

Impacts After Mitigation

The Proposed Project would result in an increase in water demand at the site by approximately 11,423 gallons per day, or approximately 8%. This incremental increase would be considered a less than significant impact. Implementation of the mitigation measures would further reduce these impacts.

4. Sanitary Sewers

Environmental Setting

Three sewage lines exist adjacent to the project site. These lines are located in Mulholland Drive, Calabasas Road and El Cañon Avenue. The sewer line currently serving the site is located 35 feet west of the center line of Mulholland Drive, with a diameter of 12 inches and 15 inches. The sewer line in El Cañon Avenue is not a City line and can not be considered as available to the project. The sewer in Calabasas Road has its capacity contracted to the Las Virgenes Municipal Water District.

Currently, the northern 18 acres of the site is developed with a 177,200 square foot, 256 bed hospital, 113 assisted living dwelling units with 113 beds, 23,110 square feet of service/administration use, and 21,371 square feet of activity/recreational use. The central 15.8 acres of the site are used for agricultural crops, and the southern 6 acres are undeveloped. Sewage generated by existing on-site uses is estimated to be 42,398 gallons per day¹.

Existing City of Los Angeles wastewater facilities contiguous to the site consist of a 10 inch diameter sewer in Calabasas Road and a 12 inch, 15 inch diameter sewer in Mulholland Drive. There are currently no known capacity problems in the project area of the site.

Sewage produced within the project area is processed through the Hyperion Treatment System (HTS). The Hyperion Treatment Plant (HTP) is located along the coastline just south of Los Angeles International Airport. Constructed in the 1950s, the HTP services almost all of the City of Los Angeles, as well as Beverly Hills, Burbank, El Segundo, Glendale, San Fernando, Santa Monica, and several unincorporated areas of Los Angeles County. Originally designed with a treatment capacity of 320 million gallons per day (MGD), it currently has a nominal capacity of 420 MGD. All flows

¹ Assumes 85 gpd per hospital bed; 85 gpd per residential bed; 200 gpd per 1,000 service/administration square feet; and 300 gpd per 1,000 activity/recreational square feet. Source: City of Los Angeles Wastewater Program Management, Sewer Facilities Charge Guide and Generation Rates, August, 1988.

receive primary treatment, and 190 to 200 MGD¹ receive secondary treatment through an activated sludge process. Treated effluent is discharged through a five mile outfall in Santa Monica Bay. The sludge retained by the primary and secondary treatment is biologically digested, de-watered, and either processed to recover energy, hauled to a sanitary landfill, used for soil amendment purposes, or handled in a combination of these disposal methods. The methane gas which is produced in the digestion process is used to power electrical generator and air compressor equipment at HTP.

Several projects are underway to improve the quality of discharges into Santa Monica Bay. A federally imposed consent decree agreed to by the United States Environmental Protection Agency, the State of California, and the City of Los Angeles mandated the cessation of sludge discharge into Santa Monica Bay and the upgrading of sewage treatment facilities to provide for full secondary treatment. Since that time, the HTP has ceased discharging sludge into the Bay, and is currently upgrading its facilities in order to provide secondary treatment. Sludge currently produced by wastewater treatment is being disposed of at the Hyperion Energy Recovery System (HERS) and through reuse. Through the HERS process, sludge is dehydrated and combusted into ash, and then trucked off site for reuse as copperflux replacement.

A major series of projects that was completed in December 31, 1998 provided full secondary treatment at HTP. This required the construction of new facilities, modernization of other facilities, and removal and replacement of facilities which had exceeded their useful life. Currently, only secondary effluent is discharged to the ocean.

The Hyperion Service System also includes two water reclamation plants: the Los Angeles/Glendale Water Reclamation Plant (LAGWRP) and the Tillman Reclamation/Treatment Plant (TWRP). The LAGWRP was completed in 1976 and was designed to treat an average dry weather flow of 20 MGD and a peak dry weather flow of 30 MGD. The TWRP became operational in 1985 and is designed to process 40 MGD. In the early 1990s capacity for an additional 40 MGD were added. At this time, the HTS, including HTP, LAGWRP, and TWRP, has the capacity to treat 520 million gallons per day².

To respond to the problem of insufficient sewer capacity, the City of Los Angeles has taken various steps to limit growth in the system. Ordinance No. 166,060, adopted on June 27, 1990 by the City Council, established sewer permit allocation regulations for projects which discharge sewage into the

¹ Per the Los Angeles Citywide General Plan Framework DEIR, January 19, 1995.

² According to the Los Angeles Citywide General Plan Framework DEIR, January 19, 1995.

HTS. Allocation is based on a City Council determination of “priority” and “non-priority” projects. “Priority” projects, which include such uses as nonprofit hospitals, emergency medical trauma centers, and affordable rental housing projects, are allocated a monthly sewage allotment of 143,750 gallons per day. The remaining “Non-Priority” projects receive a monthly sewage allotment of 239,583 gallons per day, of which 65 percent goes to residential projects and 35 percent goes to non-residential projects.

Significance Criteria

A significant sewage impact is that in which the project related demand causes an increase in wastewater treatment that reaches or exceeds current capacity or causes a reduction in the level of service, thereby requiring expansion or development of new facilities.

Environmental Impacts

Sewage would be generated from the total of 316,700 square foot, 290 bed hospital, 382 assisted living dwelling units with 473 beds, 65,350 square feet of service/administration use, and 42,371 square feet of activity/recreational use proposed under the MPTF Master Plan. This would result in a net increase of 34,000 gpd¹ of sewage, and a total estimated sewage generation of 76,398 gpd on the site.

The Proposed Project is estimated to have an average sewage flow of 0.053 cubic feet per second (cfs) and a peak sewage flow not to exceed 0.185 cfs.² The existing facilities contiguous to and downstream from the project site currently have sufficient remaining available capacity to convey those flows from the Proposed Project.³ Therefore, no significant impacts on local sewer lines are anticipated with project development.

The applicant must comply with the provisions of ordinances regarding sewer capacity allotment in the City of Los Angeles. Adherence to the provisions of the sewer capacity allotment ordinances by the City of Los Angeles would ensure that permitted development would not exceed the HTS capacity.

¹ Frank V. Bonoff, District Engineer. Valley District Office, Bureau of Engineering, Department of Public Works, City of Los Angeles. Letter to Terra Ishee, Planning Associates, Inc. July 18, 1999.

² Frank V. Bonoff, District Engineer. Valley District Office, Bureau of Engineering, Department of Public Works, City of Los Angeles. Letter to Terra Ishee, Planning Associates, Inc. July 18, 1999.

³ Frank V. Bonoff, District Engineer. Valley District Office, Bureau of Engineering, Department of Public Works, City of Los Angeles. Letter to Terra Ishee, Planning Associates, Inc. July 18, 1999.

The increase in sewage production for the Proposed Project is less than 0.01 percent of the remaining capacity of the Hyperion Treatment System and an average of 0.1 cubic feet per second in the local sewer line. The increased flow is not considered a significant sewer impact.

Cumulative Impacts

The development of the related projects would generate an estimated 963,816 gallons per day, as shown on **Table 46, Related Project Sewage Generation**, page 206. The Proposed Project, combined with the related projects, would generate a total of 992,054 gallons of sewage per day. 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 46		
RELATED PROJECTS SEWAGE GENERATION		
Related Projects	Daily Generation Rate ¹	Total Daily Generation (Gallons)
Retail 201,760 square feet	100 gallons/1,000 sq. ft.	20,176
Office 638,000 square feet	200 gallons/1,000 sq. ft.	127,600
Government 50,000 square feet	200 gallons/1,000 sq. ft.	10,000
Hotel 390 rooms	150 gallons/room	58,500
School 1,146 students	10 gallons/student	11,460
Multi-Family Residential 728 units	200 gallons/dwelling unit	145,600
Single Family Residential 1,736 units	330 gallons/unit	572,880
Retirement Community 200 beds	85/bed	17,000
Activity/recreational Facilities 2,000 square feet	300/1,000 sq. ft.	<u>600</u>
Total Daily Generation:		963,816
Project Increase:		<u>28,238</u>
Total Cumulative Increase:		992,054

¹ City of Los Angeles, Bureau of Engineering, Sewer Design Manual, Part F, June, 1992.

Mitigation Measures

- ! The project shall comply with all provisions of ordinances regarding sewer capacity allotment in the City of Los Angeles.
- ! The project shall incorporate water saving design techniques in order to reduce sewage flows.
- ! The installation of low-flush toilets, low-flow showers and self-closing faucets.
- ! See also mitigation measures under *Section IV.O.3, Water*, page 199.

Impacts After Mitigation

The Proposed Project would result in an increase in sewage generation of approximately 34,000 gallons per day. This increase represents less than 0.01 percent of current daily sewage flows to the Hyperion System and approximately 0.1 percent of the remaining system capacity. Such an increase would not cause a significant impact on local or regional system capacity.

5. Storm Water Drainage

See *Section IV.C.3, Flood Hazard*, page 67.

6. Solid Waste and Disposal

Environmental Setting

Currently, the northern 18 acres of the site is developed with a 177,200 square foot, 256 bed hospital, 113 assisted living dwelling units with 113 beds, 23,110 square feet of service/administration use, and 21,371 square feet of activity/recreational use. This development generates approximately 3,258 pounds of solid waste per day¹. The 15.8 acre portion of the site that is used for agricultural crops generates approximately 389 pounds of solid waste per day². Therefore, the existing use of the MPTF site is estimated to generate a total of approximately 3,647 pounds of solid waste per day.

¹ Assumes a daily generation rate of 10 lbs/bed for hospital use, 4 lbs/dwelling unit for residential use, 6 lbs/1,000 s.f. for service/administration use, and 5 lbs/1,000 s.f. for activity/recreational use.

² Assumes a daily generation rate of 4.5 tons/acre/year for agricultural use. California Solid Waste Management Board. Bulletin #2: Solid Waste Generation Factors in California. July 8, 1974.