

G. HYDROLOGY

Existing Conditions

Surface Water Runoff

This section is based on the hydrology and drainage analysis for the proposed Project, which was prepared by KPFF Consulting Engineers and is attached in **Appendix 10**.

The Project site is located approximately two miles south of the foothills of the Santa Monica Mountains, and six miles inland (east) from the Pacific Ocean. The site has minor undulations in surface elevation and a grade change of approximately 45 feet between the high point at the south corner of the property and the low point near the eastern corner. Most of the water in adjacent streets flows from properties in the immediate vicinity of the Project site. There is an extensive storm drain collection system in the area (shown in **Figure H-1** and **H-2**). The drains are in Avenue of the Stars, Constellation Boulevard and Century Park East. The City of Los Angeles has not yet identified any drainage system problems in the vicinity of the Project, nor do they have any capital improvements planned for the Project area.

The property is approximately 14.02 acres, of which 11.9 acres contains an underground parking lot. Within the footprint of this underground structure, there are four buildings on an elevated plaza. All drainage from the roofs of these buildings and the deck of the plaza flows through various drains and is conveyed to the surrounding storm drains in the street. In the perimeter of the plaza area, some drainage from the landscaped areas may percolate into the adjacent ground, and the remaining drainage flows on the surface to the adjacent streets. At present, approximately 59.4 cubic feet per second (cfs) falls on the entire site during the peak of a 25-year storm. Of this amount, approximately 55.1 cfs falls directly into roof and area drains on the plaza deck. The remaining amount falls in the perimeter of the site where a majority of the run-off surface flows into the surrounding streets and then the public storm drain. The local storm system drains into the Ballona Creek flood control channel and eventually into the Pacific Ocean.

Water Quality

The Project site produces a number of typical urban pollutants, especially automobile generated pollutants. Oil, grease, rubber, metals and hydrocarbons are washed from the existing hardscape surfaces and driveways into storm drains. Unpaved areas at the site generate dirt which increases the turbidity of runoff. Turbidity is the relative clarity of water, which may be affected by material in suspension in the water. Finally litter collects in gutters and is washed into drain inlets. An existing NPDES permit was issued to the subject property for the discharge of water from the subterranean drainage system into the municipal storm drain system. Pursuant to the NPDES permit, discharge water is sampled and tested on a regular basis.

Threshold of Significance

Based upon criteria established in the Draft City of Los Angeles Draft CEQA Thresholds Guide (1998), the proposed Project would result in a significant impact to hydrology if the Project:

- Caused 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 reduced or increased the amount of surface water in a body of water;
- Resulted 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; or

Insert Fig H-1 Existing Hydrologic Conditions

Insert Fig H-2 Proposed Hydrologic Conditions

- Discharged water that would create pollution, contamination or nuisance as defined in Section 13050 of the California Water Code (CWC) or that would cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body.

Project Impacts

Surface Water Runoff

Under the proposed Project, there would be little, if any, change as a result of the new construction. The drains on the roofs and the plaza would be reconfigured, but the end result would be almost the same amount of water flowing into each of the currently used connections to the public storm drain system. The proposed Project would not increase the volume of flow in excess of current site conditions, nor would it result in a permanent change in the direction of flow from the site. Redevelopment of the subject property would not increase the amount of impervious surface on-site. The existing storm drain infrastructure was designed to provide for the peak flow rate from the existing condition of the Project site. Development of the proposed Project would not contribute additional runoff. Therefore, the existing storm drain system would have sufficient capacity to serve the proposed Project. Mandatory compliance with City, County and State regulatory requirements would further ensure that any potential runoff effects that could occur from development would be rigorously controlled. The Project would not be subject to a known flood hazard, nor would it create a new flood hazard through impedance of surface water runoff.

Water Quality

The Project would be designed to comply with all applicable construction and operational water quality standards and waste discharge requirements. The proposed Project would be required to file a stormwater plan with the City of Los Angeles for grading activities during the construction phase. It is anticipated that the existing NPDES permit and/or its requirements would remain in effect throughout the Project with the possibility of a temporary permit for the construction phase. Environmental impacts to water quality could result from the release of toxins into the stormwater drainage channels during the routine operation of commercial uses, including restaurants. However, the potential impacts would be mitigated to a less than significant level by incorporating stormwater pollution control measures. With conformance to a stormwater plan, an NPDES permit, and mitigation measures H-1 through H-14, the proposed Project would result in a less than significant impact with regard to water quality.

Mitigation Measures

The following mitigation measures would reduce potential water quality impacts to a less than significant level:

- H-1** The Project shall comply with the requirements of the NPDES permit for stormwater discharge and with guidelines and policies of the Regional Water Quality Control Board, EPA and local agencies regarding water quality.
- H-2** The Project shall implement stormwater Best Management Practices (BMPs) to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- H-3** Project connection to the sanitary sewer must have authorization from the Bureau of Sanitation.

- H-4** Cleaning of oily vents and equipment shall be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- H-5** Trash dumpsters must be stored either under cover and with drains routed to the sanitary sewer or use non-leaking and watertight dumpsters with lids. Containers shall be washed in an area with a properly connected sanitary sewer.
- H-6** Reduce and recycle waste, including oil and grease, to the extent feasible.
- H-7** Liquid storage tanks (drums and dumpsters) shall be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, curbs, or dikes. Drip pans or absorbent materials shall be used whenever grease containers are emptied.
- H-8** All storm drain inlets and catch basins within the Project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- H-9** The legibility of signs and stencils discouraging illegal dumping must be maintained.
- H-10** Materials with the potential to contaminate stormwater must be: 1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or 2) protected by secondary containment structures such as berms, dikes, or curbs.
- H-11** Storage areas must be paved and sufficiently impervious to contain leaks and spills.
- H-12** Storage areas must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- H-13** The owner(s) of the property shall prepare and execute a covenant and agreement (Department of City Planning General form (CP-6770)) satisfactory to the Department of City Planning binding the owners to post-construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.
- H-14** Prescriptive methods detailing BMPs specific to the "Restaurant" category shall be incorporated to the extent feasible. Prescriptive methods can be obtained from the Department of City Planning's public counter or from the City's website at www.lastormwater.org.

Significant Project Impacts After Mitigation

No significant adverse impacts are anticipated to occur through implementation of the proposed Project with mitigation. Existing storm drain facilities are adequate to serve the proposed Project and no impacts on water quality are expected after mitigation.

Cumulative Impacts

No significant cumulative impacts on the stormwater drainage system, hydrology or water quality are anticipated from implementation of this and other projects included under the related project list. The related projects would result in increased runoff to the County storm drain system as a whole. However, there are no known capacity problems in the storm drain system that flows from the project vicinity to its eventual destination in Ballona Creek. In addition, individual projects are required to develop and implement storm drain mitigation, including compliance with NPDES permit guidelines, where appropriate. With anticipated mitigation, no cumulative storm drain, hydrology or water quality impacts are anticipated.