
ERRATA #2 TO THE FINAL EIR

FINAL EIR

Section II (List of Commenters)

The City’s Bureau of Sanitation submitted a comment letter (refer to Attachment 1 to this Errata) that was not received by the preparers of the Final EIR. Thus, name of the staff from the Bureau of Sanitation who commented on the Draft EIR has been added to the Final EIR, and the Final EIR has been edited as follows:

Section II (List of Commenters), Page II-1, between “Los Angeles City Council” and “Los Angeles Department of Water and Power”

Los Angeles Bureau of Sanitation
Ali Poosti, Acting Division Manager

Section III (Responses to Comments)

The City’s Bureau of Sanitation submitted a comment letter (refer to Attachment 1 to this Errata) that was not received by the preparers of the Final EIR. Responses to the comments have been prepared, and the Final EIR has been edited as follows:

Section III (Responses to Comments), Page III-22, after “Response to Comment City Council (Paul Koretz) B-24”

Comment Letter Los Angeles Bureau of Sanitation (LABOS)

Response to Comment LABOS-1

The commenter is referred to page IV.O-23 in Section IV.O (Utilities – Wastewater) of the Draft EIR that includes the following text, recognizing the potential need for new sewer infrastructure to serve the Development Project:

Detailed gauging information has been obtained by the Los Angeles Department of Public Works, Bureau of Sanitation that has indicated that the current flow level in the 12-inch line adjacent to the Development Project site is approximately 72 percent full.²⁵ Based on estimated flows, the sewer system may not be able to accommodate the estimated future flows from the Development Project. Further detailed gauging and evaluation will be needed as a part of the permit process to identify a sewer connection point. If the local sewer line, the 8-inch line on West Pico Boulevard, to the 30-inch line on Granville Avenue has

insufficient capacity then the developer would be required to build a secondary line to the nearest larger sewer line with sufficient capacity. Implementation of the City's Standard Mitigation Measure (refer to Mitigation Measure O-23 listed below) is required to mitigate any potential infrastructure problems encountered. With implementation of this mitigation measure, impacts on wastewater conveyance infrastructure would be less than significant.

²⁵ *Written correspondence with Brent Lorscheider, Acting Division Manager, Wastewater Services Division, City of Los Angeles, Department of Public Works, Bureau of Sanitation, July 7, 2009, available in Appendix IV.~~NO~~.*

Response to Comment LABOS-2

The commenter is referred to pages IV.H-13 and IV.H-14 in Section IV.H (Hydrology and Water Quality) of the Draft EIR that includes a detailed discussion of Development Project impacts associated with the long-term operation of the project on water quality. The text on the noted pages acknowledges that the Applicant would be required to comply with various regulatory requirements, including those of the City.

Response to Comment LABOS-3

The commenter is referred to Response to Comment LABOS-2. Additionally, the commenter should note that the Development Project includes the following sidewalk features:

Along Pico Boulevard and Sepulveda Boulevard, the building would be set back approximately 25 feet and 30 feet (respectively) from the roadways, allowing for development of publicly-accessible plaza areas. The setback areas would include widened sidewalks, a double row of trees, enhanced paving, drainage features, native plantings/landscaping, and a public art component.

Response to Comment LABOS-4

The commenter is referred to pages IV.H-11 through IV.H-13 in Section IV.H (Hydrology and Water Quality) of the Draft EIR that includes a detailed discussion of Development Project impacts associated with construction-related water quality impacts and acknowledges that the Applicant would be required to comply with various regulatory requirements, including those of the City.

Response to Comment LABOS-5

As discussed in Section IV.O (Utilities – Solid Waste) of the Draft EIR, the Development Project Applicant would comply with all of the City's recycling requirements.

ATTACHMENT 1

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

LABOS

File: SC.CE.

DATE: December 26, 2012

TO: Elva Nuno-O'Donnell, City Planner
Major Projects Section
Department of City Planning

FROM: Ali Poosti, Acting Division Manager
Wastewater Engineering Services Division
Bureau of Sanitation

SUBJECT: **Casden Sepulveda Project – Draft EIR**

This is in response to your April 12, 2012 letter requesting a review of your proposed residential development project. The Bureau of Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

The Bureau of 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 improvements 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>Proposed</i>			
Commercial	80 GPD/1000 SQ.FT	266,800 SQ.FT	21,344
Residential: Studio	80 GPD/DU	56 DU	4,480
Residential: 1-BR	120 GPD/DU	262 DU	31,440
Residential: 2-BR	160 GPD/DU	201 DU	32,160
Residential: 3-BR	200 GPD/DU	19 DU	3,800
Total			93,224

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on W Pico Blvd. The sewage from the 8-inch line feeds into a 12-inch and 18-inch line on Pico Blvd and then continues into a 30-inch line on Granville Ave before discharging into a 36-inch line on Victoria Ave. Figure 1 shows the details of the sewer system within the vicinity of the project.

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	W Pico Blvd	*	290,073 GPD
12	Pico Blvd	72	855,231 GPD
18	Pico Blvd	21	1.67 MGD
30	Granville Ave	49	9.61 MGD
36	Victoria Ave	73	15.24 MGD

* No gauging available

Based on the estimated flows, it appears the sewer system will not 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. The local 8-inch to 15-inch pipe lines along Pico Blvd and 36-inch line on Victoria Ave will require upsizing to accommodate additional flow. If the public sewer has insufficient 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 that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

If you have any questions, please call Kwasi Berko of my staff at (323) 342-1562.

STORMWATER REQUIREMENTS

The Bureau of Sanitation, Watershed Protection Division (WPD) 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

The project requires implementation of stormwater mitigation measures. These requirements are based on the Standard Urban Stormwater Mitigation Plan (SUSMP) and the recently adopted Low Impact Development (LID) requirements. The projects that are subject to SUSMP/LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "*Development Best Management Practices Handbook – Part B: Planning Activities*". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lastormwater.org. It is advised that input regarding SUSMP requirements be received in the early phases of the project from WPD's plan-checking staff.

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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 ground water 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 SUSMP/LID requirements.

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CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

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If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Fl, Station 18

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 Daniel Hackney of the Special Project Division at (213) 485-3684.

5

Attachments:

Figure 1 – Sewer Map

c: Kosta Kaporis, BOS
Daniel Hackney, BOS
Rowena Lau, BOS



Wastewater Engineering Services Division
 Bureau of Sanitation
 City of Los Angeles



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FIGURE 1
Casden Sepulveda Project
Sewer Map

