

Appendix N

2. Wastewater Infrastructure Technical  
Report



**676 MATEO STREET MIXED USE PROJECT  
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER  
SEPTEMBER, 2020**

**PREPARED BY:**

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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**

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project to the City's wastewater infrastructure systems.

## **2. REGULATORY FRAMEWORK**

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,700 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System and the Hyperion Treatment Plant. In February 2017, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)<sup>1</sup>.

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

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<sup>1</sup> City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2017.

gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

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

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

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per this Special Order, laterals sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.<sup>2</sup>

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

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

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

### 3. EXISTING CONDITIONS

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

Based on available record data provided by the City, there is an 8-inch vitrified clay pipe (VCP) sewer line in Mateo Street flowing south. Based upon the City of Los Angeles Bureau of Engineering's online Navigate LA database, the capacity of this line is 0.76 cubic feet per second (cfs) (491,167 gallons per day (gpd)). Available records indicate that Mateo Street. has four (4) sewer wyes allocated to the Project Site.

Based on available record data provided by the City, there is an 8-inch vitrified clay pipe (VCP) sewer line in Imperial Street flowing south. Based upon the Navigate LA database, the capacity of the 8-inch line is 0.80 cubic feet per second (cfs) (517,883 gallons per day (gpd)). Available records indicate the 8-inch main in Imperial Street has three (3) sewer wyes allocated to the Project Site.

Wastewater generation estimates for the existing Project Site have been prepared based on BOS sewerage generation factors, as summarized in Table 1 below.

Table 1 – Estimated Existing Wastewater Generation			
Land Use	Units	Generation Rate <sup>1</sup> (gpd/unit)	Total Sewage Generation (gpd)
<b>Existing</b>			
Warehouse	26,740 SF	30/1000 SF	802
<b>Subtotal Existing</b>			<b>802</b>
SF = square feet gpd = gallons per day DU = dwelling unit <sup>1</sup> Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories.			

### 4. SIGNIFICANCE THRESHOLDS

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

Would the project:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

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

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

## 5. METHODOLOGY

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

### *Environmental Setting*

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

### *Project Impacts*

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

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

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. BOS's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. Refer to Exhibit 1 for the sewer will serve letter for the Project, which contains the results of the BOS preliminary analysis.

## **6. PROJECT IMPACTS**

### **6.1. CONSTRUCTION**

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

The Project will require construction of new on-site infrastructure to serve the new building, and potential upgrade and/or relocation of existing infrastructure. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work along the Project frontage is required in order to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining two lanes of



travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

## 6.2. OPERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project will generate approximately 36,398 gallons per day (gpd) of wastewater. Under the increased commercial "Flex Option", the Project will generate approximately 33,593 gpd of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for residential and commercial categories, and are summarized in Table 2 below.

Table 2 – Estimated Proposed Wastewater Generation				FLEX OPTION	
Land Use	Units	Generation Rate <sup>1</sup> (gpd/unit)	Total Sewer Generation (gpd)	Units	Total Sewer Generation(gpd) Under Flex Option
<b>Existing</b>					
Warehouse	26,740 SF	30/1000 SF	802	26,740 SF	802
<b>Subtotal Existing</b>			<b>802</b>	<b>-</b>	<b>802</b>
<b>Proposed</b>					
Residential: 1 Bedroom	159 DU	185/DU <sup>2</sup>	29,415	135 DU	24,975
Residential: 2 Bedroom	26 DU	225/DU <sup>2</sup>	5,850	-	-
Residential: 3 Bedroom	-	265/DU <sup>2</sup>	-	24	6,360
Commercial	23,380 SF	50/1000 SF	1,169	45,873 SF	2,294
Open Space	15,320 SF	50/1000 SF	766	15,320 SF	766
<b>Subtotal Proposed</b>			<b>37,200</b>		<b>34,395</b>
<b>Net Increase</b>			<b>36,398</b>		<b>33,593</b>
SF = square feet gpd = gallons per day DU = dwelling unit <sup>1</sup> Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories. <sup>2</sup> Generation Rates provided by the City of Los Angeles to account for units being Live/Work.					

The sewer will serve letter was submitted to see whether the existing public infrastructure can accommodate the Project. The Bureau of Sanitation has analyzed the Project demands of 37,438 gpd in conjunction with existing conditions and forecasted growth. Therefore, impacts on wastewater would be less than significant for either option. See Exhibit 1 for sewer will serve letter.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).<sup>4</sup> The Project's proposed wastewater generation is approximately 0.037 mgd. Currently up to 300 mgd is treated at the Hyperion Treatment Plant resulting in a treatment capacity of 150 mgd, which means the Project would use 0.025 percent of the available capacity. Consequently, impacts on wastewater treatment capacity are less than significant.

For conservative purposes, the Project was analyzed with all sewage discharging to Mateo Street. As stated above, the existing capacity of the 8-inch sewer line in Mateo Street is approximately 0.76 cubic feet per second (cfs) (491,167 gallons per day (gpd)). The Project's net increase in sewage generation is up to approximately 36,398 gpd. This represents approximately 7.41 percent of the pipe's capacity. Due to this fact, and the analysis performed by the City of Los Angeles Bureau of Sanitation, impacts on wastewater infrastructure would be less than significant.

### 6.3. CUMULATIVE IMPACTS

The Project will result in the additional generation of sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. Similarly, future projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a Sewer Capacity Availability Request (SCAR) to BOS. The analysis by BOS takes into consideration previously approved SCARs as part of their review. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and BOS to construct the necessary improvements.

In Addition to the City's SCAR analysis, a related projects list has been generated. There are 85 related projects, which consist of residential, commercial, schools, retail, restaurants, museums, hotels, offices, industrial, medical offices, gyms, cinemas, and event space. The total increase in wastewater generation for the related projects is approximately 6.46 million gallons per day (mgd). Combined with the Project, the net

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<sup>4</sup> City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, [https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?\\_adf.ctrl-state=oep8lwklid\\_4&\\_afriLoop=28344654751341747#!](https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwklid_4&_afriLoop=28344654751341747#!), accessed October 26, 2016.

increase in wastewater generation is approximately 6.50 mgd. Refer to Exhibit 2 for a breakdown of the related projects and associated wastewater generation.

Wastewater generated by the Project, and related projects, would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from BOS, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd)<sup>4</sup> and the existing average daily flow for the system is approximately 300 mgd.<sup>5</sup> The estimated wastewater generation increase of the Project and related projects combined would be 6.50 mgd, which represents approximately 2.6 percent of the available capacity in the system. The related projects would also be required to adhere to the BOS's annual wastewater flow increase allotment.

Based on these forecasts the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the BOS analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Project, combined with all related projects. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities.

## **7. LEVEL OF SIGNIFICANCE**

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

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

## **EXHIBIT 1**

**BOARD OF PUBLIC WORKS  
MEMBERS**

**GREG GOOD**  
PRESIDENT

**AURA GARCIA**  
VICE PRESIDENT

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

**JESSICA M. CALOZA**  
COMMISSIONER

**M. TERESA VILLEGAS**  
COMMISSIONER

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI**  
MAYOR

**BUREAU OF SANITATION**

**ENRIQUE C. ZALDIVAR**  
DIRECTOR AND GENERAL MANAGER

**TRACI J. MINAMIDE**  
CHIEF OPERATING OFFICER

**LISA B. MOWERY**  
CHIEF FINANCIAL OFFICER

**MAS DOJIRI**  
**JOSE P. GARCIA**  
**ALEXANDER E. HELOU**  
ASSISTANT DIRECTORS

**TIMEYIN DAFETA**  
HYPERION EXECUTIVE PLANT MANAGER

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

July 21, 2020

Mr. Kyle Trudeau, Project Manager  
KPF Consulting Engineers  
700 S Flower Street, #2100  
Los Angeles, CA 90017

Dear Mr. Trudeau,

**676 MATEO STREET PROJECT - REQUEST FOR WASTEWATER SERVICES  
INFORMATION**

This is in response to your July 21, 2020 letter requesting a review of your proposed mixed-use project located at 668-678 S. Mateo Street and 669-678 S. Imperial Street, Los Angeles, CA 90021. The project will consist of residential, commercial, and open space. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

**WASTEWATER REQUIREMENT**

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

**Projected Wastewater Discharges for the Proposed Project:**

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Existing</i>			
Warehouse	30 GPD/1000 SQ.FT	26,740 SQ.FT	(802)
<i>Proposed</i>			
Residential: Unit 1-BDRM	185 GPD/DU	159 DU	29,415

***zero waste • zero wasted water***

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

File Location: CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\676 Mateo Street Project - Request for WWSI.doc

Residential: Unit 3-BDRM	265 GPD/DU	26 DU	6,890
Commercial	50 GPD/1000 SQ.FT	23,380 SQ.FT	1,169
Open Space	50 GPD/1000 SQ.FT	15,320 SQ.FT	766
<b>Total</b>			<b>37,438</b>

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on South Mateo St. The sewage from the existing 8-inch line feeds into a 38-inch line on Wilson St before discharging into a 40-inch sewer line on 8<sup>th</sup> St. Figure 1 shows the details of the sewer system within the vicinity of the project. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line cannot be determined at this time without additional gauging.

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

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Mateo St.	*	245,921 GPD
38	Wilson St.	23	9.53 MGD
38	Bay St.	19	10.08 MGD
40	Alameda St.	20	13.52 MGD
40	8 TH St.	25	11.25 MGD

\* No gauging available

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

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

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

## **STORMWATER REQUIREMENTS**

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

## POST-CONSTRUCTION MITIGATION REQUIREMENTS

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

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

## GREEN STREETS

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

## CONSTRUCTION REQUIREMENTS

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

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

## **GROUNDWATER DEWATERING REUSE OPTIONS**

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of

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

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

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

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

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



## **SOLID RESOURCE REQUIREMENTS**

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

Sincerely,

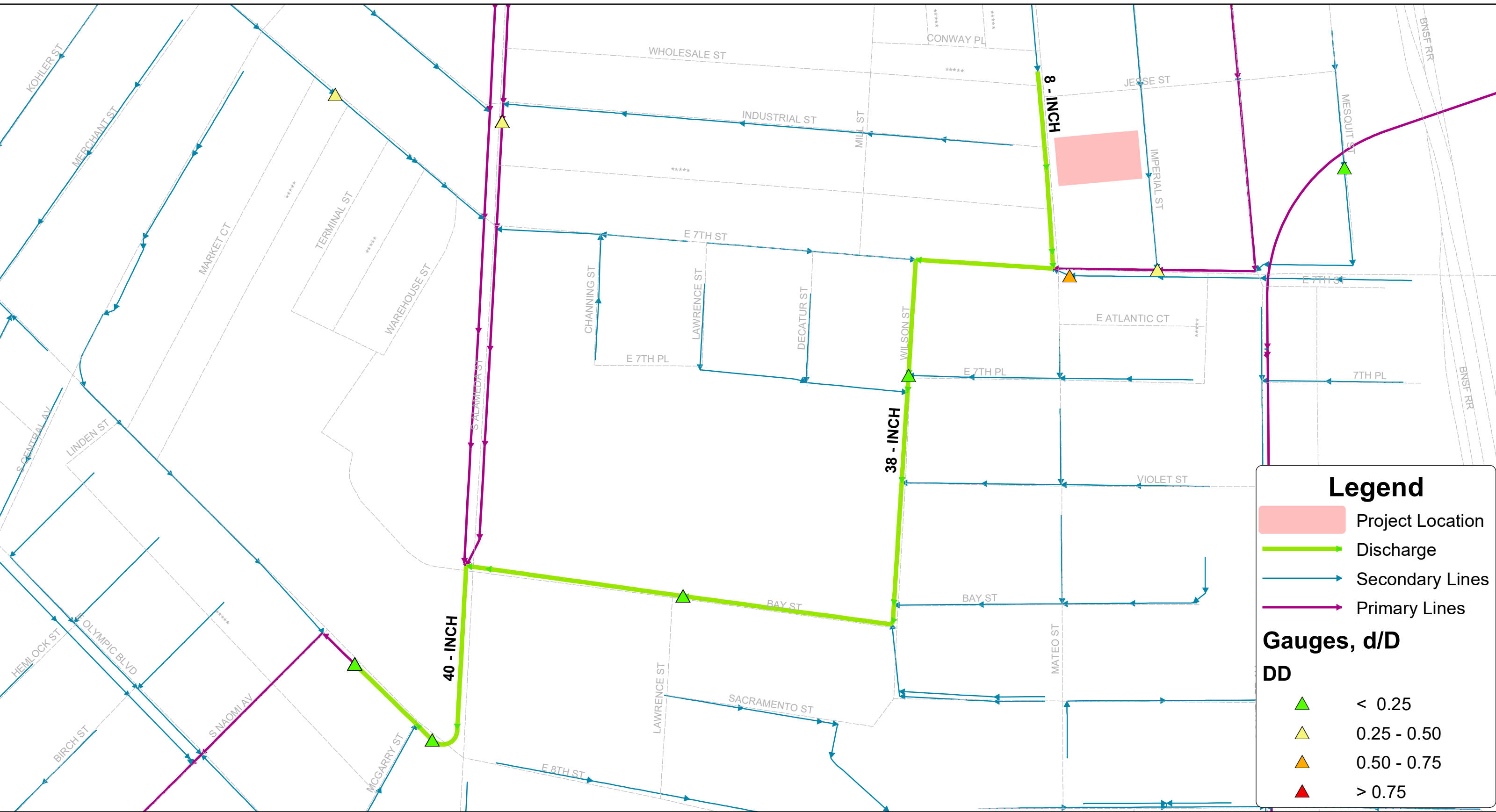


Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation and Environment

AP/CD: sa

Attachment: Figure 1 - Sewer Map

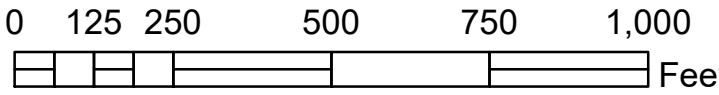
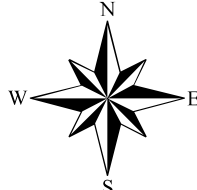
c: Shahram Kharaghani, LASAN  
Michael Scaduto, LASAN  
Wing Tam, LASAN  
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division  
Bureau of Sanitation  
City of Los Angeles



**Figure 1**  
**676 Mateo Street Project**  
**Sewer Map**



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## **EXHIBIT 2**

Related Projects Wastewater Generation			
Land Use	Units	Generation Rate <sup>2</sup> (gpd/unit)	Total Sewer Generation (gpd)
Residential	23,127 DU <sup>1</sup>	150/DU	3,469,050
Commercial	1,217,353 SF	50/1000 SF	60,868
School	1,457 Students	12/Student	17,484
Retail	2,256,478 SF	50/1000 SF	112,824
Restaurant	24,074 Seats <sup>3</sup>	30/Seat	722,220
Museum	123,000 SF	30/1000 SF	3,690
Hotel	2,603 Rooms	120/Room	312,360
Library	15,000 SF	50/1000 SF	750
Office	13,961,494 SF	120/1000 SF	1,675,379
Industrial	281,849 SF	30/1000 SF	8,455
Medical Office	27,500 SF	225/1000 SF	6,188
Gym	118,772 SF	25/1000 SF	2,969
Cinema	793 Seat	4/Seat	3,172
Event Space	558,824 SF	120/1000 SF	67,059
<b>TOTAL</b>			<b>6,462,468</b>
SF = square feet gpd = gallons per day DU = dwelling unit <sup>1</sup> Assumes all units as 2-bedroom units. <sup>2</sup> Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories. <sup>3</sup> Assumes 30 square feet per seat.			