
IV.K. UTILITIES

1. SEWER

ENVIRONMENTAL SETTING

Sewage generated at the Palisades Landmark Condominiums project site is currently conveyed by a sewage infrastructure system administered by the City of Los Angeles Bureau of Engineering and treated by facilities operated by the City of Los Angeles Bureau of Sanitation. Specifically, the Bureau of Sanitation provides advance planning and financial management, and maintains and operates the sewage collection and treatment system. Sewage from the project site is conveyed to the Hyperion Treatment Plant (HTP). Sewage disposal service is dependent upon conveyance infrastructure and treatment plant capacity and is based on existing discharge allocations. Because sewage flows are directly proportional to water usage, citywide water conservation efforts have immediate beneficial effects upon sewage generation.

Located directly west of the Los Angeles International Airport in Playa Del Rey, the HTP is the larger of two wastewater collection and treatment systems operated by the City of Los Angeles. The HTP is nearing completion of a ten-year major expansion. In December of 1998, the HTP was upgraded to provide full secondary treatment for all influent based on an average dry weather flow of 450 million gallons per day. The current average flow is 350 million gallons per day and the design capacity is 650 million gallons per day¹.

The Hyperion Service Area (HSA) encompasses approximately 328,000 acres, or approximately 515 square miles, of the greater Los Angeles area. The HSA also serves 53,000 acres outside the jurisdiction of the City of Los Angeles, with such service being provided on a contract basis. The HSA includes approximately 96 percent of the total area served by the Los Angeles Department of Public Works (LADPW).

The project area's wastewater infrastructure consists of sewer mains running along Tramonto Drive, Los Liones Drive, and Sunset Boulevard. Tramonto Drive has an 8-inch vitrified clay pipe with a full pipe capacity of 4.9 cfs²; Los Liones Drive has a 9-15 inch vitrified clay pipe; and Sunset Boulevard

¹ Correspondence from the City of Los Angeles Department of Public Works, Bureau of Sanitation, Adel H. Hagekhalil, Division Manager, April 11, 2002.

² Correspondence from the City of Los Angeles Department of Public Works, Bureau of Sanitation, Adel H. Hagekhalil, Division Manager, April 11, 2002.

has a 15-30 inch vitrified clay pipe³. According to the Bureau of Sanitation, a 1999 flow gauging record showed that the current depth to Diameter ratio in the existing 21-inch sewer line along Sunset Boulevard is approximately 29%, which is under the design criteria limit of 50%⁴.

Presently, the proposed project site is improved with a multi-family residential building generating 4,000 gallons of sewage per day. Please see Table IV.K-1 below for existing sewage rates.

**Table IV.K-1
Existing Sewage Generation**

Land Use	Size (SF)	Generation Rate (gallons/1,000 sf/day)	Total (gallons/day)
Multi-Family Residential	20 du	200/du	4,000
Total Sewage Generation			4,000
<i>Source: City of Los Angeles Department of Public Works, March 2002.</i>			

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The Los Angeles CEQA Thresholds Guide (1998) defines a significant impact on sanitary sewer systems would occur if a project were to result in sewage generation exceeding the capacity of existing or planned wastewater conveyance systems or wastewater treatment facilities that serve the site by generating flow greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

Wastewater generation associated with the proposed project was calculated using generation factors based on land use, provided by the City of Los Angeles. The estimated net increase was analyzed relative to infrastructure and treatment plant capacity, as well as the existing sewer infrastructure to be used by the project.

³ Correspondence from the City of Los Angeles Department of Public Works, Bureau of Sanitation, Adel H. Hagekhalil, Division Manager, April 11, 2002.

⁴ Correspondence from the City of Los Angeles Department of Public Works, Bureau of Sanitation, Adel H. Hagekhalil, Division Manager, April 11, 2002.

Project Impacts

As shown in Table IV.K-2, the proposed project is anticipated to generate 17,150 gpd, a net increase of 13,150 gpd of wastewater. The existing sewer lines are not experiencing any problems or deficiencies and would be able to handle the additional flow of sewage from the proposed project⁵. A disruption in sewer service in the project area would not occur because there is a sewer lateral available at the point of connection in Tramonto Drive⁶. Sewage generated by the proposed project would continue to flow to the Hyperion Treatment Plant⁷, which will have adequate capacity to accommodate the increase in sewage flow. Water conservation measures, as required by City ordinance (e.g., installation of low flow toilets and plumbing fixtures that prevent water loss, limitations on hose washing of driveways and parking areas, etc.), would be implemented as part of the proposed project and would help to reduce the amount of wastewater. The proposed project would have a less than significant impact upon sewer services.

Table IV.K-2
Sewage Generation by Proposed Project

Land Use	Size (SF)	Generation Rate (gallons/1,000 sf/day)	Total (gallons/day)
Multi-Family Residential (Townhomes)	25 du	230/du	5,750
Multi-Family Residential (Flats)	57 du	200/du	11,400
Total			17,150
<i>Less Existing Generation</i>			<i>(4,000)</i>
Total Net Increase			13,150

Source: City of Los Angeles Department of Public Works, March 2002.

CUMULATIVE IMPACTS

Implementation of the proposed project in conjunction with the related projects identified in Section II.B would further increase the demand for sewer service. As shown in Table IV.K-3, the total sewage generation by the related projects and the proposed project would be approximately 61,793 gpd. The

⁵ Correspondence from the City of Los Angeles Department of Public Works, Bureau of Sanitation, Adel H. Hagekhalil, Division Manager, April 11, 2002.

⁶ Correspondence from the City of Los Angeles Department of Public Works, Bureau of Sanitation, Adel H. Hagekhalil, Division Manager, April 11, 2002.

⁷ Correspondence from the City of Los Angeles Department of Public Works, Bureau of Sanitation, Adel H. Hagekhalil, Division Manager, April 11, 2002.

proposed project's estimated generation would account for approximately 28 percent of the cumulative total. As is required for the proposed project, each related project would also be required to comply with City and State water conservation programs and sewer allocation ordinances. With the implementation of the recommended mitigation measures, impacts on sewer service could be lowered to a less than significant impact.

**Table IV.K-3
Proposed and Related Project Daily Sewage Generation**

Project	Land Use	Size (SF)	Generation Rate (gallons/1,000 sf/day)	Total (gallons/day)
Proposed Project	Multi-Family Residential (Townhomes)	25 du	230/du	5,750
	Multi-Family Residential (Flats)	57 du	200/du	11,400
<i>Subtotal</i>				<i>17,150</i>
Related Projects	Museum	235,000	20	4,700
	Beach Club*	38,666	800	30,933
	Single-Family Dwelling Units	7 du	230/du	1,610
	Multi-Family Condo	37 du	200/du	7,400
<i>Subtotal</i>				<i>44,643</i>
<i>Cumulative Total</i>				<i>61,793</i>
<i>Source: City of Los Angeles Department of Public Works, March 2002.</i>				
<i>*Used Health Club/Spa generation rate</i>				

MITIGATION MEASURES

The proposed project would not result in any significant impacts relative to sewer service; therefore, no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project impacts would be less than significant.