SAFE CLEAN WATER PROGRAM

INFRASTRUCTURE PROGRAM
FISCAL YEAR 2026-2027

West Los Angeles College Stormwater Improvements Project

CENTRAL SANTA MONICA BAY WATERSHED AREA

APPLICATION TYPE:
DESIGN/CONSTRUCTION

PRESENTATION DATE:
JANUARY 6, 2026

PROJECT LEAD:
BuildLACCD

PROJECT LEAD:
Daniel Apt, Olaunu

Project Overview

The West Los Angeles College Stormwater Improvements Project consists of five stormwater BMPs treating five separate drainage areas.

Project Objectives:

- *Functional treatment of stormwater runoff which allows for infiltration or biofiltration of captured stormwater*
- *Enhanced aesthetics and reduction of the heat island effect through incorporation of the vegetated biofiltration areas*
- *Significant reduction in stormwater related pollutants*
- *Education opportunities regarding the benefits of sustainable stormwater management*

PROJECT LEAD

BuildLACCD

SCORING COMMITTEE SCORE

65

PROJECT STATUS

Constructed/
In Construction

TOTAL FUNDING REQUESTED

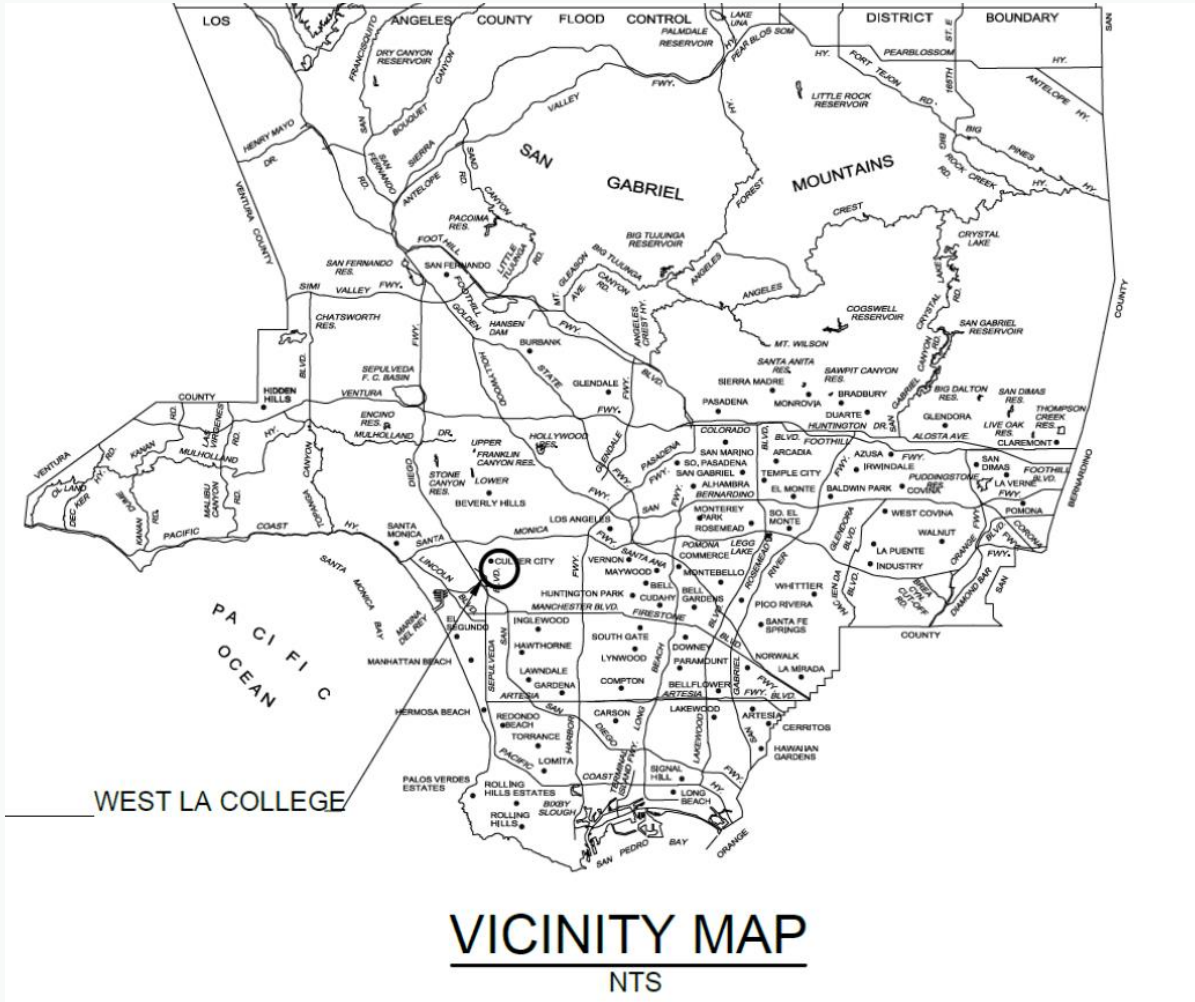
$3,166,768

Funding Request Phase(s): Design, Construction

Previously Awarded Technical Resources Project Concept: No

Previously Awarded Instructure Program Project: No

Project Location

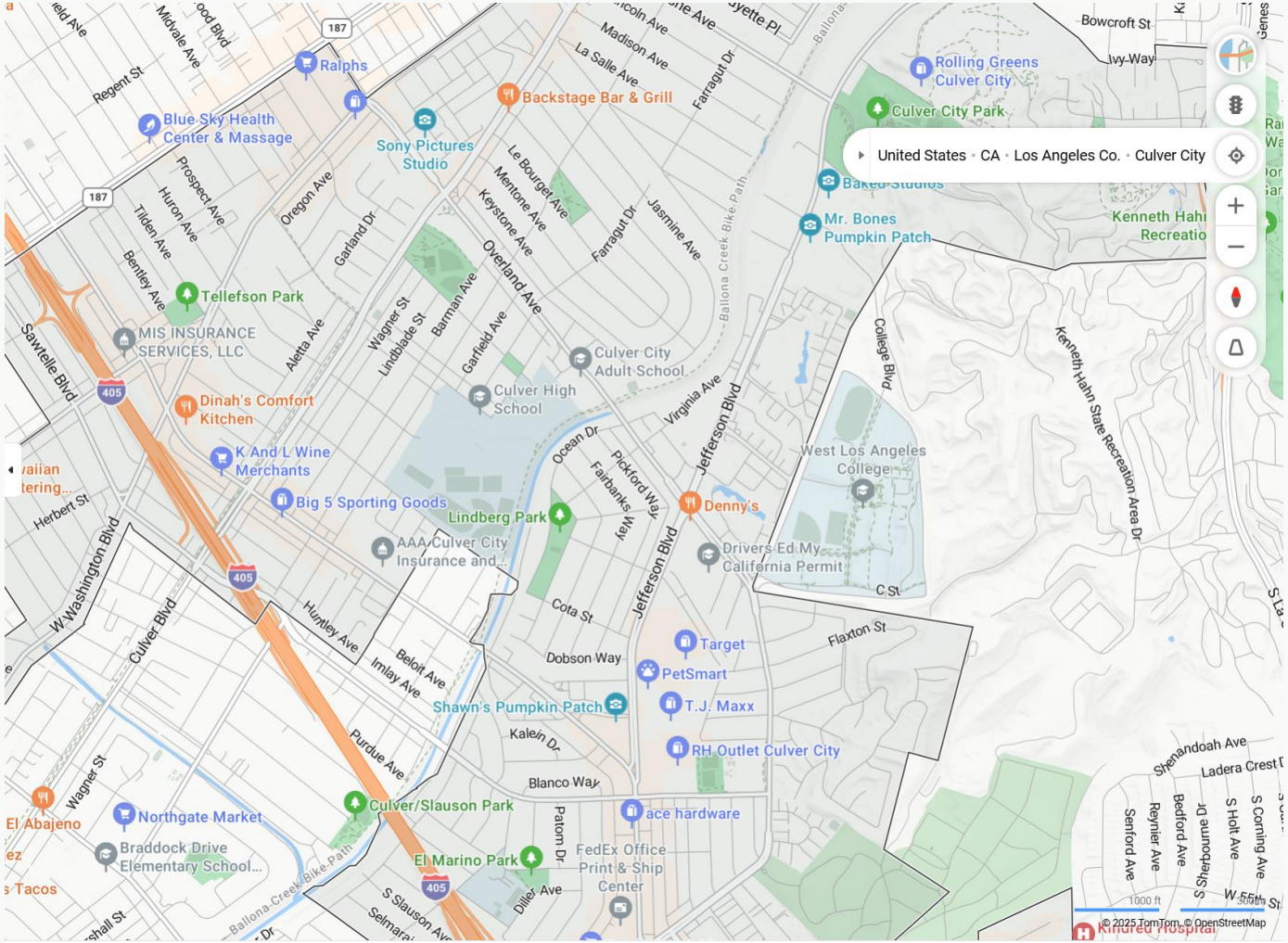


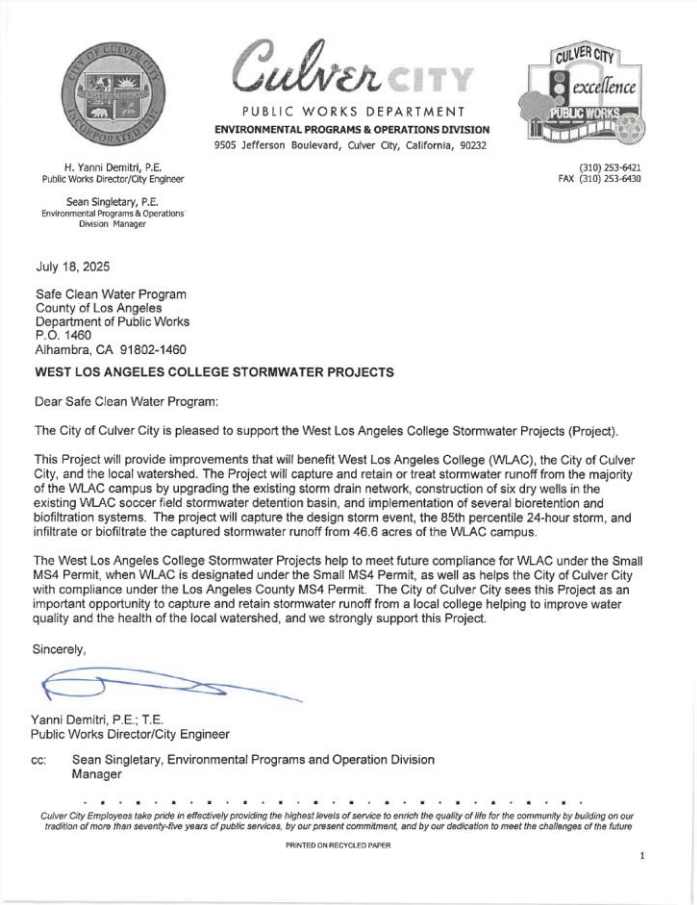
VICINITY MAP
NTS

Map(s) showing:

- Project Location
- Watershed Area
- Capture Area
- Municipalities that Project will benefit
- Disadvantaged Communities (DAC) that Project will benefit (if applicable)

Municipalities that Project will benefit: Culver City





Culver CITY
PUBLIC WORKS DEPARTMENT
ENVIRONMENTAL PROGRAMS & OPERATIONS DIVISION
9505 Jefferson Boulevard, Culver City, California, 90232

H. Yanni Demitri, P.E.
Public Works Director/City Engineer

Sean Singletary, P.E.
Environmental Programs & Operations Division Manager

(310) 253-6421
FAX (310) 253-6430

July 18, 2025

Safe Clean Water Program
County of Los Angeles
Department of Public Works
P.O. 1460
Alhambra, CA 91802-1460

WEST LOS ANGELES COLLEGE STORMWATER PROJECTS

Dear Safe Clean Water Program:

The City of Culver City is pleased to support the West Los Angeles College Stormwater Projects (Project).

This Project will provide improvements that will benefit West Los Angeles College (WLAC), the City of Culver City, and the local watershed. The Project will capture and retain or treat stormwater runoff from the majority of the WLAC campus by upgrading the existing storm drain network, construction of six dry wells in the existing WLAC soccer field stormwater detention basin, and implementation of several bioretention and biofiltration systems. The project will capture the design storm event, the 85th percentile 24-hour storm, and infiltrate or biofiltrate the captured stormwater runoff from 46.6 acres of the WLAC campus.

The West Los Angeles College Stormwater Projects help to meet future compliance for WLAC under the Small MS4 Permit, when WLAC is designated under the Small MS4 Permit, as well as helps the City of Culver City with compliance under the Los Angeles County MS4 Permit. The City of Culver City sees this Project as an important opportunity to capture and retain stormwater runoff from a local college helping to improve water quality and the health of the local watershed, and we strongly support this Project.

Sincerely,

Yanni Demitri, P.E.; T.E.
Public Works Director/City Engineer

cc: Sean Singletary, Environmental Programs and Operation Division Manager

Culver City Employees take pride in effectively providing the highest levels of service to enrich the quality of life for the community by building on our tradition of more than seventy-five years of public services, by our present commitment, and by our dedication to meet the challenges of the future

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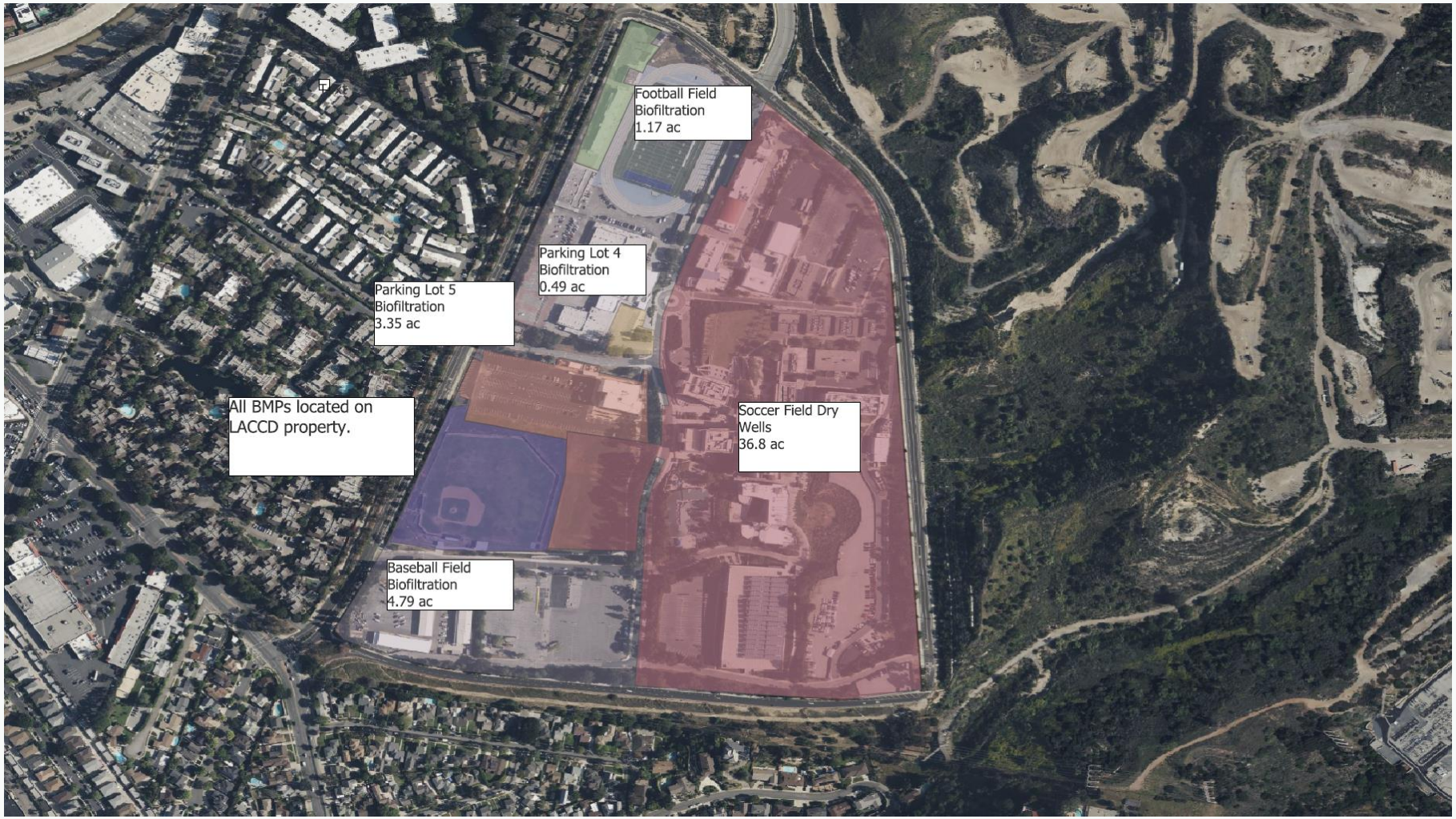
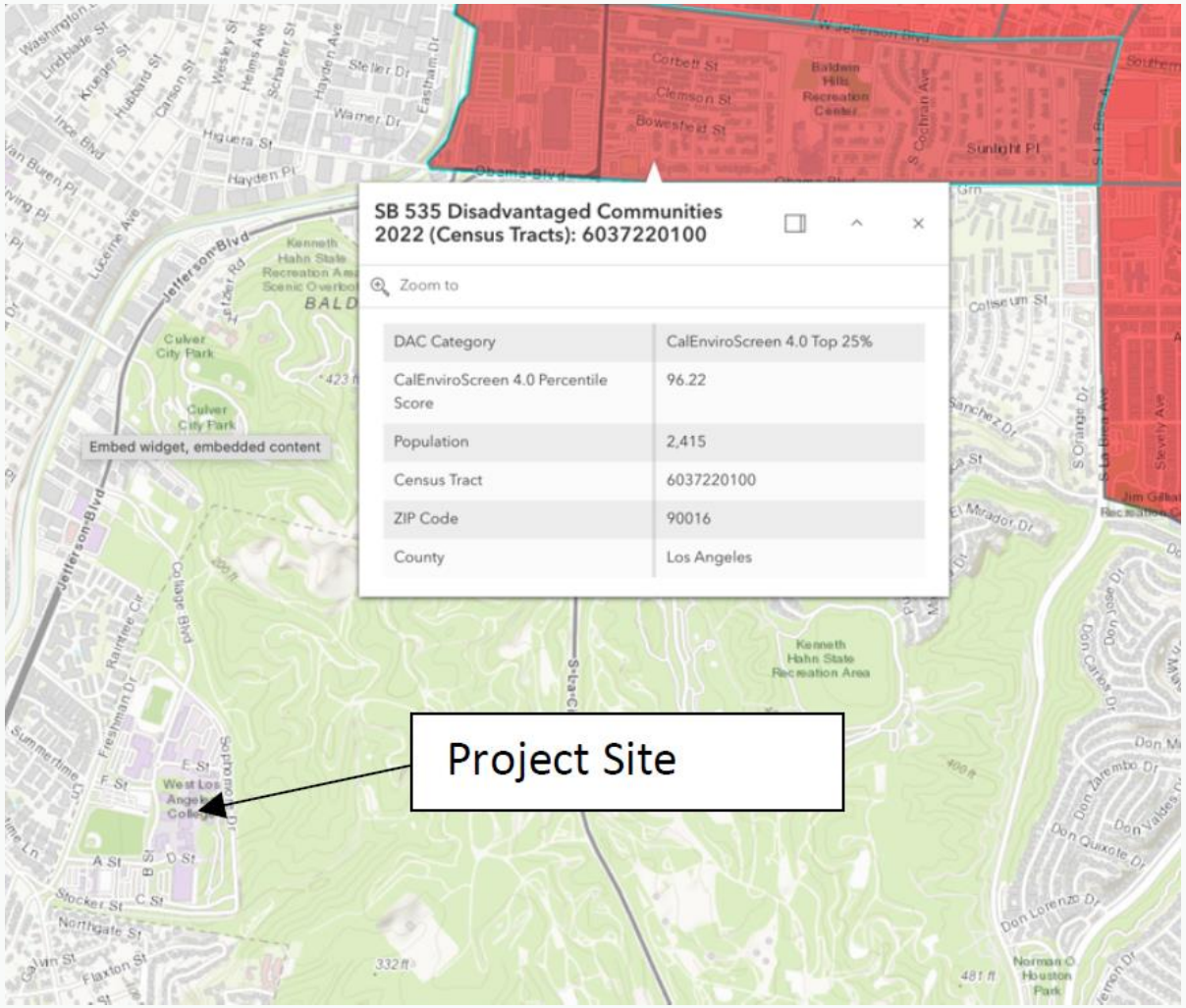
1

Capture Area Map



Disadvantaged Communities (DAC)



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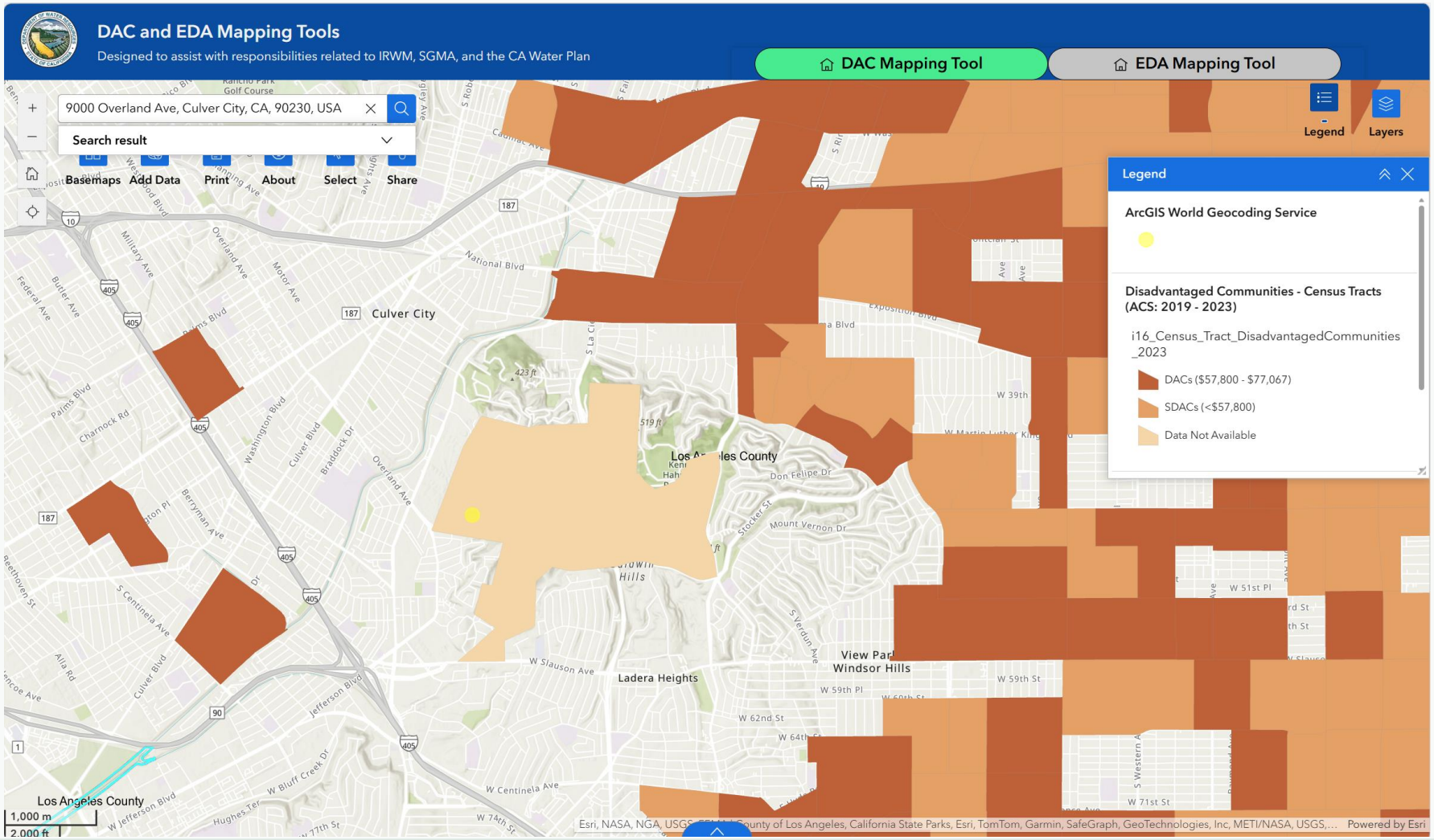


Project Background

Why was the Project location selected?

Projects were located in available landscape areas and removal of a parking lot at West Los Angeles College.

How will the Project provide Disadvantaged Community (DAC) Benefits, if any?

- Improved water quality
- Increased water supplies
- Increased flood management
- Increased access to quality recreational opportunities with diversion of dry-weather flows to dry wells in the soccer field
- P:roviding new biofiltration areas with native habitat
- Removing impervious surface and replacing with native vegetation biofiltration systems

How was the Project developed?

Initial programming, conceptual designs, and geotechnical investigations completed 2018-2020.

Designs for each project element were completed 2021-2024 with design oversight and submittal and approval by Division of State Architect (DSA)

Construction of project elements:

Soccer Field/Baseball Field/Lot 5: November 2023-January 2025

Football Field/Northwest Parking Lot 4 Project: April 2025-Present

How will the Project provide regional benefits to the Watershed Area?

Stormwater capture of the 85th percentile 24-hour storm even from 46.6 acres of the WLAC campus.

Improved stormwater runoff to Ballona Creek an impaired water body and TMDL waterbody and assistance in compliance with the Los Angeles Region MS4 Permit.

Water Supply: Groundwater recharge of the Santa Monica Basin with an Annual Average Capture for Water Supply: 10.0144 ac-ft

Partners

Who are the Project collaborators?

LACCD and BuildLACCD

What communities or groups have expressed support for the Project via letters of support?

Council for Watershed Health

California Center for Climate Change Education (the Climate Center) at West Los Angeles College

For non-municipality, has the Project received a letter of support or non-objection from the Municipality?

Letter of support from the City of Culver City

If requesting construction and/or O&M funds, who is the responsible party in charge of operations and maintenance?

LACCD

If applicable, has the Project received a letter of conceptual approval from the Flood Control District?

N/A

Project Details

Current site conditions, land ownership/right-of-way, and potential/future constraints

Site Conditions: Prior to the project the site conditions is a community college campus with areas for the project including landscaped areas, a parking lot, and a soccer field. Currently the project elements completed are the soccer field dry wells, baseball field bioretention areas, and Parking Lot 5 bioretention areas.

Land Ownership: LACCD

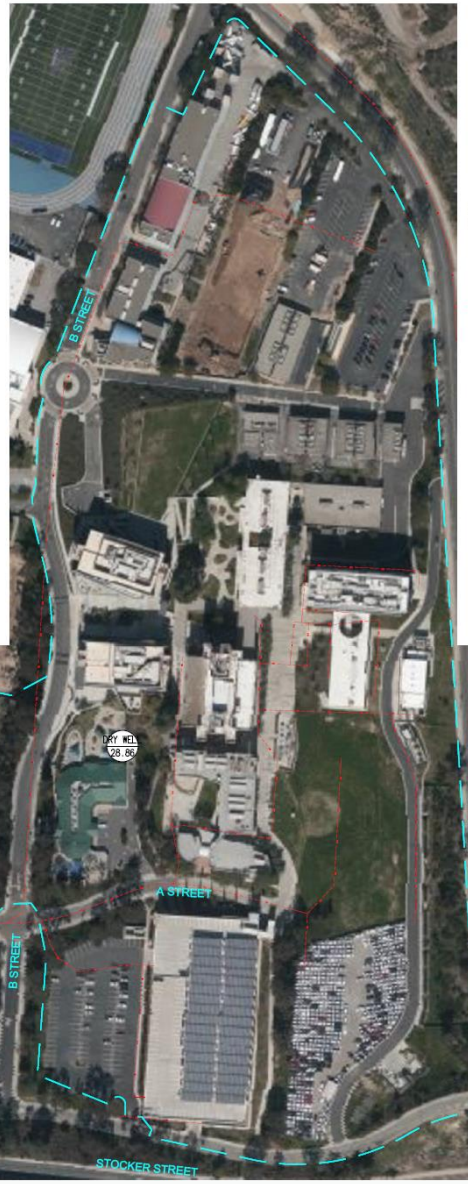
Potential/Future Constraints: None identified.

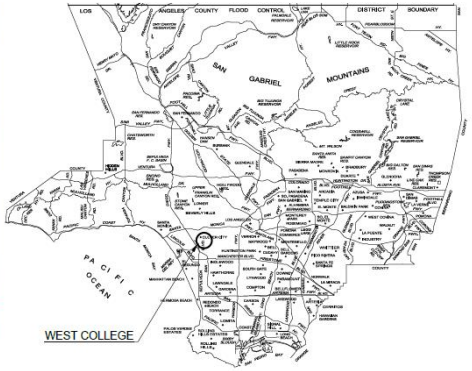
Technical Activities Completed

- Programming and conceptual designs
- Geotechnical investigations
- Design
- Construction of soccer field dry wells, baseball field bioretention areas, and Parking Lot 5 bioretention areas

Project Schematic: Soccer Field Dry Wells

SOCCER FIELD DETAIL





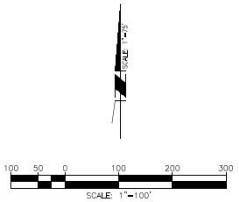
VICINITY MAP
NTS

LEGEND

DRAINAGE BOUNDARY

1A
2.22
SUBAREA DESIGNATION
AREA (ACRES)

EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING SEWER



LID DRAINAGE CHARACTERISTICS:

Drainage Area	BMP Type	Drainage Area (sf) Imp (sf)	Perv (sf)	Precip Depth (in)	Design Volume (cf)	Treatment Capacity (cf)	BMP Depth (ft)
East Campus	6 Dry Wells	699,957	855,504	1.1	65,589	65,589	50.0
Assumptions:							
Treatment capacity based on six dry and existing detention basin providing storage before discharge to dry wells							
Infiltration rate (adjusted long term*) =			1.79 in/hr				
Estimated impervious percentage			45%				
*Utilized a factor of saftey of 3 as opposed to 6							

GENERAL NOTES:

1. EXISTING UTILITY LOCATIONS WERE BASED OFF OF AVAILABLE UTILITY MAPS AND LIMITED AS-BUILTS.
2. EXISTING STORM DRAIN AND UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED AND POTHOLED AS NEEDED TO VERIFY INVERT ELEVATIONS AND DRAINAGE DIRECTIONS.
3. DRAINAGE AREA AND PROPOSED STORM DRAIN LOCATIONS ARE APPROXIMATE AND ELEVATIONS WILL NEED TO BE DETERMINED DURING FINAL DESIGN.
4. DRYWELL PIPES TO BE DESIGNED TO OVERFLOW BACK TO STORM DRAIN.
5. DRYWELL LOCATION, SPACING, AND DESIGN SHALL BE IN COMPLIANCE WITH GEOTECH RECOMMENDATIONS. ENGINEER WILL NEED TO CONFIRM INFILTRATION RATES AND SAFETY FACTORS DURING FINAL DESIGN.
6. 8' DIAMETER DRYWELLS, DEPTH ANTICIPATED TO BE APPROXIMATELY 50 FEET.
7. ADDITIONAL WATER QUALITY VOLUME IS ANTICIPATED TO BE MET USING THE SOCCER FIELD AS A TEMPORARY DETENTION BASIN. ENGINEER SHALL CONFIRM CAPACITY DURING FINAL DESIGN AND ADJUST THE OUTLET RISER ACCORDINGLY.

CLIENT
LOS ANGELES COMMUNITY COLLEGE DISTRICT

LACCD PROJECT NAME
WEST LOS ANGELES COLLEGE SOCCER FIELD BASIN DRY WELL PROJECT

LACCD PROJECT NUMBER

BUILDER

PROGRAMMING CONSULTANT
OLAUNU
SAN CLEMENTE, CA 92672

REGISTRATION STAMP

DATE:

AGENCY APPROVAL

ISSUE

MARK	DATE	DESCRIPTION

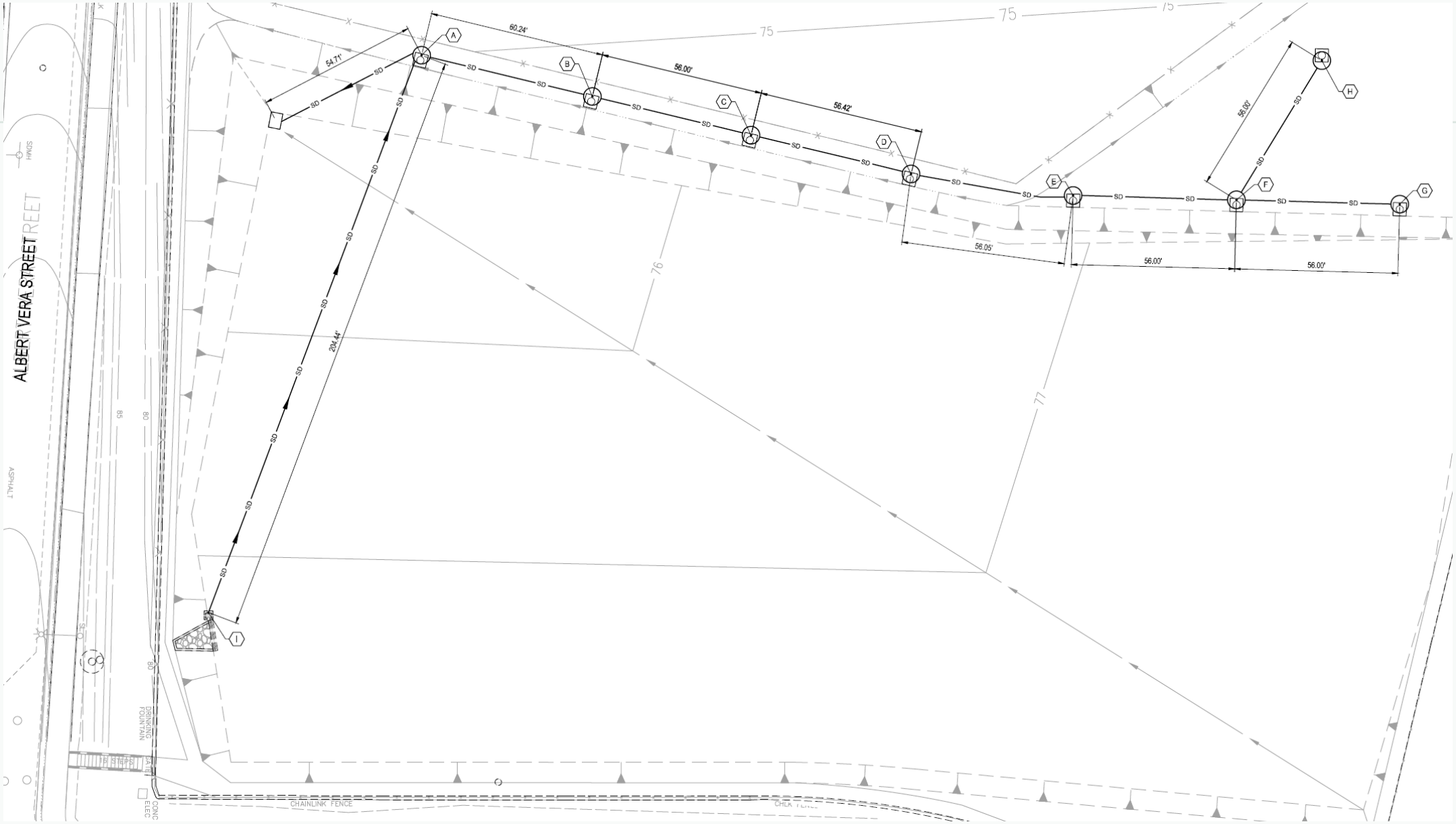
DESIGNED:
DATE:
DRAWN:
PROJ. NO.:
APPROVED:

SHEET TITLE
DRAINAGE EXHIBIT

SHEET NUMBER
1

SAFE CLEAN WATER PROGRAM

Project Schematic: Soccer Field Dry Wells



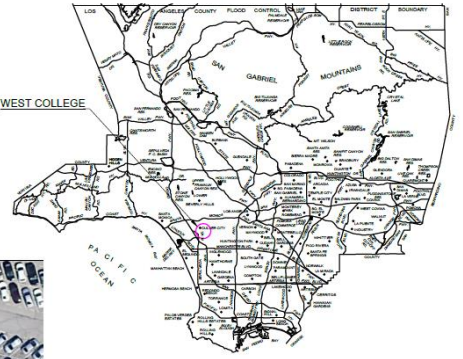
Project Schematic: Soccer Field Dry Wells

Project Schematic: Baseball Field Bioretention

LID DRAINAGE CHARACTERISTICS:

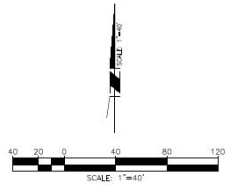
Drainage Area	BMP Type	Drainage Area (sf)		Precip	Design Volume	Area (sf)		BMP Depth	Draw Down
		Imp (sf)	Perv (sf)	Depth (in)	(cf)	Min Required	Available	(ft)	(hr)
Baseball Field	Biofiltration	5,933	156,508	1.1	1,924	1,924	7,170	1.0	36

Assumptions:
Biofiltration Rate = 0.5 in/hr



VICINITY MAP
NTS

LEGEND
- DRAINAGE BOUNDARY
- SUBAREA DESIGNATION AREA (ACRES)
- PROPOSED BIOFILTRATION AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SEWER



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3. PROPOSED STORM DRAIN LOCATIONS ARE APPROXIMATE AND ELEVATIONS WILL NEED TO BE DETERMINED DURING FINAL DESIGN.
4. BIOFILTRATION AREA WILL NEED UNDERDRAINS, NOT SHOWN ON MAP FOR CLARITY PURPOSES.

CLIENT
LOS ANGELES COMMUNITY COLLEGE DISTRICT

LACCD PROJECT NAME
WEST LOS ANGELES COLLEGE BASEBALL FIELD BIOFILTRATION PROJECT (PROJECT NO.: 6)

LACCD PROJECT NUMBER

BUILDER

PROGRAMMING CONSULTANT
OLAUNU
SAN CLEMENTE, CA 92672

REGISTRATION STAMP

DATE:

AGENCY APPROVAL

ISSUE

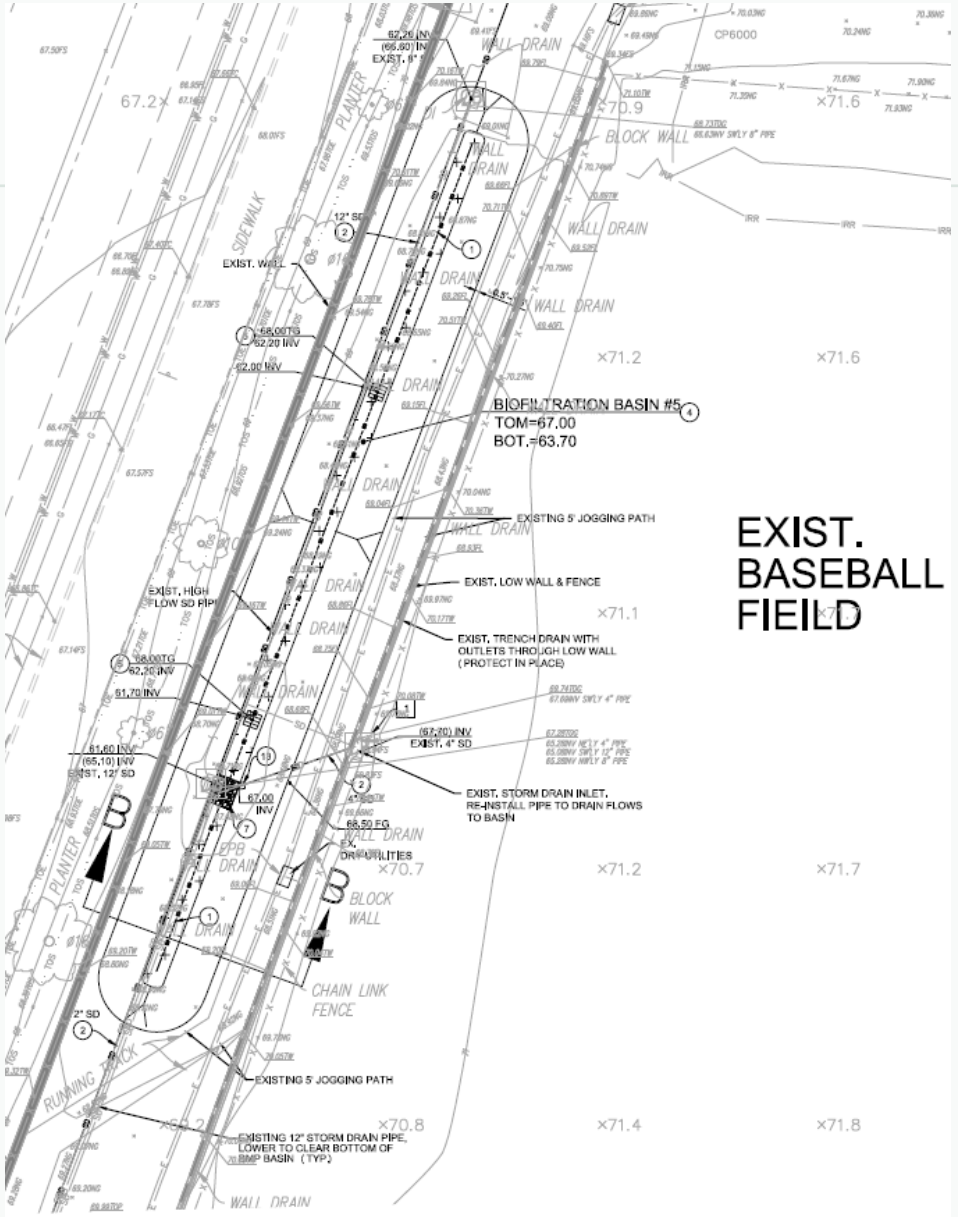
MARK	DATE	DESCRIPTION

DESIGNED:
DATE:
DRAWN:
PROJ. NO.:
APPROVED:

SHEET TITLE
DRAINAGE EXHIBIT

SHEET NUMBER
1

Project Schematic: Baseball Field Bioretention



Project Photos: Baseball Field Bioretention

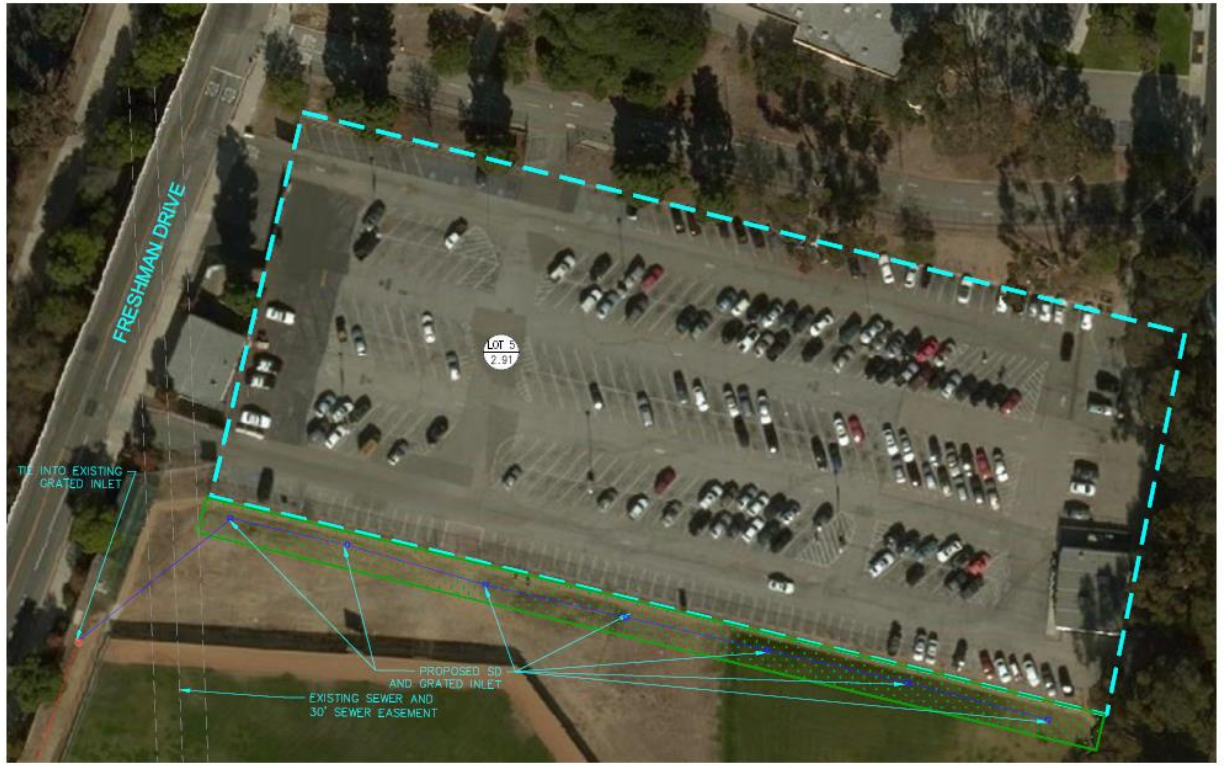
Project Schematic: Parking Lot 5 Bioretention

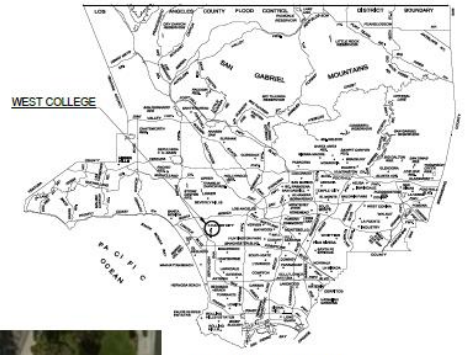
LID DRAINAGE CHARACTERISTICS:

Drainage Area	BMP Type	Drainage Area (sf)		Precip	Design Volume	Area (sf)		BMP	Draw
		Imp (sf)	Perv (sf)	Depth (in)	(cf)	Min Required	Footprint	Depth (ft)	Down (hr)
Parking Lot #5	Biofiltration	126,752	-	1.1	10,457	10,457	11,200	1.0	24.0

Assumptions:

Biofiltration Rate = 0.5 in/hr





VICINITY MAP
NTS

LEGEND

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2. EXISTING STORM DRAIN LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED AND POTHOLED AS NEEDED TO VERIFY INVERT ELEVATIONS AND DRAINAGE DIRECTIONS.
3. PROPOSED STORM DRAIN LOCATIONS ARE APPROXIMATE AND ELEVATIONS WILL NEED TO BE DETERMINED DURING FINAL DESIGN.
4. BIOFILTRATION AREA WILL NEED UNDERDRAINS, NOT SHOWN ON MAP FOR CLARITY PURPOSES.

CLIENT: LOS ANGELES COMMUNITY COLLEGE DISTRICT

LACCD PROJECT NAME: LOS ANGELES WEST COLLEGE PARKING LOT 5 BIOFILTRATION PROJECT (PROJECT NO. 3)

LACCD PROJECT NUMBER

BUILDER

PROGRAMMING CONSULTANT: OLAUNU, SAN CLEMENTE, CA 92672

REGISTRATION STAMP

DATE:

AGENCY APPROVAL

ISSUE

MARK	DATE	DESCRIPTION

DESIGNED:
DATE:
DRAWN:
PROJ. NO.:
APPROVED:

SHEET TITLE: DRAINAGE EXHIBIT

SHEET NUMBER: 1

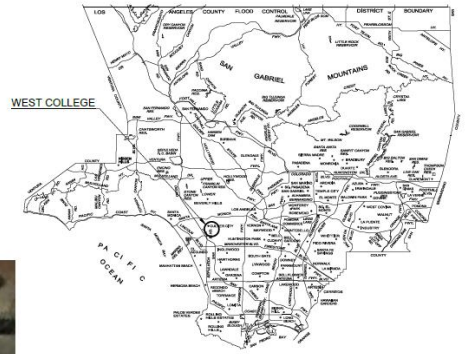
Project Schematic: Parking Lot 5 Bioretention

Project Photo: Parking Lot 5 Bioretention

Project Schematic: Football Field Bioretention

LID DRAINAGE CHARACTERISTICS:

Drainage Area	BMP Type	Drainage Area (sf)		Precip	Design Volume	Area (sf)		BMP	Draw
		Imp (sf)	Perv (sf)	Depth (in)	(cf)	Min Required	Avaliable	Depth (ft)	Down (hr)
Football Field	Biofiltration	54,356	18,119	1.1	4,650	9,301	11,627	0.5	12.0
Assumptions:									
Biofiltration Rate =			0.5	in/hr					



VICINITY MAP
NTS

LEGEND

DRAINAGE BOUNDARY
1A 2.22 — SUBAREA DESIGNATION AREA (ACRES)
POTENTIAL BIOFILTRATION AREA
FLOW PATH
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
REMOVE EXISTING SD

SCALE: 1"=40'

GENERAL NOTES:

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3. PROPOSED STORM DRAIN LOCATIONS ARE APPROXIMATE AND ELEVATIONS WILL NEED TO BE DETERMINED DURING FINAL DESIGN.
4. UNDERDRAINS NOT SHOWN HOWEVER WILL NEED TO BE PROVIDED.

CLIENT
LOS ANGELES COMMUNITY COLLEGE DISTRICT
WEST LOS ANGELES COLLEGE
900 OVERLAND AVENUE,
CULVER CITY, CA 90230

LACCD PROJECT NAME
FOOTBALL FIELD BIOFILTRATION PROJECT (WLAC PROJECT NO. 4)

LACCD PROJECT NUMBER

BUILDER

PROGRAMMING CONSULTANT
OLAUNU
SAN CLEMENTE, CA 92672

REGISTRATION STAMP

DATE:

AGENCY APPROVAL

ISSUE

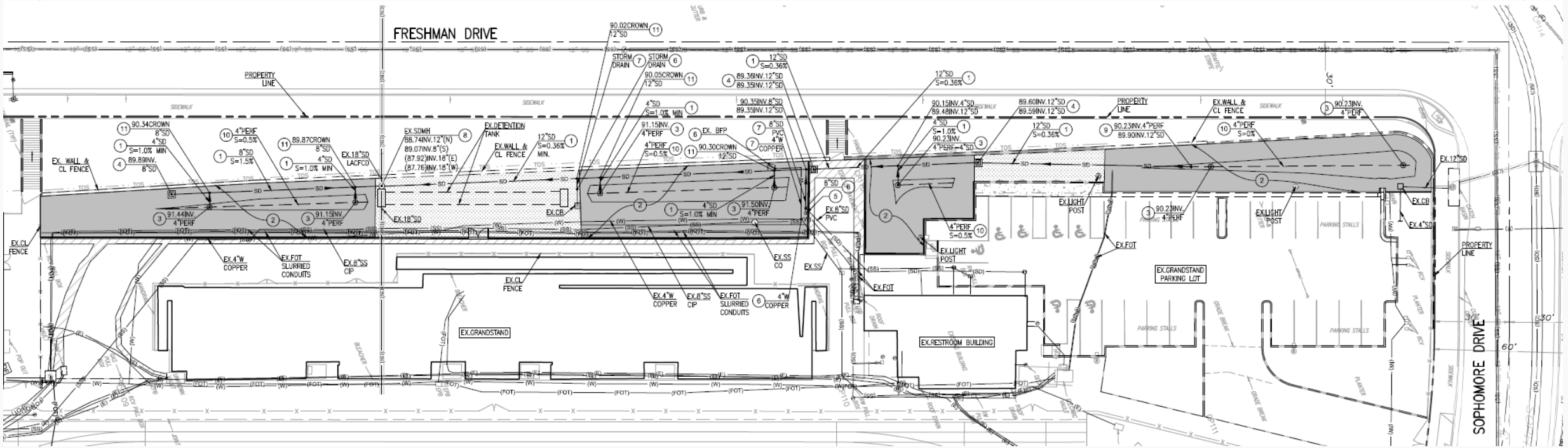
MARK	DATE	DESCRIPTION

DESIGNED:
DATE:
DRAWN:
PROJ. NO.:
APPROVED:

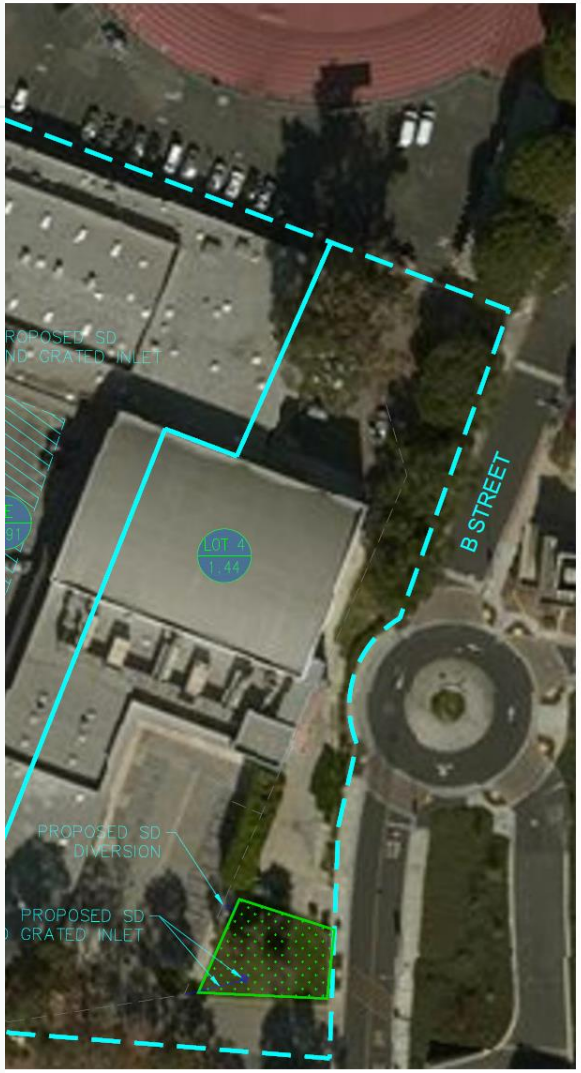
SHEET TITLE
DRAINAGE EXHIBIT

SHEET NUMBER
1

Project Schematic: Football Field Bioretention



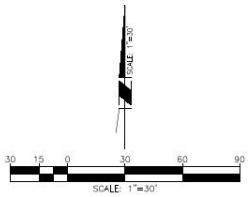
Project Schematic: Northwest Parking Lot 4 Bioretention



VICINITY MAP
NTS

LEGEND

- DRAINAGE BOUNDARY
- 1A 2.22 — SUB-AREA DESIGNATION AREA (ACRES)
- POTENTIAL BIOFILTRATION AREA
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- RESURFACE PARKING LOT TO SHEET FLOW TO BIOFILTRATION AREA.



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3. PROPOSED STORM DRAIN LOCATIONS ARE APPROXIMATE AND ELEVATIONS WILL NEED TO BE DETERMINED DURING FINAL DESIGN.
4. UNDERDRAINS NOT SHOWN FOR CLARITY PURPOSES, HOWEVER WILL NEED TO BE PROVIDED.

LACCD PROJECT NUMBER

BUILDER

PROGRAMMING CONSULTANT

OLAUNU
SAN CLEMENTE, CA 92672

REGISTRATION STAMP

DATE:

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SHEET TITLE

DRAINAGE EXHIBIT

SHEET NUMBER

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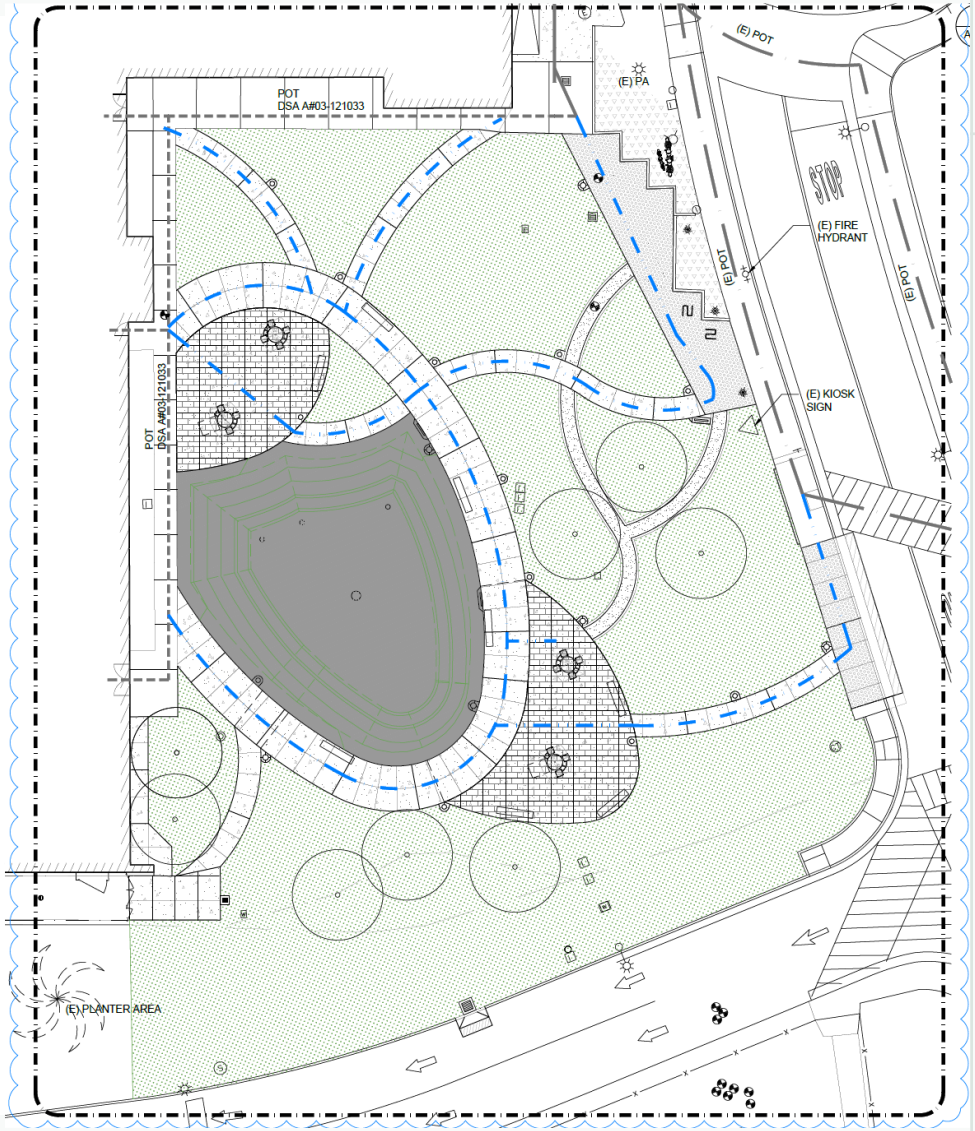


Cost and Schedule

PHASE	DESCRIPTION	COST	COMPLETION DATE
Design	Soccer Field, Baseball Field, Parking Lot 5, Football Field, Northwest Parking Lot 4	$513,791.00	11/7/24
Construction	Soccer Field, Baseball Field, Parking Lot 5 – Completed Football Field, Northwest Parking Lot 4 – In Construction	$5,949,000.00	2/19/26 (est.)
O&M	$30,000 per year for 30 years	$900,000.00	Ongoing
TOTAL COST		**$7,362,791.00**	

Cost and Schedule (Continued)

ANNUAL COSTS	
Annual Maintenance Cost	$10,000
Annual Operation Cost	$10,000
Monitoring Costs	$10,000

LIFE-CYCLE COSTS	
Project Life Span	30 Years
Total Life-Cycle Cost	$7,023,296.03
Annualized Life-Cycle Cost	$375,908.99

Cost Share

TYPE OF COST SHARE	FUNDING AMOUNT	PHASE	COST SHARE STATUS	BRIEF DESCRIPTION
Other Funding	$272,633.00	Design	Commitment Received	The sustainable building program is funded mainly through bond measures approved by Los Angeles voters. Most recently, Bond Measure CC was approved in 2016 for $3.3 billion allocated to improvement of the facilities throughout the nine LACCD colleges.
Other Funding	$3,198,762	Construction	Commitment Received	The sustainable building program is funded mainly through bond measures approved by Los Angeles voters. Most recently, Bond Measure CC was approved in 2016 for $3.3 billion allocated to improvement of the facilities throughout the nine LACCD colleges.

- Total Cost Share: $3,471,395
- Leveraged Funding Percentage: 52%

Funding Request

YEAR (FISCAL YEAR)	SCW FUNDING REQUEST	PHASE	EFFORTS DURING PHASE AND YEAR
1 (FY26-27)	$251,758	Design	Design complete.
2 (FY27-28)	$2,915,010	Construction	Construction complete.
3 (FY28-29)			
4 (FY29-30)			
5 (FY30-31)			
TOTAL	**$3,166,768**		

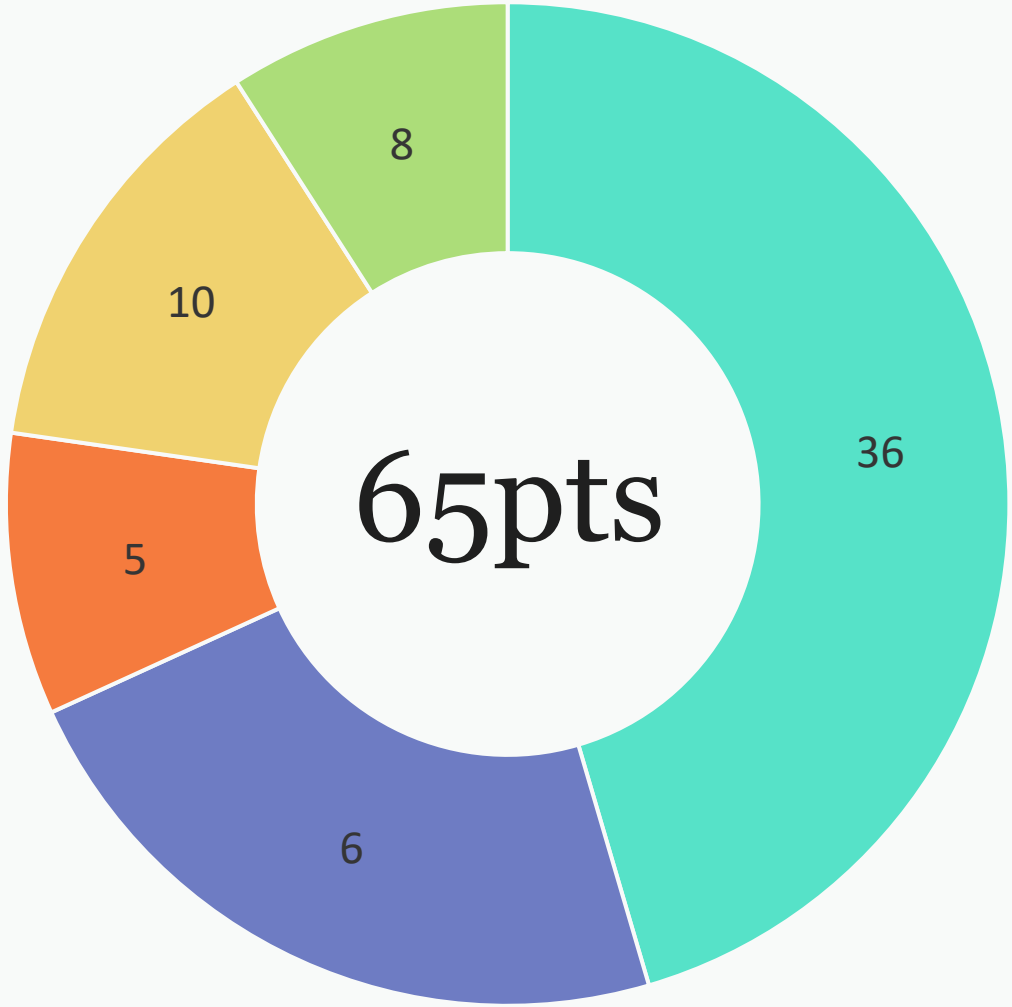
- Potential Future SCW Funding Request: No

Metrics & Measures

	PROJECT BENEFIT METRICS	METRIC
Improve Water Quality	Zinc load reduction (lbs/year)	7
	Total Phosphorous load reduction (lbs/year)	5
Increase Drought Prepared-ness	Increase Local Water Supply through Stormwater Capture (ac-ft/year)	10.0144
	Increase local supply through groundwater recharge and storage (ac-ft/yr)	10.0015
Improve Public Health	Net area of park and green space created (acres)	0
	Net area of green space at schools created (acres)	0.269
	Net area of park enhanced or restored (acres)	0
	Net area of canopy, cooling, and shading surfaces (acres)	0.269
	Net new trees planted	0
Deliver Multi-Benefit Projects	Net area of habitat created, enhanced, restored, protected (acres)	0.269
Promote Green Jobs & Career	Annual Full Time Equivalent Jobs Created	20.58

Final Score by Scoring Committee

- Water Quality
- Water Supply
- Community Investment Benefits
- Nature Based Solutions
- Leveraged Funds and Community Support



* The Scoring Committee confirmed this score on December 15, 2025

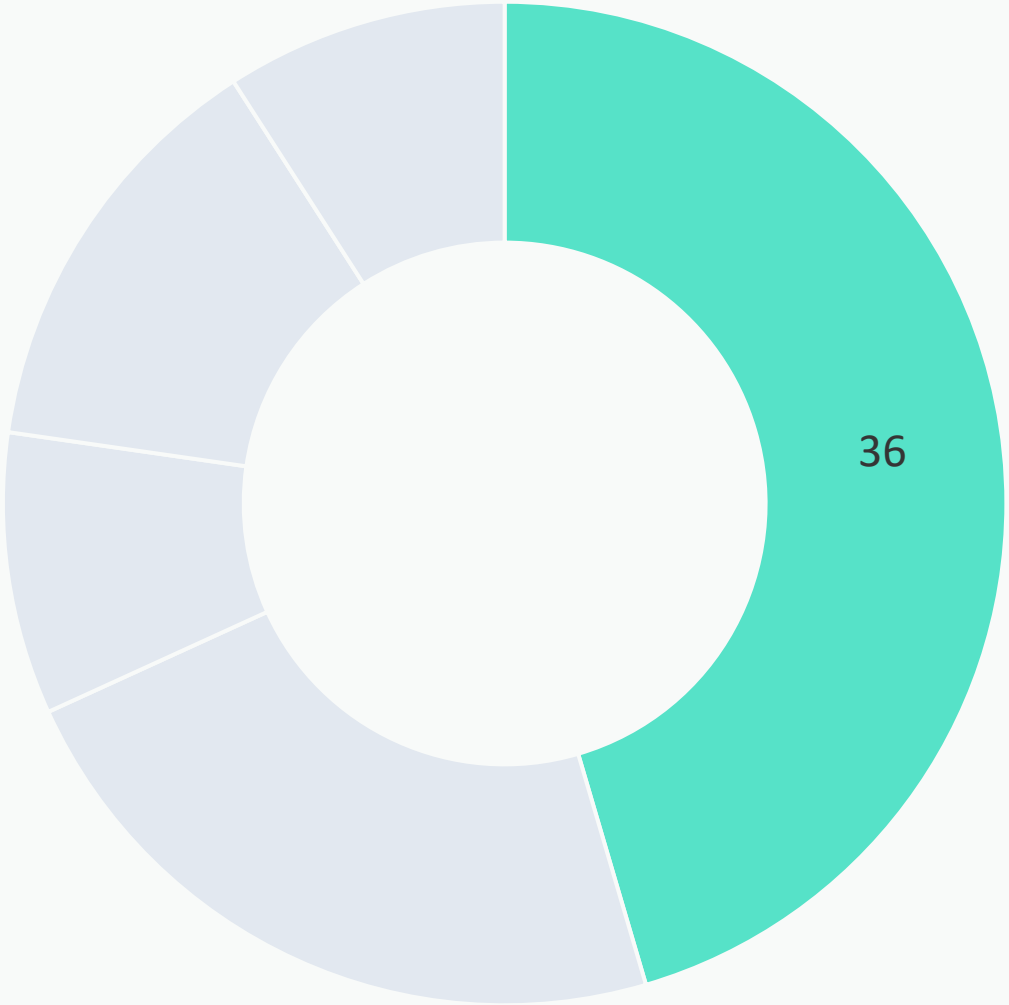
Score Breakdown

Water Quality

Stormwater capture of the 85th percentile 24-hour storm even from 46.6 acres of the WLAC campus.

Improved stormwater runoff to Ballona Creek an impaired water body and TMDL waterbody

Assistance in compliance with the Los Angeles Region MS4 Permit.



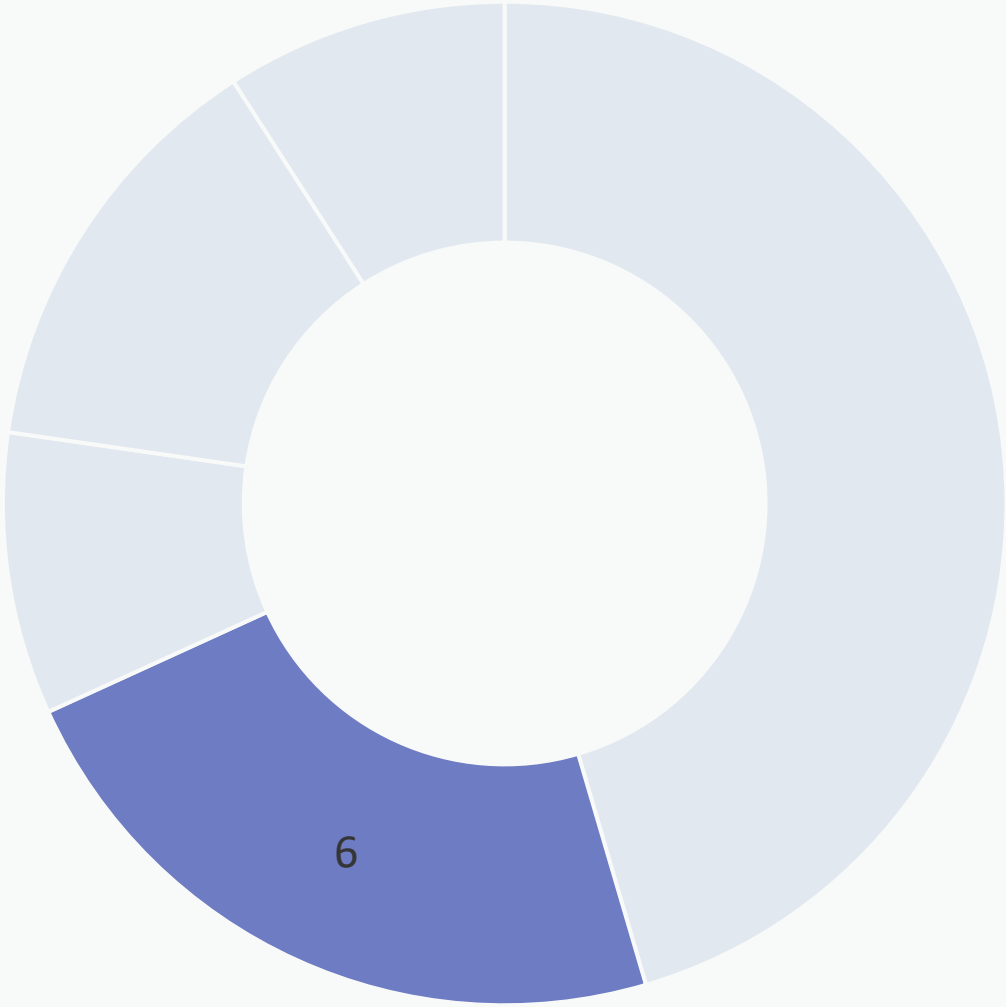
* The Scoring Committee confirmed this score on December 15, 2025

Score Breakdown

Water Supply

Water Supply: Groundwater recharge of the Santa Monica Basin with an Annual Average Capture for Water Supply: 10.0144 ac-ft

Confirmed by the Santa Monica Basin Groundwater Sustainability Agency



* The Scoring Committee confirmed this score on December 15, 2025

Score Breakdown

Community Investment Benefits

Improved water quality

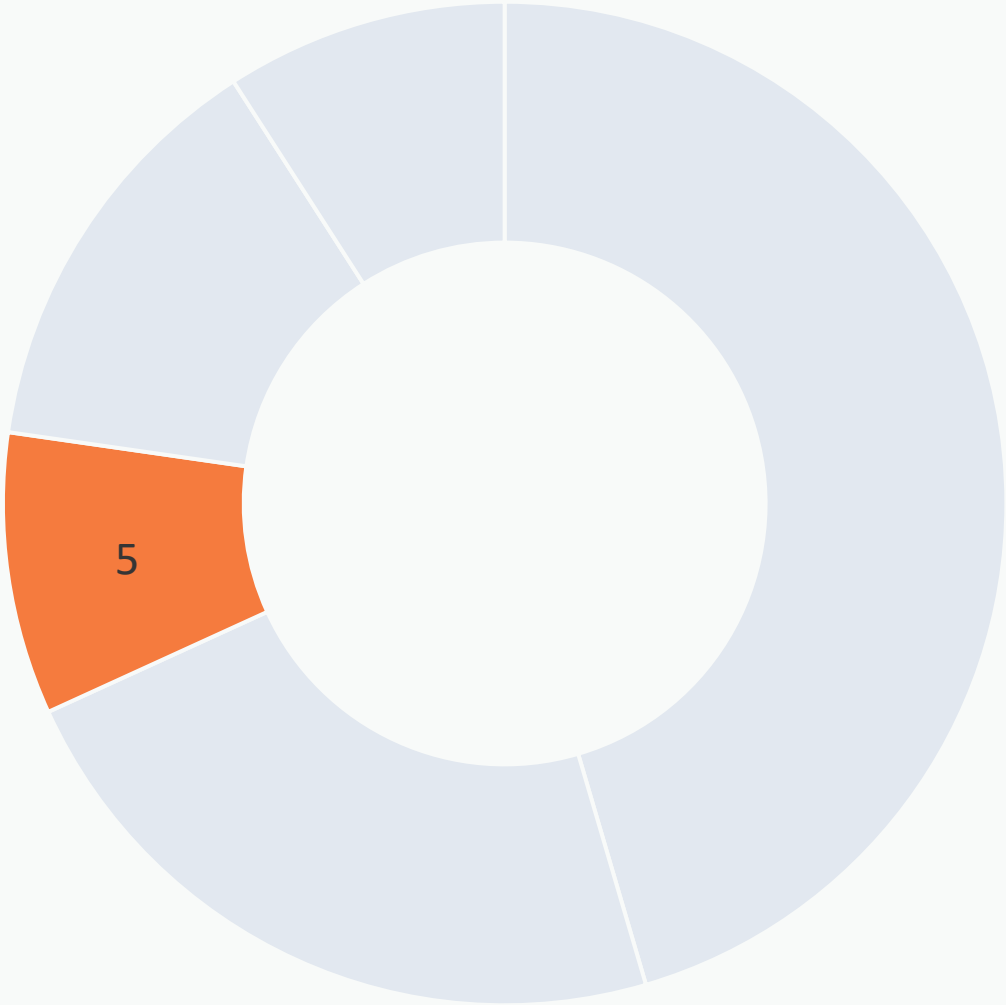
Increased water supplies

Increased flood management

Increased access to quality recreational opportunities with diversion of dry-weather flows to dry wells in the soccer field

Providing new biofiltration areas with native habitat

Removing impervious surface and replacing with native vegetation biofiltration systems

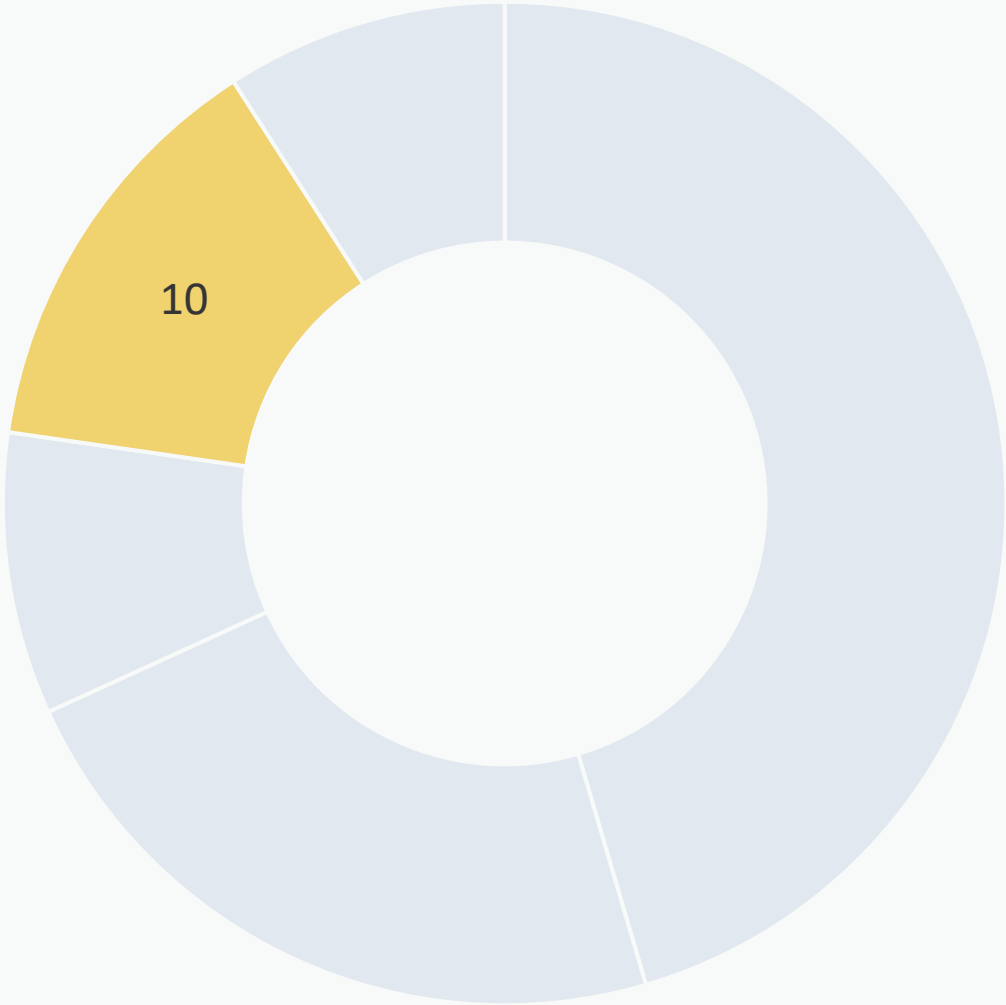


* The Scoring Committee confirmed this score on December 15, 2025

Score Breakdown

Nature-Based Solutions

The project dry wells system will recharge stormwater mimicking natural processes. A portion of the project drainage area will integrate vegetated bioretention areas to treat stormwater runoff on-site. Native, drought-resistant vegetation will be utilized for the plant species in the bioretention areas. The bioretention areas will provide habitat and will mimic natural processes of hydrology by slowing stormwater down and allowing for evapotranspiration.



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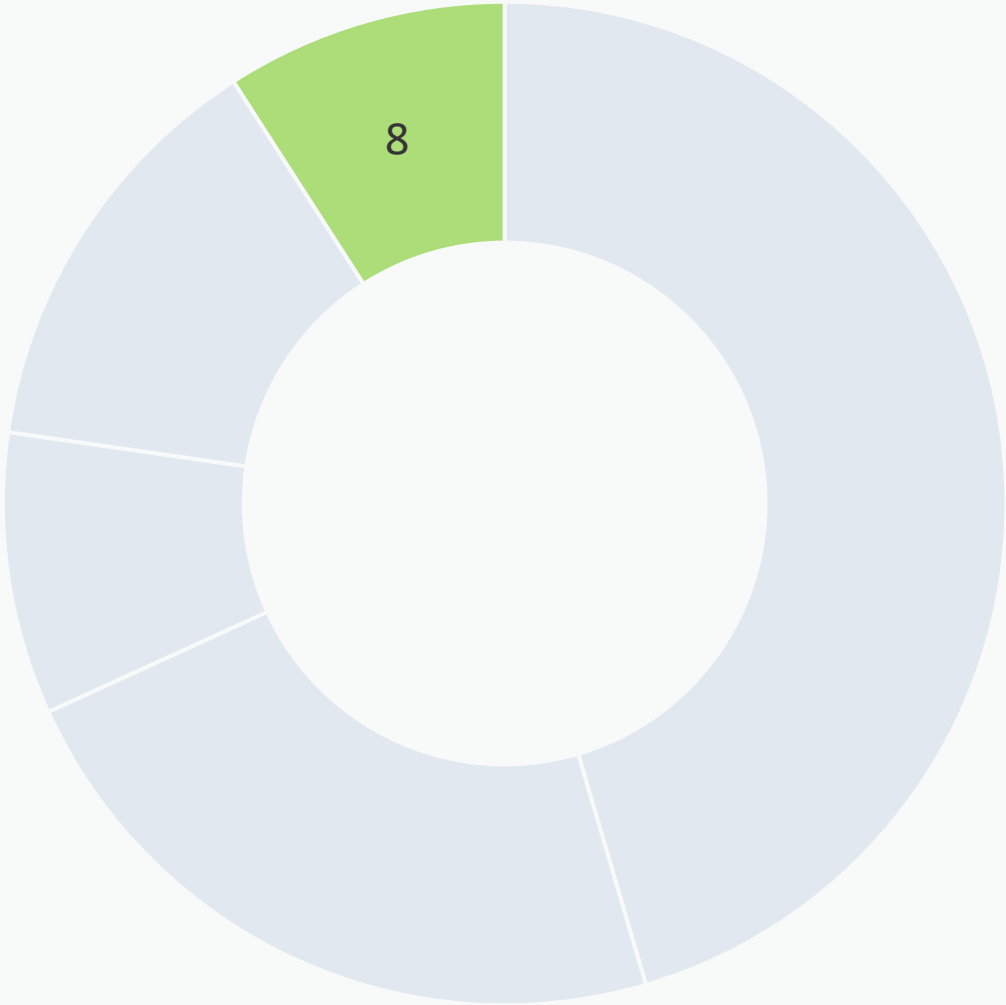
Score Breakdown

Leveraged Funds and Community Support

The project has leveraged funds providing 52% of project costs.

The project has community support including letters of support form the City of Culver City, The Council for Watershed Health, and the California Center for Climate Change Education (the Climate Center) at West Los Angeles College



* The Scoring Committee confirmed this score on December 15, 2025

Thank you

QUESTIONS?

Daniel Apt, Olaunu