

4. SEWERS

ENVIRONMENTAL SETTING

The City of Los Angeles operates wastewater treatment facilities which provide sewage treatment services for most of the City's incorporated area and for several other cities and unincorporated areas in the Los Angeles Basin and San Fernando Valley. The sanitary sewer system serving the City of Los Angeles and its contract agencies is operated under the jurisdiction of the City of Los Angeles Bureau of Engineering, DPW.

According to the Los Angeles Citywide General Plan Framework EIR, Citywide municipal wastewater generation in 1990 was approximately 333 million gallons per day (mgd). Total Citywide municipally-generated wastewater for 2010 is projected to be approximately 464 mgd.

The project area is within the Tillman Water Reclamation Plant (Tillman WRP) service area. The Tillman WRP was designed in two phases and currently provides treatment for approximately 80 (mgd). The present service area of the Tillman WRP is limited to those areas that are directly tributary to the Additional Valley Outfall Sewer (AVOS) upstream of the Tillman WRP and the East Valley Interceptor Sewer (EVIS).

The advanced secondary treated effluent from Tillman WRP is either reclaimed by the City for irrigating nearby parks, golf courses, greenbelt areas, and for filling the manmade Balboa Lake or discharged to the Los Angeles River. A standard rate activated sludge process, followed by coagulation, filtration, disinfection, and dechlorination is utilized to provide the necessary degree of treatment.

To respond to the problem of insufficient sewer treatment capacity, the City of Los Angeles has adopted Ordinance No. 166,060 to limit growth within the sewer system. This Ordinance established sewer permit allocation regulations for projects which discharge sewage into existing sewage treatment systems. Allocation is based on the City Council's determination of "priority" and "non-priority" projects. The proposed Project is considered "non-priority".

According to the City of Los Angeles, Bureau of Engineering, local sewers in the project area include

- Eight-inch diameter sewer in Prairie Street,
- Eight-inch diameter sewer in Melvin Avenue,
- Eight-inch diameter and 10-inch diameter sewer in Shirley Avenue,
- 12-inch diameter sewer in Corbin Avenue, and
- 18-inch diameter sewer in Nordhoff Street.

Project Site

As shown in **Table 116: Existing Daily Project Site Sewage Generation**, current development at the Project Site generates approximately 63,345 gallons per day (gpd). The Project Site is currently served by the Tillman WRP.

TABLE 116
EXISTING DAILY PROJECT SITE SEWAGE GENERATION

Land Use	Generation Rate (gpd)	Unit	Sewage Generation (gpd)
Industrial	100 / 1000 sf	12,450 sf	1,245
Office	200 / 1000 sf	310,000 sf	62,000
Warehouse	25 / 1000 sf	4,000 sf	100
Total			63,345

SOURCE: City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988.

Add Area

As shown in **Table 117: Existing Daily Add Area Sewage Generation**, current development at the Add Area generates approximately 21,202 gpd. The Add Area is currently served by the Tillman WRP.

TABLE 117
EXISTING DAILY ADD AREA SEWAGE GENERATION

Land Use	Generation Rate (gpd)	Unit	Sewage Generation (gpd)
Industrial	100 / 1000 sf	42,165 sf	4,217
Manufacturing	100 / 1000 sf	83,050 sf	8,305
Office	200 / 1000 sf	27,427 sf	5,485
Storage	25 / 1000 sf	97,554 sf	2,439
Warehouse	25 / 1000 sf	30,231 sf	756
Total			21,202

SOURCE: City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988.

THRESHOLDS OF SIGNIFICANCE

According to the City of Los Angeles CEQA Thresholds Guide, a project would normally have a significant wastewater impact if:

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

ENVIRONMENTAL IMPACTS

Project Site

Table 118: Proposed Daily Project Site Sewage Generation details the quantities of sewage generation anticipated from the proposed Project scenarios. The proposed Project at the Project Site could generate a maximum of approximately 244,325 gpd, under Scenario 4: Office/Residential. This is an increase of approximately 180,980 gpd at the Project Site.

Based on daily collection of 40.4 mgd in 1990, an increase of approximately 180,980 gpd would not exceed the 80.0 mgd capacity of the Tillman WRP. The proposed Project at the Project Site will not require expansion or development of new facilities. Therefore, the proposed Project at the Project Site would result in a less than significant impact to regional sewage treatment plants in the area.

According to the City of Los Angeles - Bureau of Engineering, it is likely that the Corbin Avenue and Nordhoff Street sewers have adequate capacity to facilitate construction of the proposed Project at the Project Site.¹⁰⁶ In 1969/1970, the City's entire sewer system was analyzed with consideration of population projections to ascertain those portions of the system where capacity deficiencies were anticipated in the future. Based on a gross area of approximately 58 acres and a flow coefficient of .008 cubic feet per second (cfs) average per gross acre, the subject area was tabulated for a contributory average flow of .46 cfs. The sewer systems in Nordhoff Street and Corbin Avenue, both contiguous to the subject property, provide sufficient capacity to adequately convey all tributary flow, including the .46 cfs average resulting from the proposed Project at the

¹⁰⁶Letter from Frank V. Bonoff, District Engineer, Valley District Office, to Carrie Riordan, Planning Associates, Inc., October 7, 2002.

TABLE 118
PROPOSED DAILY PROJECT SITE SEWAGE GENERATION

Land Use	Generation Rate (gpd)	Unit	Sewage Generation (gpd)
Scenario 1: Retail			
Retail	100 / 1000 sf	340,000 sf	34,000
Senior Housing Units	150 / du	389 du	58,350
Assisted Living Units	85 / bed	35 beds	2,975
Total			95,325
Scenario 2: Office			
Office	150 / 1000 sf	930,000 sf	186,000
Senior Housing Units	150 / du	389 du	58,350
Assisted Living Units	85 / bed	35 beds	2,975
Total			200,825
Scenario 3: Retail/Residential			
Retail	100 / 1000 sf	250,000 sf	25,000
Condominiums	150 / du	300 du	45,000
Senior Housing Units	150 / du	389 du	58,350
Assisted Living Units	85 / bed	35 beds	2,975
Total			131,325
Scenario 4: Office/Residential			
Office	200 / 1000 sf	690,000 sf	138,000
Condominiums	150 / du	300 du	45,000
Senior Housing Units	150 / du	389 du	58,350
Assisted Living Units	85 / bed	35 beds	2,975
Total			244,325
SOURCE: City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988.			

Project Site.¹⁰⁷ Therefore, the proposed Project at the Project Site will result in a less than significant impact to local sewers in the area.

However, if development upstream of or within the Add Area does occur, local sewers in Melvin Avenue, Prairie Street, and Shirley Avenue must be studied independently for capacity sufficiency.

Add Area

Table 119: Proposed Daily Add Area Sewage Generation details the quantities of sewage generation anticipated from the analyzed scenarios. Development scenarios analyzed for the Add Area could generate a maximum of approximately 117,200 gpd. This is an increase of approximately 95,998 gpd at the Add Area.

**TABLE 119
 PROPOSED DAILY ADD AREA SEWAGE GENERATION**

Land Use	Generation Rate (gpd)	Unit	Sewage Generation (gpd)
Scenario 1: Retail			
Retail	100 / 1,000 sf	200,000 sf	20,000
Total			20,000
Scenario 2: Office			
Office	200 / 1,000 sf	586,000 sf	117,200
Total			117,200
Scenario 3: Retail/Residential			
Retail	100 / 1,000 sf	150,000 sf	15,000
Condominium	150 / du	100 du	15,000
Total			30,000
Scenario 4: Office/Residential			
Office	200 / 1,000 sf	435,000 sf	87,000
Condominium	150 / du	100 du	15,000
Total			102,000
SOURCE: City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988.			

¹⁰⁷ Letter from Frank V. Bonoff, District Engineer, Valley District Office, to Carrie Riordan, Planning Associates, Inc., October 7, 2002.

Based on daily collection of 40.4 mgd in 1990, an increase of approximately 95,998 gpd would not exceed the 80.0 mgd capacity of the Tillman WRP. Based on a projected daily collection of 55.9 mgd in 2010, the projected increase would not exceed the current 80.0 mgd capacity of the Tillman WRP. Development scenarios analyzed for the Add Area will not require expansion or development of new facilities. Therefore, development scenarios analyzed for the Add Area would result in a less than significant impact to regional sewage treatment plants in the area.

As indicated below, according to the City of Los Angeles, Bureau of Engineering, it is likely that the Corbin Avenue and Nordhoff Street sewers have adequate capacity to accommodate the proposed development, which includes development scenarios analyzed for the Add Area.¹⁰⁸

“In 1969/1970, the City’s entire sewer system was analyzed with consideration of population projections to identify those portions of the system where capacity deficiencies are anticipated in the future. Based on a gross area of approximately 58 acres and a flow coefficient of .008 cfs per gross acre, the subject area was tabulated for a contributory average flow of .46 cfs. The sewer systems in Nordhoff Street and Corbin Avenue were deemed sufficient to be able to adequately convey all tributary flow. Based on development scenarios analyzed for the Project Site and Add Area, the maximum projected flow of 0.289 mgd, or 0.45 cfs average anticipated from combined development at the Project Site and Add Area is less than the flow of 0.46 cfs from the subject area, as tabulated in 1969/1970. Therefore, it is likely that the Corbin Avenue and Nordhoff Street sewers have adequate capacity to facilitate buildout of both the Project Site and Add Area. However, due to the uncertain timing of redevelopment at the Add Area and other, currently unscheduled development upstream of the Add Area, at the time of redevelopment at the Add Area, local sewers in Melvin Avenue, Prairie Street, and Shirley Avenue must be studied independently for capacity sufficiency.”¹⁰⁹

Therefore, development scenarios analyzed for the Add Area would result in a less than significant impact to local sewers.

MITIGATION MEASURES

91. Although a significant impact is not expected on local sewer lines as a result of the development scenarios analyzed, as development is proposed for the Add Area, local sewers in Melvin Avenue, Prairie Street, and Shirley Avenue must be studied independently for capacity sufficiency prior to project approval. (O, C, R)

¹⁰⁸Letter Frank V. Bonoff, District Engineer, Valley District Office, to Carrie Riordan, Planning Associates, Inc., October 7, 2002.

¹⁰⁹Letter Frank V. Bonoff, District Engineer, Valley District Office, to Carrie Riordan, Planning Associates, Inc., October 7, 2002.

LEVEL OF IMPACT AFTER MITIGATION

Less than significant.

CUMULATIVE IMPACTS

Related Projects

As shown in **Table 120: Daily Related Project Sewage Generation**, related projects in the area will generate approximately 1.6 mgd of sewage. An addition of 1.6 mgd would increase daily collection in the City to approximately 41.9 mgd, which will not exceed the current capacity 80.0 mgd capacity at Tillman WRP. Further, based on a projected daily collection of 55.9 mgd in 2010, the projected increase would not exceed the current capacity of 80.0 mgd at the Tillman WRP. Therefore, related projects in the area would not require expansion or construction of new facilities and would result in a less than significant impact to regional sewers or sewage treatment in the area. However, related projects not yet under construction would be subject to ordinances restricting the issuance of building permits based on the availability of allotted monthly sewer capacity. This restriction prevents exceedence of sewage treatment capacity and prevents any significant impact.

Proposed Project, Add Area, and Related Projects

The proposed Project at the Project Site and development scenarios analyzed for the Add Area, in combination with related projects, will generate approximately 1.8 mgd of new sewage. Based on an existing 40.4 mgd collected at the Tillman WRP, this addition would increase the total amount collected to 42.2 mgd which would not exceed the current capacity of 80.0 mgd. Further, the projected collection at the Tillman WRP in 2010 is 55.9 mgd. The addition of 1.8 mgd would increase the total daily collection to 57.7 mgd, which would not exceed the current capacity of 80.0 mgd. Therefore, no cumulative impact to sewage treatment are expected.

However, related projects not yet under construction would be subject to ordinances restricting the issuance of building permits based on the availability of allotted monthly sewer capacity. This restriction prevents exceedence of sewage treatment capacity and prevents any significant cumulative impact.

TABLE 120
DAILY RELATED PROJECT SEWAGE GENERATION

Project No.	Land Use	Generation Rate (gpd)	Unit	Sewage Generation (gpd)
1	Retail	100 / 1,000 sf	28,404 sf	2,840
2	Retail	100 / 1,000 sf	16,580 sf	1,658
3	Church	10 / seat	600 seat	6,000
	Senior Housing	200 / du	58 du	11,600
	Pre school	10 / student	45 students	450
4	Office	200 / 1,000 sf	560,000 sf	112,000
	Medical Office	300 / 1,000 sf	80,000 sf	24,000
	Hotel	150 / room	300 room	45,000 sf
	Retail	100 / 1,000 sf	2,275,000 sf	227,500
	Restaurant	50 / seat	1,286 seat ¹	64,300
	Residential	330 / du	2,518 du	830,940
5	Residential	330 / du	484 du	159,720
6	High school	15 / student	888 students	13,320
7	Office/classroom	200 / 1,000 sf	171,000 sf	34,200
9	Office	200 / 1,000 sf	80,000 sf	16,000
10	High school	15 / student	550 students	8,250
Total				1,557,778

¹Assumes 35 square feet per seat.