

## **Appendix IS-5**

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### Utility Technical Report

# UTILITY TECHNICAL REPORT

## FOR

**New Beatrice West  
12575 Beatrice Street  
Los Angeles, CA**

**Date: June 7, 2020  
Revised September 5, 2020  
Revised October 1, 2020  
Revised October 26, 2020**

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## **PURPOSE**

The purpose of the Utility Technical Report is to determine the estimated water and wastewater demand resulting from the project and determine any impacts to the existing public utilities systems. This report is based on information provided by local utilities responsible for providing utility services to the proposed project. Los Angeles Department of Water and Power and Los Angeles Bureau of Sanitation. The existing conditions; thresholds for determining significance; impacts; mitigation; and the level of significance after mitigation are described.

## **EXISTING CONDITIONS**

The proposed New Beatrice West Project (Project) project site is located within the City of Los Angeles in the Palms-Mar Vista-Del Rey Community Plan Area. The project is located at the north east corner of Beatrice and Jandy. The project addresses are 12575 W. Beatrice Street, 12553–12575 W. Beatrice Street, and 5410–5454 South Jandy Place.

Existing zoning for this site is M2-1, and the General Plan Land Use Designation is Light Industrial. Existing facilities at the site include an existing 23,072 SF office building, an existing 87,881 SF office building, two accessory structures (2,144 SF and 5,044 SF respectively), 84,600 square feet of parking area, and 13,780 square feet of landscape. Public infrastructure is presently in place to provide storm drainage services to the project site.

A geotechnical report was prepared for the proposed project, entitled Geotechnical Engineering Investigation, Proposed Office Building 12575 Beatrice Street, Los Angeles - File Number: 21194, prepared by Geotechnologies, Inc. The project site is also in a Methane Zone. A Methane Survey Report was prepared by Citadel Environmental, Project Number 1257.1001.0, dated April 12, 2018 and updated April 9, 2020.

The properties surrounding the Project Site are fully developed commercial sites and are characterized by gently sloping topography. The Project Site's topography slopes gradually from the north to south, generally towards Beatrice.

The City of Los Angeles Department of Water and Power (LADWP) provides and maintains potable and fire water and electric power services to the site. Existing sewer and storm drainage systems serving the site are owned and maintained by the City of Los Angeles, Bureau of Sanitation (BOS).

The project area is served by an existing LADWP water main in Jandy Place. The building has an existing 8-inch combination domestic/fire service lateral. The existing water main in Jandy Place is 8-inch diameter. There are two fire hydrants near the site. One at the south west corner of Beatrice and Jandy, the other at the north end of the cul-de-sac on Jandy.

LADWP has overhead service to the site frontage via an existing power poles on Jandy Place and Beatrice Street. Service from the power pole in Jandy is overhead to a second power pole on site with pole mounted transformers, near the middle of the west property line.

The project is served by City of Los Angeles sanitary sewer mains in Jandy Place and Beatrice Street. The existing sewer in Beatrice Street fronting the project is an 8-inch VCP pipe. The existing sanitary

sewer on Jandy Place is a 10-inch VCP pipe. House connection laterals to serve the project site exist on both the 8-inch sewer main in Beatrice Street and on the 10-inch sewer main in Jandy Place.

The project area is served by the City of Los Angeles storm drain system in Jandy Place. There is an existing catch basin and storm drain at the cul-de-sac termination of Jandy Place, which discharges at Centinella Creek. The storm drain (D-22075) is a 42-inch diameter RCP. This storm drain was extended upstream in Jandy Place (D-32573) and presently terminates at the south side of Beatrice Street.

## **PROPOSED PROJECT**

The Project proposes construction of a new building totaling 199,500 square feet. The building will have 196,100 square feet of office space, 3,400 square feet of ground floor commercial space. In addition, the project provides 811 parking spaces on one and two subterranean parking levels and three above ground parking levels. The project will be developed in one phase. Twenty surface parking stalls will be provided outside of the structure.

The site work consists of 54,583 Square feet of new hardscape and 38,033 square feet of landscaping throughout the project site and on new terraces on the upper levels of the building.

The existing 87,881 square foot office building located on the site at 12541 Beatrice will remain and will be incorporated into the project. New site landscape and hardscape improvements are proposed around the existing building which are coordinated with the new structure and improvements.

The project will be served fire and domestic water from the 8-inch water main in Jandy Place at a location near the existing service point. The service size is estimated to be 6-inch for fire sprinkler and 4-inch for domestic. There are three existing fire hydrants within 300 feet of the project site.

The Project will be served from the two existing 6-inch sewer laterals, one in Jandy Place and one in Beatrice Street.

A separate Drainage Technical Report was prepared for the Project to determine if there are any impacts to the existing drainage system. This report is provided under separate cover.

### **Project Wastewater Generation**

The project will generate more wastewater than the existing office use. A Sewer Capacity Availability Request (SCAR) was made for this project to the Bureau of Sanitation. The results of the SCAR report can be found in Appendix A. Subsequently, a Request for Wastewater Service Information (WWSI) was provided by Wastewater Engineering Services Division of the Bureau of Sanitation and Environment. This report includes additional information and requirements for stormwater, groundwater reuse options and solid resource requirements the project will be required to meet. Stormwater is addressed in the separate Drainage Technical Report.

The total amount of wastewater discharge from this project is estimated to be 34,326 gallons per day (GPD). Table 1 summarizes the estimated wastewater generation by site use. Both the SCAR and WWSI reports confirm that sufficient capacity is available in the sewage collection system and

wastewater treatment plant for the increased wastewater discharge from this project.

**Table 1 - Project Wastewater Generation**

Proposed Use	Quantity <sup>b</sup>	Unit	Wastewater Generation Per-Unit (GPD) <sup>a</sup>	Units	Total Wastewater Generation (GPD)
Office Building	196,100	SF	170	KSF	33,337
Coffee House: No Pastry Baking & Food Prep	1,300	SF	720	KSF	936
Retail (Less than 100,000 sf)	2,100	SF	25	KSF	53
<b>Total Generation</b>					<b>34,326</b>
<sup>a</sup> Wastewater generation calculated using City of Los Angeles Bureau of Sanitation Sewer Generation Factors. Taken from the WWSI report prepared for this project by the Bureau of Sanitation and Environment. <sup>b</sup> Quantities reflect final project uses and areas. SCAR report was prepared prior to finalizing area calculations. WWSI report reflects final project area calculations.					

### Project Water Generation

The project will generate more water demand than the existing office use. Table 2 summarizes the estimates domestic water demand by site use.

**Table 2 - Project Water Demand**

Proposed Use	Quantity <sup>c</sup>	Unit	Water Demand Factor <sup>a</sup>	Daily Demand (GPD)	Annual Demand (AFY) <sup>b</sup>
Office Building	196,100	SF	200	39,220	43.93
Coffee House: No Pastry Baking & Food Prep	1,300	SF	850	1,105	1.24
Retail (Less than 100,000 sf)	2,100	SF	30	63	0.071
Total Water Demand				40,388	45.24
<sup>a</sup> Water demand for Project uses was conservatively calculated by increasing the City of Los Angeles Bureau of Sanitation Sewer Generation Factors by 18 percent. Updated Sewer Generation Factors issued in WWSI report by the Bureau of Sanitation and Environment were used in the calculation. <sup>b</sup> One acre foot (af) = 325,850 gallons. <sup>c</sup> Quantities reflect final project area calculations from the WWSI. The SCAR report was prepared prior to finalizing area calculations, and therefore has out of date information.					

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

This section analyzes the potential for significant impacts on utility systems that would occur from implementation of the Project. The threshold for determining if significant impacts on utilities and service systems would occur is based on Appendix G of the California Environmental Quality

Act Statutes and Guidelines. The likelihood for significant impacts on utilities and service systems to occur was evaluated based on the potential for the proposed Project to:

- Cause the existing sewer system to exceed its design capacity;
- Cause the existing storm drain system to exceed its design capacity during a capital storm event; (this is the subject of a separate report)
- Require upgrading the existing electrical transmission facilities to the site(s); or
- Require relocation of a significant portion of an existing utility.

Electrical infrastructure sufficient to serve the site exists in the area along the perimeter streets. The existing commercial/industrial uses require significant electrical power. The Project does not result in a need for new electrical infrastructure, nor does it substantially alter existing electrical facilities.

The Project requires sewer service. House connection laterals exist on the 8-inch sewer main in Beatrice Street and the 10-inch sewer main on Jandy Place to serve the Project. A Sewer Capacity Availability Request (SCAR) was processed through the City of Los Angeles Bureau of Engineering, by the BOS for this Project. The results indicate that capacity is available for this Project in the existing sanitary sewers in Beatrice Street and Jandy Place, in the downstream sewage collection system, and in the regional wastewater treatment facilities. The SCAR and WWSI reports can be found in Appendix A.

### **Mitigation**

The Project does not result in the need for new systems or supplies, or result in substantial alteration to existing utilities, including power, local or regional water treatment or distribution facilities, local or regional sewer system, or local or regional water supplies. Therefore, mitigation measures are not recommended.



## **Appendix A: City of Los Angeles Utility Capacity Reports**

Sewer Capacity Availability Report (SCAR)

New Beatrice West Project – Request for Wastewater Service Information (WWSI)

## Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation

The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

Job Address: **12575 W Beatrice Street** Sanitation Scar ID:  
Date Submitted: **04/03/2020** Request Will Serve Letter? **Yes**  
BOE District: **West LA District**  
Applicant: **Wendy Balvaneda / B.L. Hall, Inc.**  
Address: **318 W> Evergreen Ave** City: **Monrovia**  
State: **CA** Zip: **91016**  
Phone: **(626) 256-3220** Fax:  
Email: **wbalvaneda@blhallpe.net** BPA No. **N/A**  
S-Map: Wye Map: **105-161-3**

### SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	JANDY PL	56007126	56007183	10	50.00	Proposed mixed use (office, cafe, and retail)
2	Beatrice St	56007115	56007126	8	50.00	Proposed mixed use (office, cafe, and retail)

### Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	OFFICE BUILDING	120	KGSF	195,750	23,490
2	COFFEE HOUSE: NO PASTRY BAKING & FOOD PREPARATION *15	720	KGSF	1,732	1,247
3	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	2,198	55
4	AUTO PARKING	20	KGSF	347,850	6,957

Proposed Total Flow (gpd): **31,749**

Remarks

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed:

Expires On:

Processed by:

Bureau of Sanitation  
Phone: 323-342-6207

Submitted by:

**Dinah Garin**  
Bureau of Engineering  
**West LA District**  
Phone:

Reviewed by:  
on

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Fees Collected  
Date Collected

Yes  
04/22/2020

SCAR FEE (W:37 / QC:704) \$1,430.00  
SCAR Status: To Sanitation

### **SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions**

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

### **Questions and Answers:**

**1. When is the SCARF applied, or charged?**

*It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.*

**2. Why is the SCARF being charged now when it has not been in the past?**

*The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.*

**3. Where does the SCARF get paid?**

*The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions*

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WWW.LACITYSAN.ORG

September 16, 2020

Mr. Jordan Martinez, Assistant Planner  
Eyestone Environmental  
2121 Rosecrans Avenue, Suite 3355  
El Segundo, California 90245

Dear Mr. Martinez,

**NEW BEATRICE WEST PROJECT - REQUEST FOR WASTEWATER SERVICE  
INFORMATION**

This is in response to your September 9, 2020 letter requesting a review of your proposed mixed-use project located at 12541 W. Beatrice Street, 12575 W. Beatrice Street, 12553-12575 W. Beatrice Street, and 5410-5454 S. Jandy Place, Los Angeles, CA 90066. The project will consist of office building and commercial. 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)
<b><i>Proposed</i></b>			
Office	170 GPD/1000 SQ.FT	196,100 SQ.FT	33,337
Café	720 GPD/1000 SQ.FT	1,300 SQ.FT	936
Retail	25 GPD/1000 SQ.FT	2,100 SQ.FT	53
<b>Total</b>			<b>34,326</b>

***zero waste • zero wasted water***

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

File Location: CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\New Beatrice West Project - Request For WWSI.docx

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Beatrice St. The sewage from the existing 8-inch line feeds into a 12-inch line on Jandy Pl then into a 30-inch line on McConnell Ave before discharging into a 42-inch sewer line on Jefferson Blvd. 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 and the 10-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	Beatrice St.	*	240,516 GPD
10	Jandy Pl.	*	394,453 GPD
12	Jandy Pl.	20	545,105 GPD
30	McConnell Ave.	37	2.75 MGD
42	Jefferson Blvd.	27	9.55 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,



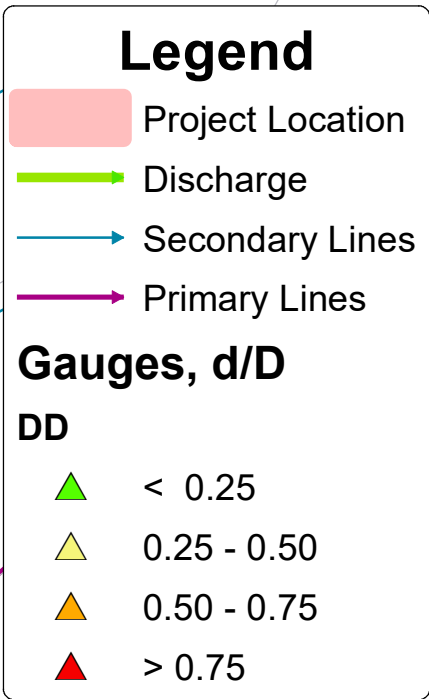
Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation and Environment

AP/CD: sa

Attachment: Figure 1 - Sewer Map

c: Shahram Kharaghani, LASAN  
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