

Solana Torrance

Sewer Area Study

S/W Corner of Hawthorne Boulevard & Via Valmonte
Torrance, California 90505

April 20, 2017



Prepared For:

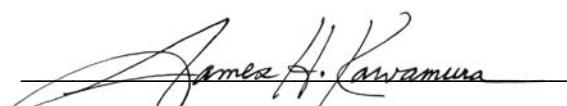
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ATTESTATION

This Sewer Area Study has been prepared by, and under the direction of, the undersigned, a duly Registered Civil Engineer in the State of California. Except as noted, the undersigned attests to the technical information contained herein, and has judged to be acceptable the qualifications of any technical specialists providing engineering data for this report, upon which findings, conclusions, and recommendations are based.



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Date: April 20, 2017



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Solana Torrance Sewer Area Study Torrance, California

April 20, 2017

Introduction

This Sewer Area Study for the “*Solana Torrance*” apartment project (hereinafter referred to as *Project*) was commissioned by the project proponent, **Reylenn Properties, LLC (Reylenn)**, Solana Beach, California, and prepared by **KHR Associates**, Newport Beach, California. The purpose of the study was to identify and evaluate potential sewer capacity issues, infrastructure requirements, and system-wide constraints and impacts that may be associated with development of the subject project.

The study findings, conclusions, and recommendations presented in this report are independently derived by **KHR Associates**, and are not necessarily shared by **Reylenn**, the City of Torrance, or any other interested parties.

Project Site & Description

The proposed *Project* site contains 24.68 acres, of which 5.76 acres of disturbed land from a former quarry operation will be developed into a multifamily residential community. The balance of the site (18.92 acres) will be preserved as natural open space. The proposed residential community will consist of 248 multi-family dwelling units, 546 parking spaces including surface parking and multiple subterranean parking structures, a 5,000 square-foot community room/fitness center, and 96,385 square feet of landscaped areas. Access to and from the *Project* site is proposed through one driveway entrance on Hawthorne Boulevard (right-in/right-out only). One “exit-only” driveway with raised traffic movement barriers is proposed for Via Valmonte (right-out only).

Figure 1 illustrates the location of the *Project* site, relative to other districts that comprise the City of Torrance. Figure 2 provides an aerial view of the *Project* site and surrounding environs. Figure 3 illustrates the project architect’s conceptual site plan for *Solana Torrance*.

Figure LU-15
Residential Neighborhood Districts

- Legend**
- City Boundary
 - Freeway/Highway
 - Street
 - Railroad

Source: City of Torrance, GIS 2005

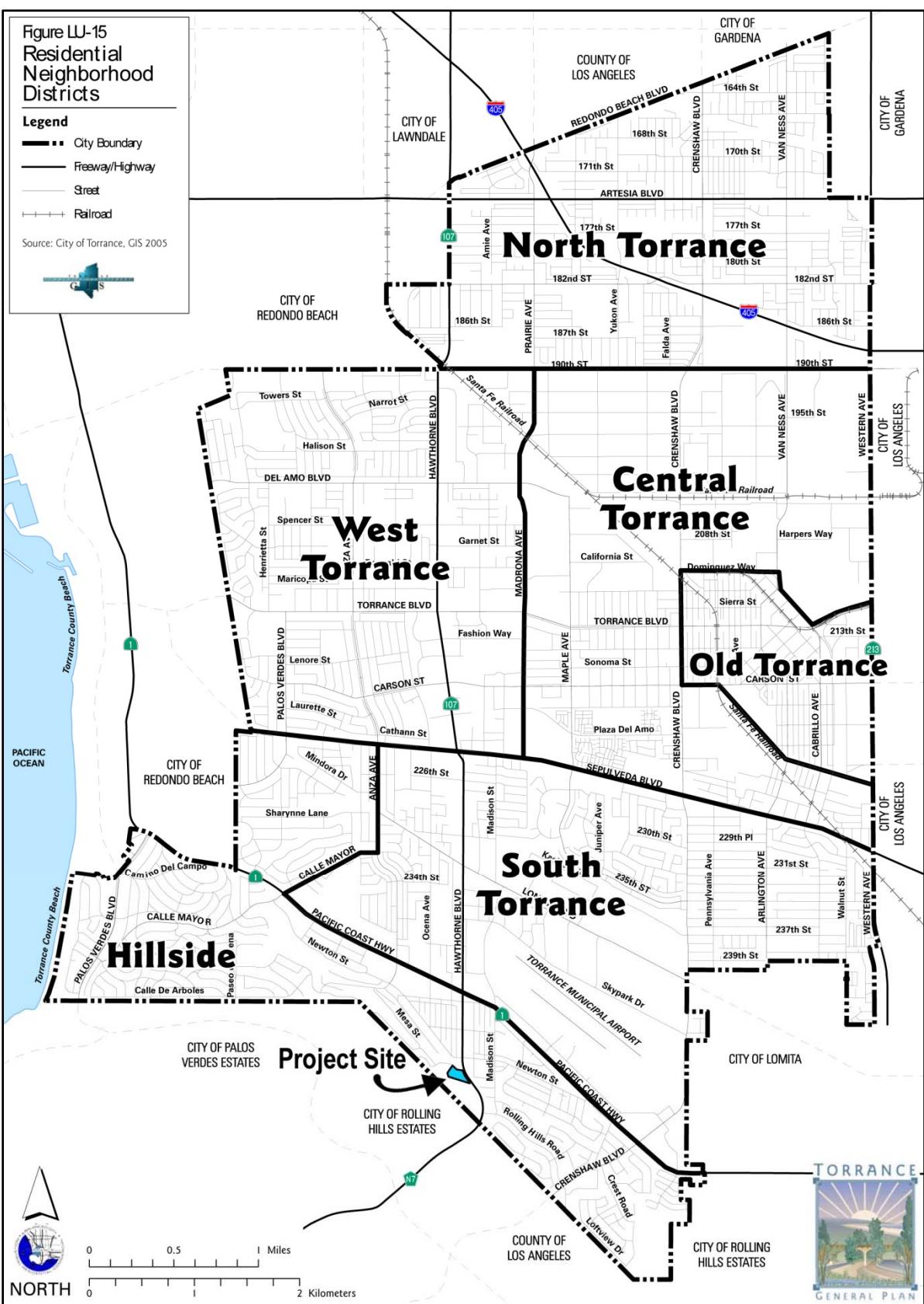




Figure 2 – Aerial View of Project Site



Figure 3 – Solana Torrance Site Plan

Existing Sewer System

The City of Torrance owns, operates, and maintains 95 percent of the sewer system in the City, and a few small areas outside the City limits. The remaining

five percent of the system is owned, operated, and maintained by the Los Angeles County Sanitation District (LACSD). All sewage generated in the City ultimately discharges into LACSD treatment and disposal facilities. Sewage from the project site ends up at LACSD's Reclamation Plant No. 1, in the City of Culver City, where both primary and secondary treatment is performed. Most of the City's sewer system consists of 8-inch vitrified clay pipe (VCP).

Since the subject site is vacant and undeveloped, there are no existing sewer laterals. The new sewer connections to the *Solana Torrance* development are proposed to be connected to the existing 8-inch VCP sewer main in Via Valmonte at an existing sewer manhole. The downstream route of this sewer main is as follows:

- 1) 8-inch Via Valmonte sewer main east to Hawthorne Boulevard;
- 2) 8-inch main in Hawthorne Boulevard north to Newton Street;
- 3) 8-inch main in Newton Street east to Park Street;
- 4) 8-inch main in Park Street north to east-west alley north of 244th Street;
- 5) 8-inch main in east-west alley west to north-south alley.
- 6) 8-inch main in to north-south alley north to 242nd Street;
- 7) 8-inch main in 242nd Street east to Hawthorne Boulevard;
- 8) 8-inch main in Hawthorne Boulevard north to Pacific Coast Highway.

The sewer manholes selected by the City for 14-day continuous flow monitoring were as follows (see Figures 4 and 5 for location).

- | | |
|----------|--|
| MH No. 1 | Newton Street, Sta. 30+46.94 |
| MH No. 2 | Park Street, Sta. 4+86.76 |
| MH No. 3 | Alley between Park Street and Hawthorne Boulevard, Sta. 4+51.2 |
| MH No. 4 | Hawthorne Boulevard at 242 nd Street, Sta. 2+49.25 |

14-Day Flow Monitoring

As part of the City of Torrance's requirements for a "Sewer Capacity Study," 14 days of monitoring of sewage flow was prescribed in order to establish the existing flow capacity of the sewer main to which the proposed *Project* will be connected. Under sub-contract to **KHR Associates, National Plant Services, Inc. (NPS)**, Long Beach, California placed sewage flow monitoring equipment in four sewer manhole locations described above. Sewer flow monitoring was independently conducted at the monitored sewer manholes between May 13th and May 27th, 2016, by **NPS**. A copy of the flow data by **NPS** are included in the Appendix section of this report. A summary of the results is provided in Table 1 below. It is important to note that the "Max. Q" flows at Manhole 3 was found to be

higher than Manhole 4. This could be attributable to a number of pre-existing conditions within the pipe segment between MH3 and MH4, including possible partial blockage, which a video camera could reveal.

Table 1 – Summary of Manhole Flows

| MH No. | Max. Q (gpm) | Max. Q (cfs) | Min. Q (gpm) | Min. Q (cfs) | Ave. Q (gpm) | Ave. Q (cfs) |
|--------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 1 | 11.47 | 0.025 | 0.25 | 0.00055 | 2.69 | 0.006 |
| 2 | 25.06 | 0.055 | 1.63 | 0.00000 | 7.96 | 0.018 |
| 3 | 80.00 | 0.180 | 0.00 | 0.00000 | 25.11 | 0.056 |
| 4 | 50.04 | 0.110 | 7.51 | 0.01700 | 28.96 | 0.064 |

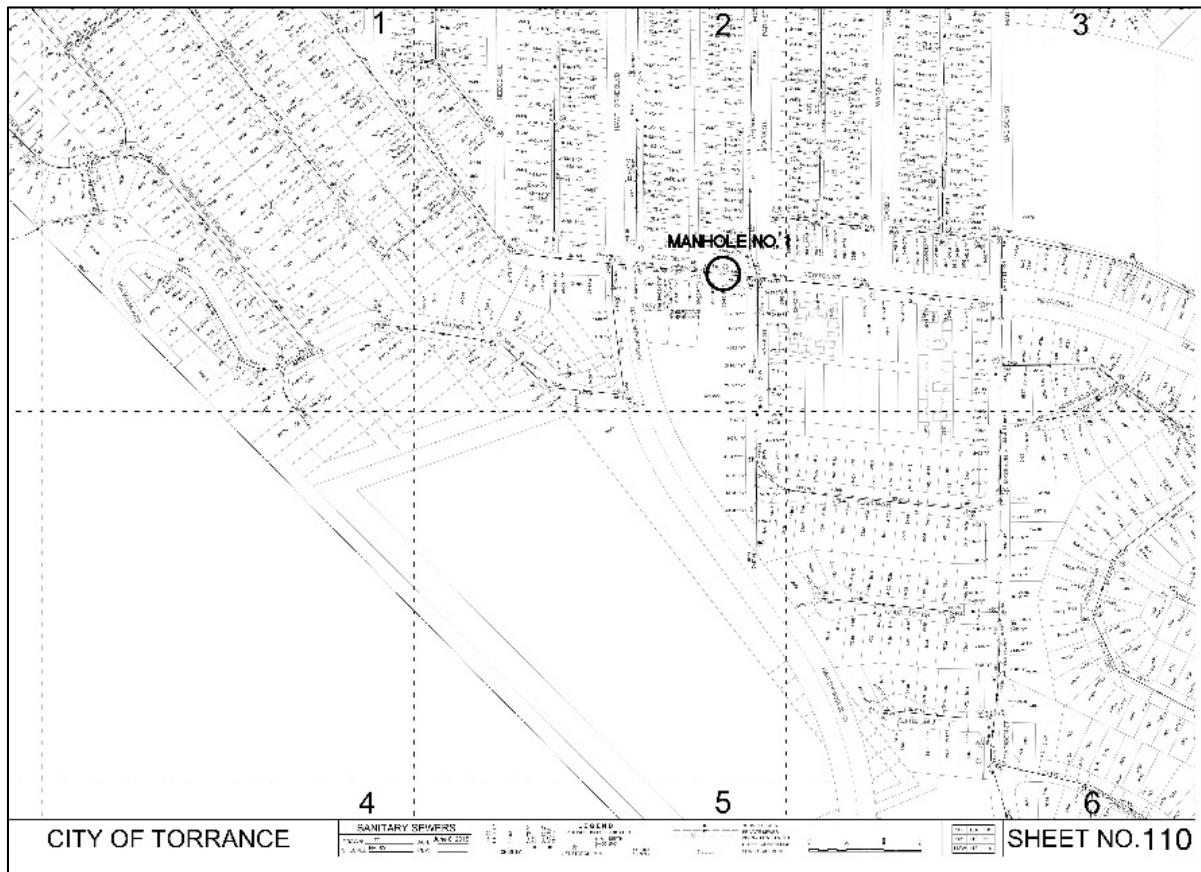


Figure 4 – Manhole No. 1 Location

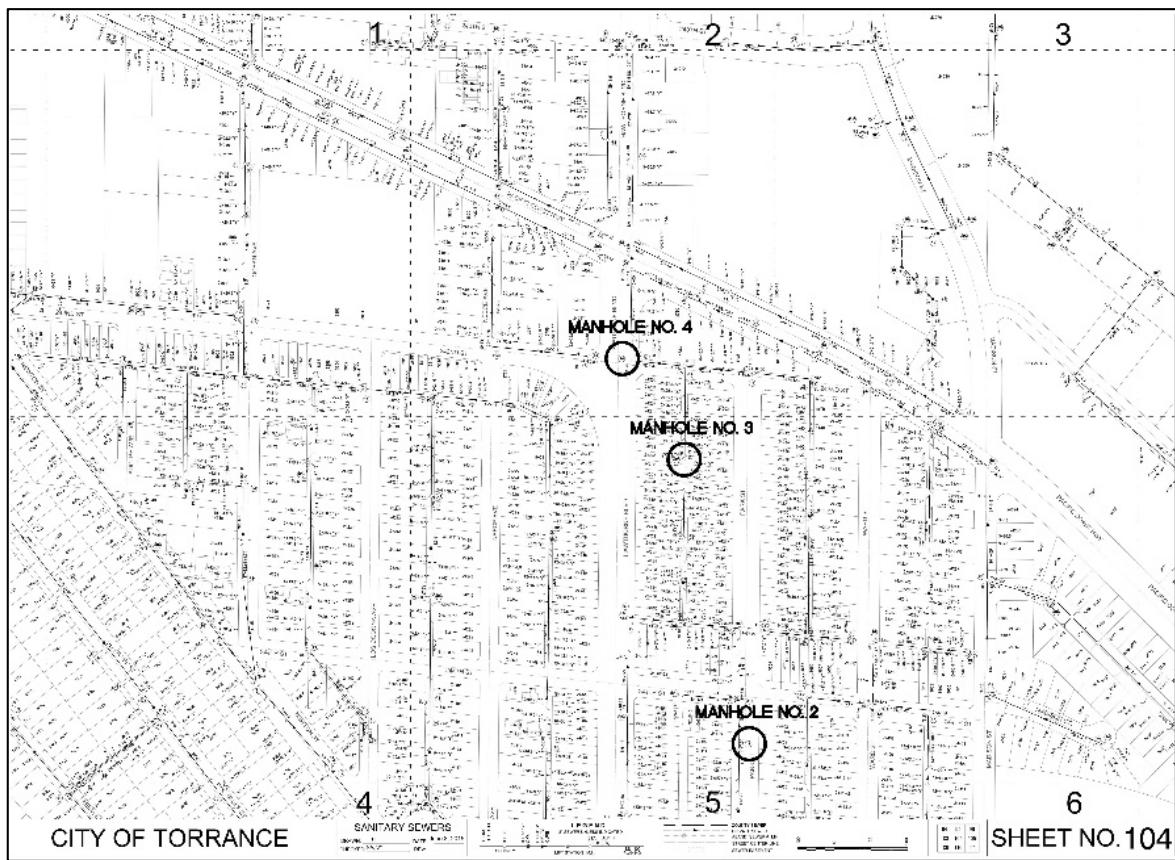


Figure 5 – Manhole Nos. 2, 3 and 4 Locations

Existing Sewer Capacity

To calculate the capacity (Q_{cap}), of the existing sewers, the following formula was used:

$$Q_{cap} = \left(\frac{K'}{n}\right) \times d^{8/3} \times (s^{0.5}) \quad ; \quad Q_p = (2.65) \times (Q_{ave})^{0.906}$$

Where,

Q_{cap} = Half full pipe flow in cubic feet per second (CFS) or millions of gallons per day (MGD), with 1 CFS = 0.646 MGD

K' = Conveyance factor, 0.232 for pipes flowing half full ($D/d = 0.5$)

n = Manning's roughness coefficient = usually around 0.013 for vitrified clay pipe

s = Pipe slope in decimal fraction

d = Inner diameter of pipe in feet (ft)

D = Flow depth (ft)

Since $K'=0.232$ is for pipes flowing half full ($D/d = 0.5$), showing that the existing plus proposed peak flows are less than Q_{cap} is equivalent to showing that the sewers would flow less than half full ($D/d < 0.5$). Upstream sewers for each of the four manholes are analyzed below for half full conditions, based on slope (s) and roughness coefficient (n) provided by the City of Torrance

Manhole No. 1

$$n = 0.013$$

$$s = 0.01151$$

$$d = 8'' = 0.67 \text{ ft}$$

$$Q_{cap} = \left(\frac{K'}{n}\right) \times d^{8/3} \times (s^{0.5}) = 0.649 \text{ cfs}$$

Manhole No. 2

$$n = 0.013$$

$$s = 0.03449$$

$$d = 8'' = 0.67 \text{ ft}$$

$$Q_{cap} = \left(\frac{K'}{n}\right) \times d^{8/3} \times (s^{0.5}) = 1.124 \text{ cfs}$$

Manhole No. 3

$$n = 0.013$$

$$s = 0.02057$$

$$d = 8'' = 0.67 \text{ ft}$$

$$Q_{cap} = \left(\frac{K'}{n}\right) \times d^{8/3} \times (s^{0.5}) = 0.868 \text{ cfs}$$

Manhole No. 4

$$n = 0.013$$

$$s = 0.00507$$

$$d = 8'' = 0.67 \text{ ft}$$

$$Q_{cap} = \left(\frac{K'}{n}\right) \times d^{8/3} \times (s^{0.5}) = 0.431 \text{ cfs}$$

Proposed Project Sewage Generation

For the proposed *Project*, average and peak sewage generation was calculated using typical flow factors for apartments.¹ The results are shown in Table 2.

¹ "Sewer System Hydraulic Analysis for Apartments

Table 2 – Sewage Generation for the Project

| Unit Type | Total Units* | Flow Factor (gpd/unit) | Average Daily Flow (gpd) | Average Daily Flow (cfs) |
|----------------------------------|--------------|------------------------|--------------------------|--------------------------|
| One Bedroom Multi-Family | 135 | 195 | 26,325 | 0.041 |
| Two Bedroom Multi-Family | 113 | 195 | 22,035 | 0.034 |
| Leasing Office/ Community Center | 1+1 | 200 | 400 | 0.001 |
| Totals | | | 48760 | 0.076 |

Average daily flow was converted to peak daily flow using the formula:

$$Q_p = (Q_{ave} \times 2.65)^{0.906} = (0.076 \times 2.65)^{0.906} = 0.234 \text{ cfs}$$

Existing Plus Proposed Sewage Flow

In order to obtain the total proposed sewage flow for each manhole, the maximum measured existing sewage flows as shown on Table 1 were added to the peak proposed sewage flow of (0.234 cfs). The resulting existing and proposed sewage flows are shown in Table 3.

Table 3 – Existing and Proposed Sewer Flows

| MH No. | Existing Max Q (cfs) | Proposed Peak Q(cfs) | Total Peak Q (cfs) |
|--------|----------------------|----------------------|--------------------|
| 1 | 0.025 | 0.234 | 0.259 |
| 2 | 0.055 | 0.234 | 0.289 |
| 3 | 0.180 | 0.234 | 0.414 |
| 4 | 0.110 | 0.234 | 0.344 |

Table 4 provides a comparison of proposed peak flows for each manhole to the capacities given in an earlier section.

Table 4 – Comparison of Proposed Peak Sewer Flows to Sewer Capacities

| MH No. | Total Peak Q (cfs) | Qcap (cfs) |
|--------|--------------------|------------|
| 1 | 0.259 | 0.649 |
| 2 | 0.289 | 1.124 |
| 3 | 0.414 | 0.868 |
| 4 | 0.344 | 0.431 |

As indicated, the existing sewers have more than adequate capacity to handle the additional peak flows from the proposed *Project*.

Findings & Conclusions

Based on the information and calculations presented herein, the following findings are made:

- 1) As mandated by the City of Torrance, 14-day flow monitoring was conducted for the 8-inch sewer mains in, Newton Street, Park Street, the alley between Park Street and Hawthorne Boulevard, and Hawthorne Boulevard at 242nd Street to establish the existing flow capacity of the sewer main to which the proposed *Project* will be connected.
- 2) Based on City Standard Plan No. 500, the design peak flow rate is limited by the D/d ratio equal to 0.50.
- 3) The existing plus proposed peak sewage flows, will run at a peak depth less than D/d = 0.5.

Based on the above study findings, it is concluded that:

1. The existing sewer mains upstream from the four monitored manholes downstream from the *Project* site have sufficient capacity to handle the projected peak sewer flow from the *Solana Torrance* project. Therefore, the *Solana Torrance* apartment project, consisting of 248 multi-family residential units, will not adversely impact the existing sewer system downstream of the project site.

Appendix Section

TORRANCE - MH1

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH1

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH1

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH2

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH2

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH2

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH3

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH3

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH3

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH4

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH4

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute

TORRANCE - MH4

Summary Report

Velocity Feet Per Second
Level Inches
Flow Gallons Per Minute