to consider that sand bags are less porous than gravel bags and ponding or flooding can occur behind the barrier. Also, sand is easily transported by runoff if bags are damaged or ruptured. The SWPPP Preparer should select the location of a sandbag barrier with respect to the potential for flooding, damage, and the ability to maintain the BMP.

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

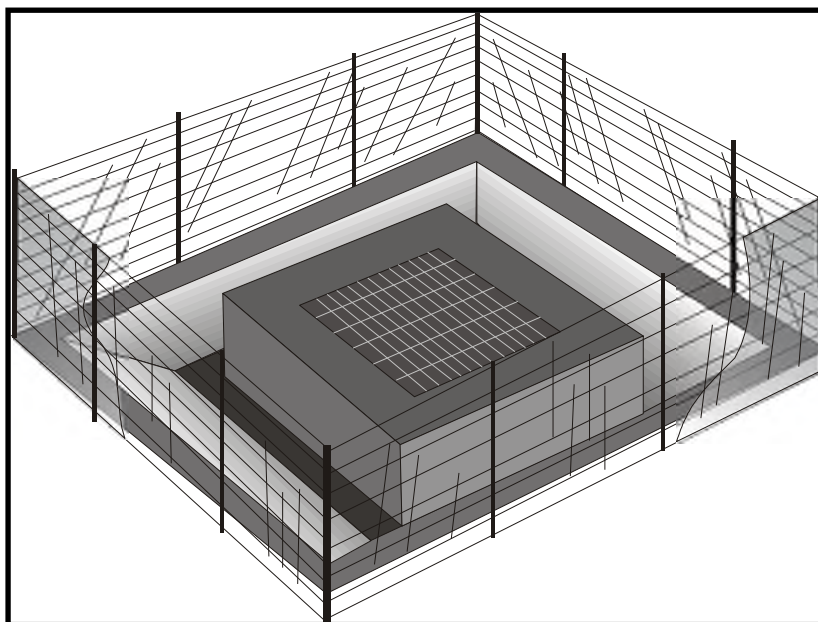
## Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-12 Manufactured Linear Sediment Controls
- SE-14 Biofilter Bags

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## Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

## Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

## Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

## Categories

<b>EC</b>	Erosion Control	
<b>SE</b>	Sediment Control	<input checked="" type="checkbox"/>
<b>TC</b>	Tracking Control	
<b>WE</b>	Wind Erosion Control	
<b>NS</b>	Non-Stormwater Management Control	
<b>WM</b>	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

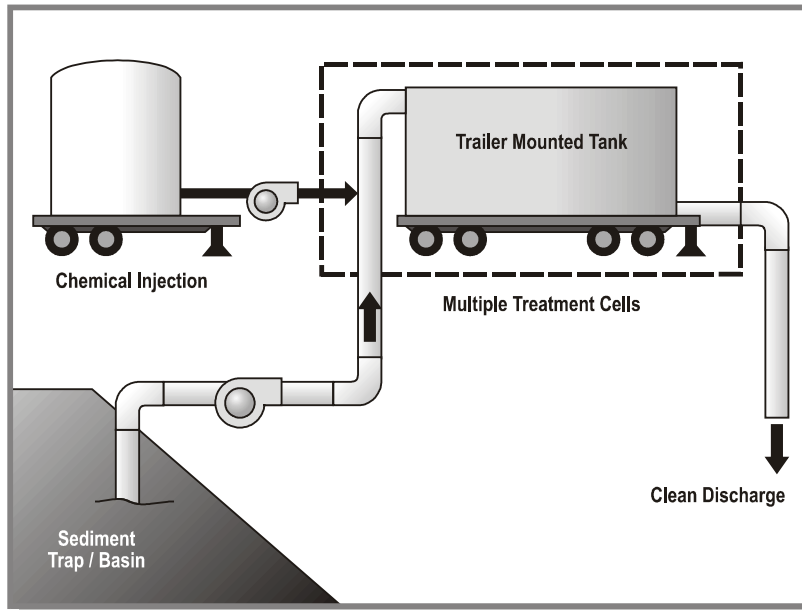
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-14 Biofilter Bags
- SE-13 Compost Socks and Berms

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## Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Description and Purpose

Active Treatment Systems (ATS) reduce turbidity of construction site runoff by introducing chemicals to stormwater through direct dosing or an electrical current to enhance flocculation, coagulation, and settling of the suspended sediment. Coagulants and flocculants are used to enhance settling and removal of suspended sediments and generally include inorganic salts and polymers (USACE, 2001). The increased flocculation aids in sedimentation and ability to remove fine suspended sediments, thus reducing stormwater runoff turbidity and improving water quality.

## Suitable Applications

ATS can reliably provide exceptional reductions of turbidity and associated pollutants and should be considered where turbid discharges to sediment and turbidity sensitive waters cannot be avoided using traditional BMPs. Additionally, it may be appropriate to use an ATS when site constraints inhibit the ability to construct a correctly sized sediment basin, when clay and/or highly erosive soils are present, or when the site has very steep or long slope lengths.

## Limitations

Dischargers choosing to utilize chemical treatment in an ATS must follow all guidelines of the Construction General Permit Attachment F – Active Treatment System Requirements. General limitations are as follows:

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

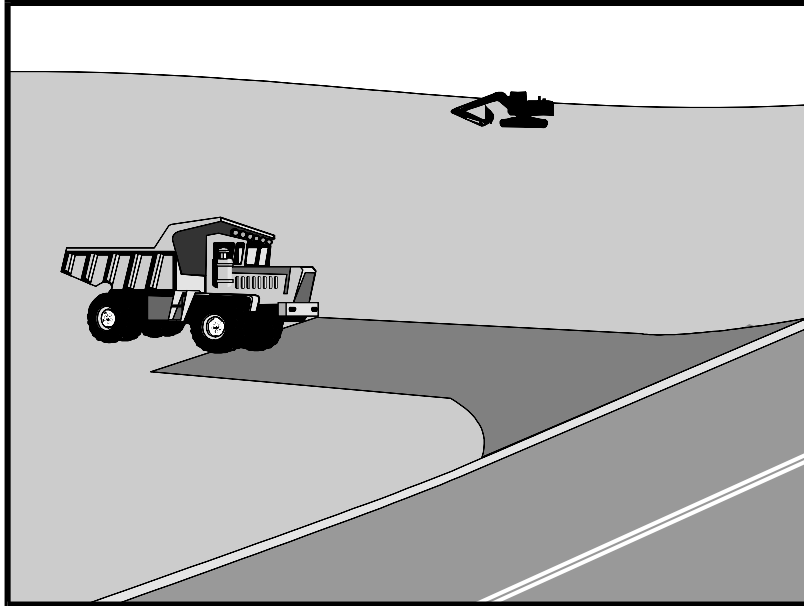
## Potential Alternatives

None

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# Stabilized Construction Entrance/Exit TC-1



## Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

## Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

## Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

## Categories

EC	Erosion Control	<input checked="" type="checkbox"/>
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

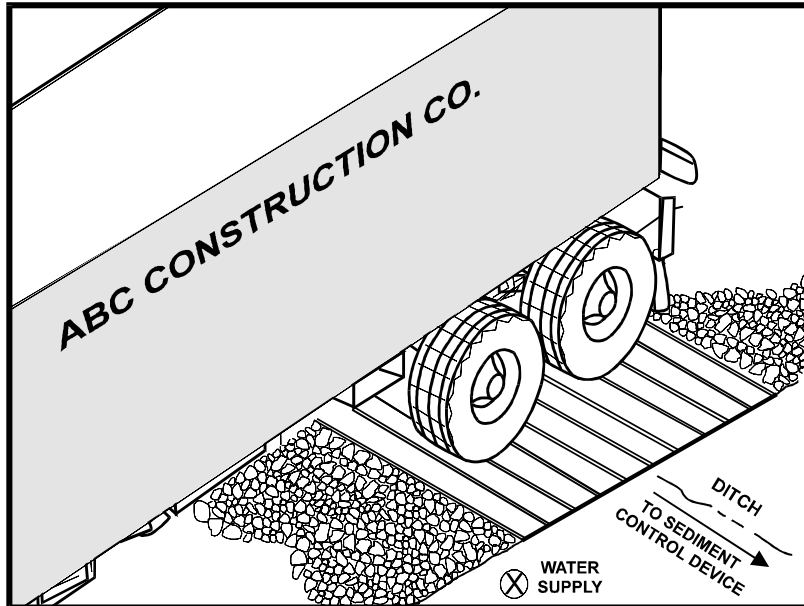
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

None

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## Description and Purpose

A tire wash is an area located at stabilized construction access points to remove sediment from tires and undercarriages and to prevent sediment from being transported onto public roadways.

## Suitable Applications

Tire washes may be used on construction sites where dirt and mud tracking onto public roads by construction vehicles may occur.

## Limitations

- The tire wash requires a supply of wash water.
- A turnout or doublewide exit is required to avoid having entering vehicles drive through the wash area.
- Do not use where wet tire trucks leaving the site leave the road dangerously slick.

## Implementation

- Incorporate with a stabilized construction entrance/exit. See TC-1, Stabilized Construction Entrance/Exit.
- Construct on level ground when possible, on a pad of coarse aggregate greater than 3 in. but smaller than 6 in. A geotextile fabric should be placed below the aggregate.
- Wash rack should be designed and constructed/manufactured for anticipated traffic loads.

## Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	<input checked="" type="checkbox"/>
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ Primary Objective
- ☒ Secondary Objective

## Targeted Constituents

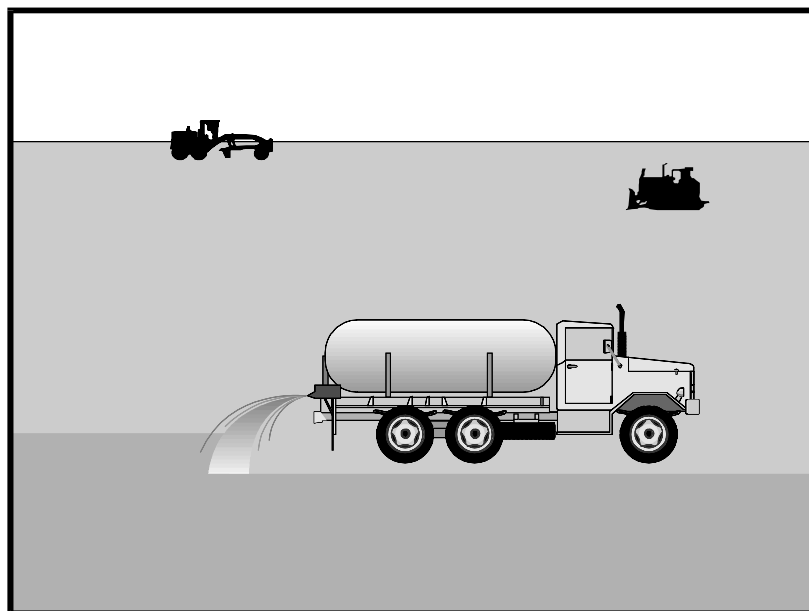
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

TC-1 Stabilized Construction Entrance/Exit

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## Description and Purpose

Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

## Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

## Categories

EC	Erosion Control	
SE	Sediment Control	<input checked="" type="checkbox"/>
TC	Tracking Control	
WE	Wind Erosion Control	<input checked="" type="checkbox"/>
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

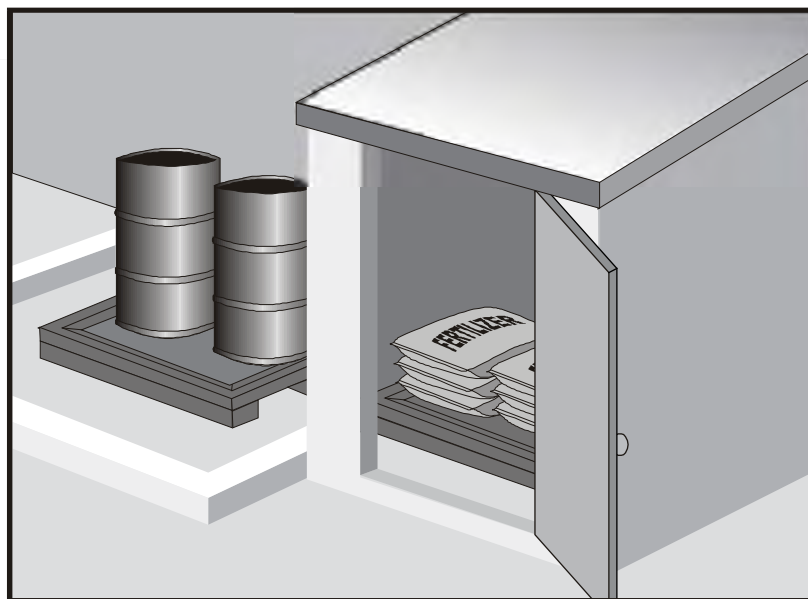
Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

## Potential Alternatives

EC-5 Soil Binders

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## Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

## Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

## Categories

<b>EC</b>	Erosion Control	
<b>SE</b>	Sediment Control	
<b>TC</b>	Tracking Control	
<b>WE</b>	Wind Erosion Control	
<b>NS</b>	Non-Stormwater Management Control	
<b>WM</b>	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

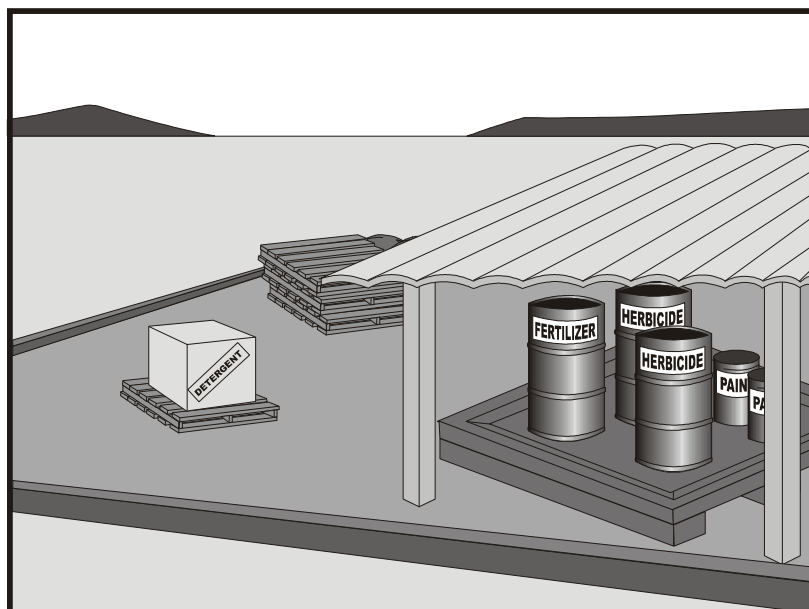
## Potential Alternatives

None

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## Description and Purpose

Prevent or reduce the discharge of pollutants to the storm drain system or watercourses from material use by using alternative products, minimizing hazardous material use onsite, and training employees and subcontractors.

## Suitable Applications

This BMP is suitable for use at all construction projects. These procedures apply when the following materials are used or prepared onsite:

- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease
- Asphalt and other concrete components
- Other hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
- Other materials that may be detrimental if released to the environment

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

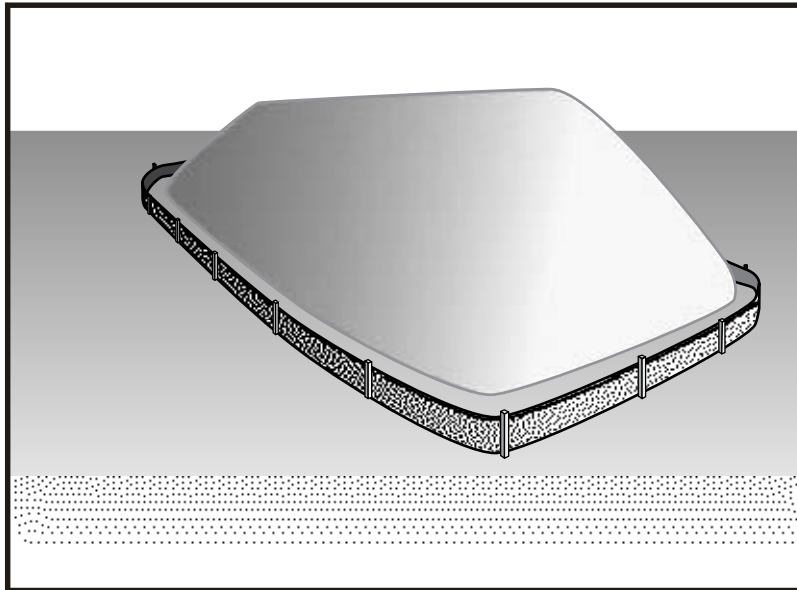
## Potential Alternatives

None

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## Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called “cold mix” asphalt), and pressure treated wood.

## Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

## Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

## Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

### Categories

<b>EC</b>	Erosion Control	
<b>SE</b>	Sediment Control	<input checked="" type="checkbox"/>
<b>TC</b>	Tracking Control	
<b>WE</b>	Wind Erosion Control	
<b>NS</b>	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
<b>WM</b>	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

### Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

### Targeted Constituents

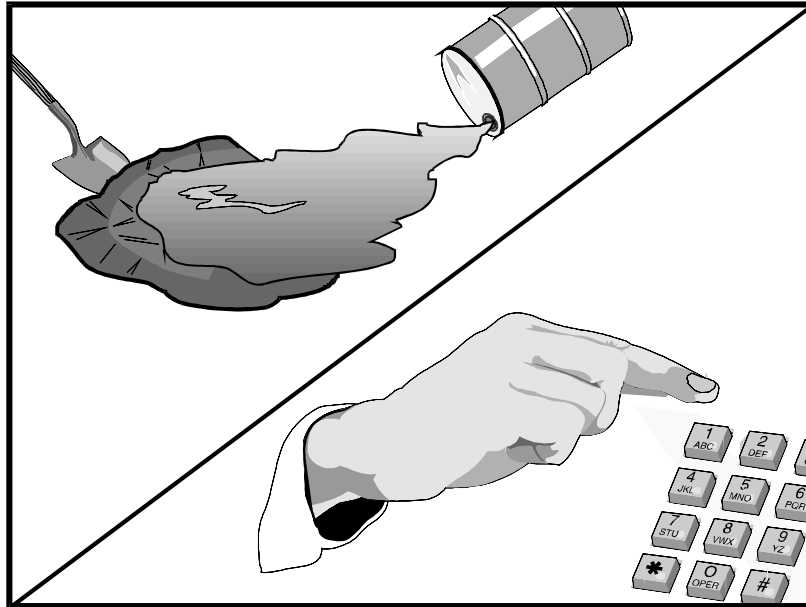
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Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

### Potential Alternatives

None

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## Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

## Suitable Applications

This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

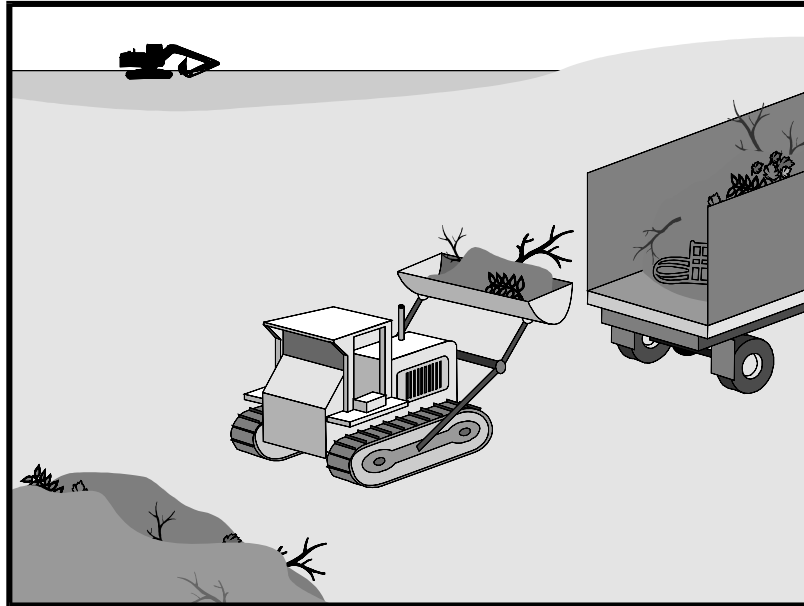
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

## Potential Alternatives

None

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## Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

## Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

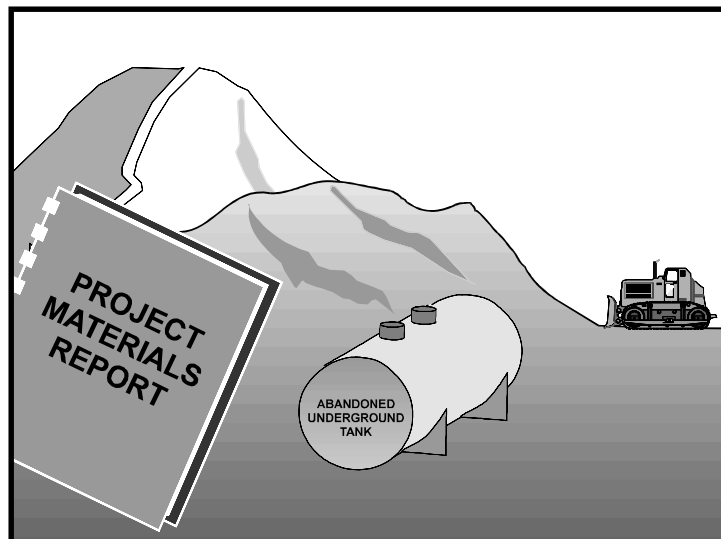
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

## Potential Alternatives

None

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## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

## Suitable Applications

Contaminated soil management is implemented on construction projects in highly urbanized or industrial areas where soil contamination may have occurred due to spills, illicit discharges, aerial deposition, past use and leaks from underground storage tanks.

## Limitations

Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler. The presence of contaminated soil may indicate contaminated water as well. See NS-2, Dewatering Operations, for more information.

The procedures and practices presented in this BMP are general. The contractor should identify appropriate practices and procedures for the specific contaminants known to exist or discovered onsite.

## Implementation

Most owners and developers conduct pre-construction environmental assessments as a matter of routine. Contaminated soils are often identified during project planning and development with known locations identified in the plans, specifications and in the SWPPP. The contractor should review applicable reports and investigate appropriate call-outs in the

## Targeted Constituents

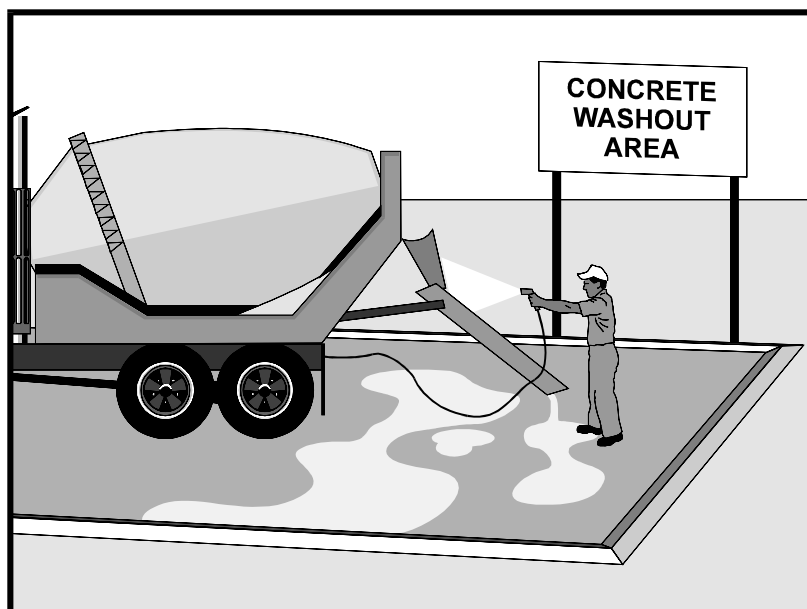
Sediment	
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	<input checked="" type="checkbox"/>
Organics	<input checked="" type="checkbox"/>

## Potential Alternatives

None

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## Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

## Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	<input checked="" type="checkbox"/>
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	
Trash	
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	
Organics	

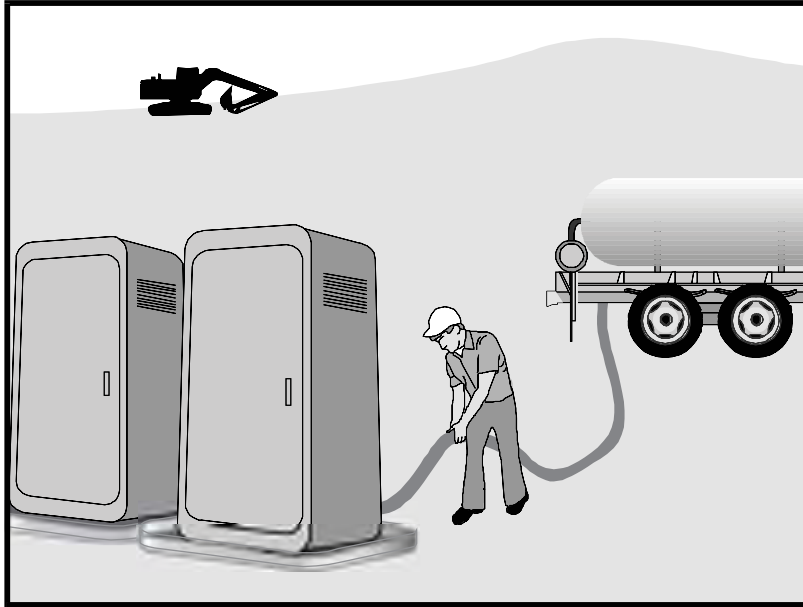
## Potential Alternatives

None

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# Sanitary/Septic Waste Management WM-9



## Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

## Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

## Limitations

None identified.

## Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

## Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

## Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Category**
- ☒ **Secondary Category**

## Targeted Constituents

Sediment	
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	<input checked="" type="checkbox"/>
Oil and Grease	
Organics	<input checked="" type="checkbox"/>

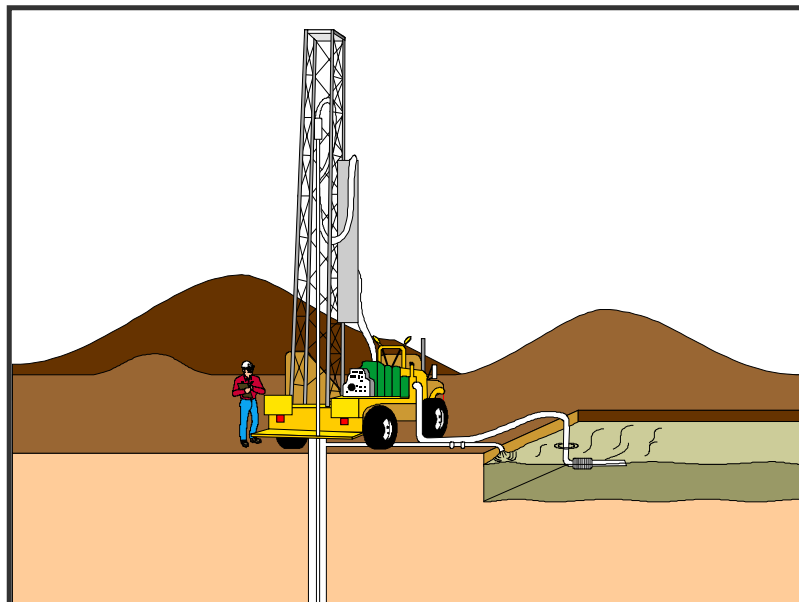
## Potential Alternatives

None

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## Description and Purpose

Liquid waste management includes procedures and practices to prevent discharge of pollutants to the storm drain system or to watercourses as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

## Suitable Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-stormwater liquid discharges not permitted by separate permits

## Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Liquid waste management does not apply to dewatering operations (NS-2 Dewatering Operations), solid waste management (WM-5, Solid Waste Management), hazardous wastes (WM-6, Hazardous Waste Management), or

## Categories

<b>EC</b>	Erosion Control	
<b>SE</b>	Sediment Control	
<b>TC</b>	Tracking Control	
<b>WE</b>	Wind Erosion Control	
<b>NS</b>	Non-Stormwater Management Control	
<b>WM</b>	Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>

## Legend:

- ☒ **Primary Objective**
- ☒ **Secondary Objective**

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>
Bacteria	
Oil and Grease	<input checked="" type="checkbox"/>
Organics	

## Potential Alternatives

None

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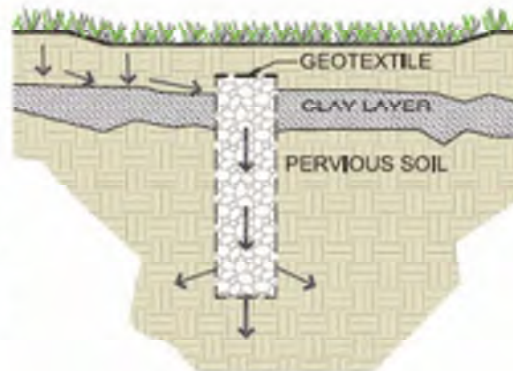


# EXHIBIT 2

## TYPICAL LID BMPs

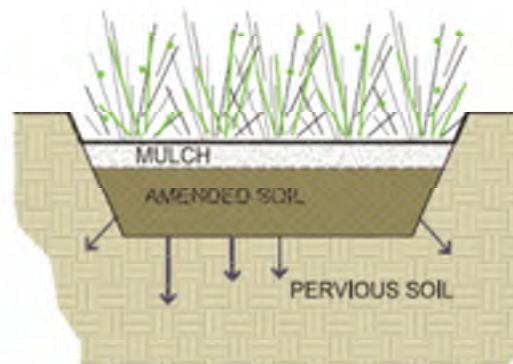
### Dry Wells

A dry well is defined as an excavated, bored, drilled, or driven shaft or hole whose depth is greater than its width. Drywells are similar to infiltration trenches in their design and function, as they are designed to temporarily store and infiltrate runoff, primarily from rooftops or other impervious areas with low pollutant loading. A dry well may be either a drilled borehole filled with aggregate or a prefabricated storage chamber or pipe segment.



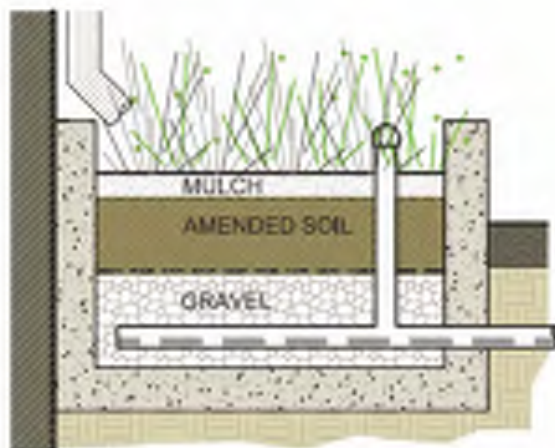
### Bioretention

Bioretention stormwater treatment facilities are landscaped shallow depressions that capture and filter stormwater runoff. These facilities function as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. The facilities normally consist of a ponding area, mulch layer, planting soils, plantings, and, optionally, a subsurface gravel reservoir layer.



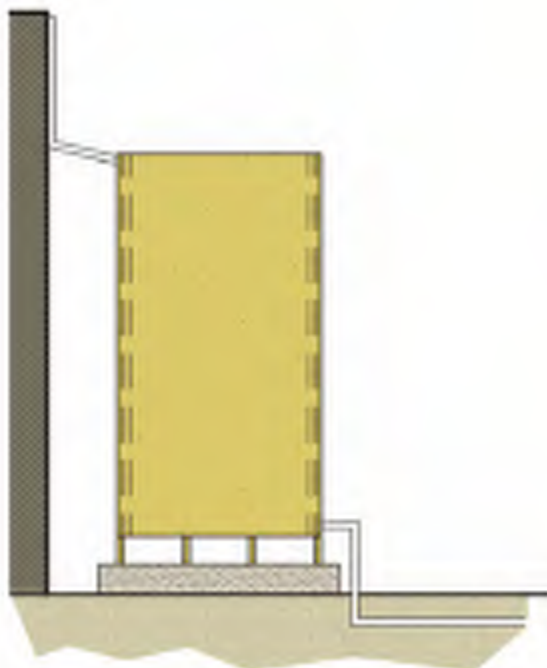
#### Planter Boxes

Planter boxes are bioretention treatment control measures that are completely contained within an impermeable structure with an underdrain (they do not infiltrate). They are similar to bioretention facilities with underdrains except they are situated at or above ground and are bound by impermeable walls. Planter boxes may be placed adjacent to or near buildings, other structures, or sidewalks.



#### 4.5 CAPTURE AND USE BMPs

Capture and Use refers to a specific type of BMP that operates by capturing stormwater runoff and holding it for efficient use at a later time. On a commercial or industrial scale, capture and use BMPs are typically synonymous with cisterns, which can be implemented both above and below ground. Cisterns are sized to store a specified volume of water with no surface discharge until this volume is exceeded. The primary use of captured runoff is for subsurface drip irrigation purposes. The temporary storage of roof runoff reduces the runoff volume from a property and may reduce the peak runoff velocity for small, frequently occurring storms. In addition, by reducing the amount of stormwater runoff that flows overland into a stormwater conveyance system, less pollutants are transported through the conveyance system into local streams and the ocean. The onsite use of the harvested water for non-potable domestic purposes conserves City-supplied potable water and, where directed to unpaved surfaces, can recharge groundwater in local aquifers.



**Cistern Example**