Appendix IS-10

Utility Memorandum

AP EXHIBIT 6

Kimley»Horn

M E M O R A N D U M

Date: October 16th, 2020

To: Gruen Associates

From: Kimley-Horn and Associates, Inc.

Subject: Cheval Blanc Beverly Hills – 449 (Inclusive of 451 and 453), 456, and 468 N. Rodeo Dr., 461 (Inclusive of 463 and 465) N. Beverly Dr. -- Utility Memorandum

Introduction

Kimley-Horn and Associates, Inc. is providing this utility investigation technical memorandum based on our review of the proposed Project's Entitlement Submittal Package dated July 17, 2020, and our understanding of the existing utilities surrounding the site in coordination with the Plumbing Engineer, Dry Utility Consultant, and the City of Beverly Hills. A summary of our utility analysis for the Project is provided below.

Sanitary Sewer:

a. Existing Improvements: Existing sewer lines within Beverly Hills are maintained by the City's Public Works Department. The existing sewer system for the street frontage is described further below:

- Alley: There is an existing 8" sewer main line that flows southeast, located at the centerline of the alley that exists within the boundaries of the proposed development. The 8" sewer main connects to an 18" sewer main at an existing manhole within Wilshire Boulevard. See Attachment D – City of Beverly Hills Existing Sewer Main Map for additional information.

  The existing commercial building at the north side of S. Santa Monica Blvd. has an existing sewer lateral service which connects to the existing 8" sewer main within the alley after the terminal manhole. This line will likely need to be relocated to tie into the main line several hundred feet to the east on S. Santa Monica Blvd in coordination with the City. See Attachment C – Existing Sewer Plan and Attachment F – Existing Composite Utility Plan for additional information.

b. Proposed Improvements: The following are based on the Entitlement Submittal Package dated July 17, 2020:

Proposed Project Development Programming: The Proposed Project is a mixed-use development with hotel, private club, restaurant, spa, and retail uses and related amenities. See the table on page 2 for detailed development programming and page 3 for specific plan maximum allowances.

PD Table 1 – Development Program		
	Subtotals	Totals
Total Floor Area		(212,034 sf on the conceptual Architectural Plans submitted with the Specific Plan, dated 10/19/20)
Hotel Rooms		Up to 115
Hotel Floor Area, including:		
Rooms (with adjoining circulation)	120,129 sf	
Hotel Lobby and circulation (ground floor)	6,609 sf	
Wellness Center excluding deck	4,924 sf	
Spa	12,226 sf	
Central Kitchen/Employee Facilities/Office/BOH	14,638 sf	
Member's Club Floor Area, including:		
Meeting and Screening Rooms, Lounge (Level 3)	7,001 sf	
Member's Club Lobby (ground floor)	1,197 sf	
Total Hotel, Club and Appurtenant Uses		166,724 sf*
Restaurant Floor Area, including:		
Ground Floor/Level 2 Restaurant, Lounge, Bar, and Kitchen (indoor)	8,085 sf	
Levels 6 and 7 Restaurant, Lounge, Bar, and Kitchens (indoor)	12,249 sf	
Outdoor Dining/Bar (not included in floor area)	*4,760 sf**	
Total Restaurant		20,334 sf
Total Retail		24,976 sf
Parking Spaces Provided		178
Site Area (Total)		55,608 sf or 1.277 ac
Site Area (exclusive of alley) for FAR calculations		52,607 sf or 1.208 ac
Floor Area Ratio (**FAR**) on Plans*		4.03
Above Grade FAR on Plans*		3.75
Maximum FAR Ratio*		4.20
Maximum Above-Ground FAR*		3.91
* Exterior walls, stair shafts, elevators, elevator lobbies less than 100 sf per cab, parking spaces and access, mechanical equipment/machinery rooms, outdoor dining areas, decks and balconies, and 2,000 sf of storage per below grade parking level are not included in floor area calculations.		

Specific Plan Table 1 – Development Program[1]			
	Number of Hotel Rooms	Floor Area (SF)	Max. Floor Area Ratio (**FAR**)
Above Grade Maximum Floor Area and FAR		205,700	3.91
Below Grade Floor Area and FAR		*varies*	*varies*
Total Maximum Floor Area and FAR		220,950	4.2
Floor Area By Use[2]			
• Hotel Rooms, Club and Appurtenant Uses	Up to 115	166,720	
• Restaurants/Bars/Lounges[3]		20,330	
• Retail		24,980	

1. The Development Program sets forth the maximum allowed above grade and total floor area and FAR. Below grade floor area and FAR may vary based on actual above grade floor area and FAR, subject to the total maximum floor area and FAR. Site area for FAR purposes is 52,607 square feet. Floor area excludes exterior walls, stair shafts, elevators, elevator lobbies less than 100 square feet per cab, parking spaces and access, maintenance equipment/machinery rooms, outdoor dining areas, decks and balconies, and 2,000 square feet of storage per below grade parking level.

2. The Development Program includes the maximum number of hotel rooms and the approximate amount of space that may be allocated to each general use in the building. The floor area by use may be decreased or increased by up to 5% pursuant to Section 6.3; however, the maximum floor area of the Project may not exceed 220,950 square feet.

3. Excludes 4,720 square feet of outdoor dining on private property

Proposed Sewer Demand:

Based on the summary below, the Project will generate 0.24 cfs (155,138 gpd) of sewer discharge to the existing 8" sewer line within the Alley. Based on the existing development areas of 33,436 square feet of commercial space and 23,351 square feet of institutional space, we estimate the existing sewer generation for the site to be 0.022 cfs (14,200 gpd). Thus, the net increase of sewage demand for the proposed project is 0.22 cfs (142,209 gpd).

Our detailed analysis based on the Los Angeles County sewer loading per unit or usage is summarized in the tabulation provided below. It should be noted that the restaurant use includes the ground floor/level 2 restaurant, 6th floor/7th floor restaurant, and the outdoor dining and bar area. The spa use includes the spa and wellness center. The office use includes the central kitchen/employee facilities/office/ BOH, member's club, and hotel and member's club lobbies as described in the table on page 2. See Attachment I – LA County Sewage Generation Table for average daily flow factors.

EXISTING FLOW - Cheval Blanc Beverly Hills

UNIT TYPE	SIZE	AREA (SF)	NUMBER	Unit of Measure	FLOW GPD*	TOTAL FLOW (GPD)
COMMERCIAL	Retail	33436	1	1000 sf	100	3344
COMMERCIAL	Institutional	23351	1	1000 sf	100	2335
					TOTAL GPD=	**5679**
*GPD TAKEN FROM COUNTY OF LOS ANGELES SEWAGE GENERATION TABLE					**TOTAL CFS =**	**0.009**
					TOTAL PEAK CFS=	**0.022**
		PEAK FACTOR =2.5			**TOTAL PEAK GPD=**	**14197**

PROPOSED FLOW - Cheval Blanc Beverly Hills

UNIT TYPE	SIZE	AREA (SF)	NUMBER	Unit of Measure	FLOW GPD*	TOTAL FLOW (GPD)
COMMERCIAL	Hotel	-	115	Rooms	150	17250
COMMERCIAL	Retail	24976	-	1000 sf	100	2498
COMMERCIAL	Restaurant	25094	-	1000 sf	1000	25094
COMMERCIAL	Office	29445	-	1000 sf	200	5889
COMMERCIAL	Spa	17150	-	1000 sf	600	10290
					TOTAL GPD=	**61021**
*GPD TAKEN FROM COUNTY OF LOS ANGELES SEWAGE GENERATION TABLE					**TOTAL CFS =**	**0.094**
					TOTAL PEAK CFS=	**0.24**
		PEAK FACTOR =2.5			**TOTAL PEAK GPD=**	**152552**

Two new 8” sewer laterals will likely be proposed. One will connect to the existing 8” sewer line in the Alley, and the other to the new 8” line extension in S. Santa Monica Blvd. See Attachment E – Proposed Sewer Plan for additional information. Size, location, and number of laterals is subject to design development and coordination with the Project’s Plumbing Engineer.

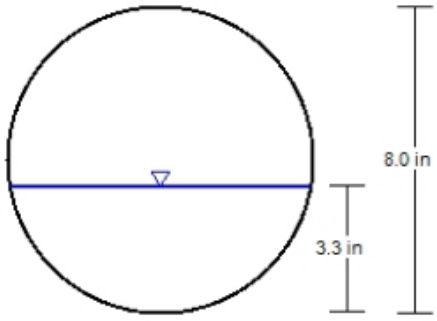
Will Serve Letter & Sewer Capacity:

The City of Beverly Hills does not provide a Will Serve Letter for sanitary services. Thus, we have calculated the existing sewer capacity based on estimated commercial acreage and Los Angeles County zoning coefficients for estimated average daily sewage flow (0.015 cfs for commercially zoned properties).

Based on the estimated 14.0 acres of commercial development between N. Rodeo Drive and N. Beverly Drive that discharge to the existing 8” sewer main in the alley, we assume that the total peak flow currently within the pipe is 0.48 cfs (310,200 gpd). With the proposed development, we would assume this flow would increase to 0.70 cfs, which would make the pipe run about 41.5% full. Therefore, we assume the existing 8” sewer pipe in the alley has adequate capacity to serve the proposed development. See image below for sewer capacity calculation.

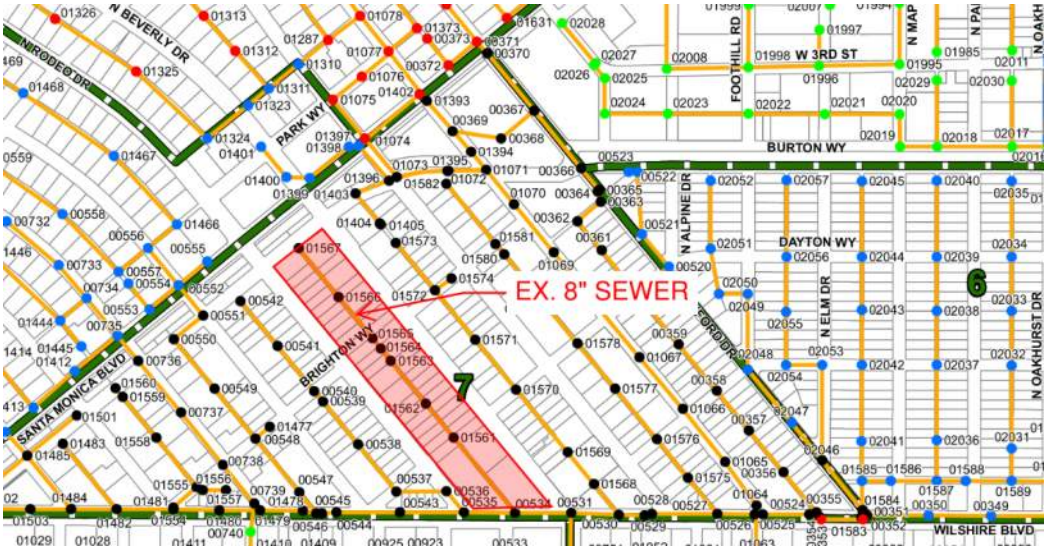
Cross Section for Circular Pipe - 1

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.012
Channel Slope	0.022 ft/ft
Normal Depth	3.3 in
Diameter	8.0 in
Discharge	0.70 cfs



V: 1
H: 1

See image below for location of existing 8” sewer main and 14.0 acres existing commercial properties that are assumed to be currently discharging into the pipe.



Based on the existing sewer information provided by the City on 9/29/2020, we can assume for the wet condition for the 8” existing sewer main consists of a d/D of 0.06 and existing flow of ~0.02 cfs downstream at the intersection of the alley and Brighton Way. Our analysis based on the land use of the surrounding properties contributing to the flow of the 8” sewer main assumed an existing d/D of 0.34 and an existing flow of ~0.48 cfs. Thus, we can confirm based on our conservative analysis and the additional information provided by the City that there is sufficient capacity in the existing 8” sewer main to handle our proposed development. See image below for existing d/D and flow capacity information as provided by the City.

Our conclusion based on the analysis is that there is sufficient capacity to serve the project based on the development programming in PD Table 1 on Page 2 and the Specific Plan Table 1 on Page 3.

Sewer Relocation:

The commercial properties to the north of S. Santa Monica Blvd. are served by a sewer lateral which is assumed to connect to the existing 8" main in the alley after the terminal manhole. Since this service will be impacted by the proposed development, it will be rerouted in order to continue providing service to these neighboring properties. Based on email correspondence from Samer Elayyan, PE, Project Manager for City of Beverly Hills Public Works Department on February 5th, 2020, a sewer line relocation concept has been preliminarily approved. Engineering plans will be prepared and submitted to the City showing plan and profile views of the new sewer line which will travel east on S. Santa Monica Blvd. to tie into the existing sewer manhole between N. Beverly Drive and N. Canon Drive. The new sewer line will be designed to flow at a maximum capacity of 50% full. See Attachment E – Proposed Sewer Plan for preliminary routing.

Domestic/Fire Water

a. Existing Improvements: Existing water lines within the City of Beverly Hills are operated by the Beverly Hills Water Department within Public Works. The information summarized below is based on the ALTA/Topographic Survey prepared by Calvada Surveying, Inc. dated 4/28/2020, Entitlement Submittal Package, Preliminary Fixture Counts prepared by tk1sc, and the Preliminary Meeting with Public Works staff on 12/19/2019.

1) ***Water Mains:***

- S. Santa Monica Blvd: There is a 12" water line along S. Santa Monica Blvd. located approximately 5' from the southern curb underneath the eastbound lanes. An existing electrical line will be crossed to connect to the existing 12" water line.

- Alley: There is an 8" water line within the existing alley located on the eastern edge which connects to the 12" line in S. Santa Monica Blvd. and the 16" line in Brighton Way.

  This line will likely be removed and rerouted where it is in conflict with the proposed development. It has been proposed to the City that the water line be looped within the alley to tie back into the main line on Brighton Way. The City has reviewed the proposed relocation and performed preliminary hydraulic calculations. Initially they take no exception to the design based on the email from Greg Ripperger dated 2/6/2020. Once the Project receives preliminary conditions from the Planning Department and the Fire Department, the City will move forward with preparing a technical memorandum and continue the Will Serve process for the Project. Engineering Plan and Profiles for the proposed loop and relocation will also be prepared and submitted to the City for approval. See Attachment A – Water Will Serve Letter and Availability Request for additional information.

- Brighton Way: There is a 16" water line located within Brighton way.

  See Attachment B – Proposed Water Plan and Attachment F – Existing Composite Utility Plan for additional information.

2) ***Fire Hydrants:*** The existing site has one fire hydrant near the northwestern corner of the property line along South Santa Monica Blvd. based on the ALTA/Topographic Survey.

3) ***Water Meters:*** There are 7 existing water meters shown around the site based on the ALTA/Topographic Survey. All 7 meters are located within the alley and are serviced by the existing 8" water main line.

The Project should consider reusing the meters and laterals to the extent necessary and feasible based on the locations noted on the ALTA/Topographic Survey and in coordination with the City. The presence of these meters gives an indication that the existing sanitary sewer, gas, and telecommunication lines can be crossed over from the site for the proposed water and fire services.

b. Proposed Improvements: The following are based on the Preliminary Fixture Counts dated August 21, 2019, prepared by tk1sc:

Proposed Domestic Water Demand**:** The Estimated Potable Water Demand has an average daily demand of 300 GPM. The domestic water service will likely connect to the existing 8" main in the alley south of the Project. Existing water meter(s) will be utilized if deemed feasible by the City. The plumbing engineer will assess the need for any booster pump for the Project in coordination with the City. If needed the booster pump will be located within the building footprint.

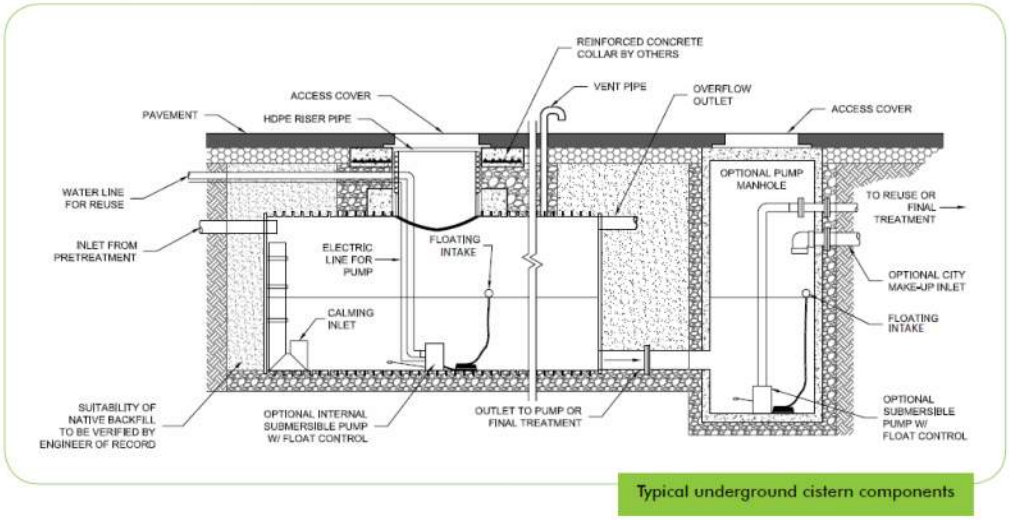
See Attachment A – Water Will Serve/Availability Request and Attachment B – Proposed Water Plan for additional information.

Proposed Fire Service Connection & Water Pressure**:** The proposed demand for fire water will be determined by a fire water consultant. Based on required service size and location of firewater infrastructure within the building, the firewater service will connect to ether the 8" water line in the Alley or the 12" water line in S. Santa Monica Blvd.

Water Conservation Features**:** The Project will comply with the City's Low Impact Development (LID) guidelines, which require implementation of a stormwater treatment system that captures a required runoff treatment volume. The required runoff treatment volume is based on the 85th Percentile of rainfall per Los Angeles County Department of Public Works Requirements. LID for the Project will need to consider infiltration, rainwater capture and reuse and a combination of treatment systems approved by the City. If infiltration on the site is not feasible due to soil conditions or other limiting factors, the Project will analyze implementation of a rainwater harvesting system such as a cistern/underground detention tank, which would treat and capture rainwater before metering it out to the City's storm drain system. See page 7 for a sample rainwater harvesting system. Additional LID information is available in the Preliminary Hydrology and Hydraulics Report prepared for the Project.

The Project's Plumbing Engineer will limit indoor water use by requiring plumbing fixtures to meet or exceed the water use limits as prescribed by the 2013 California Green Building Standards Code (CALGreen). 2013 CALGreen sets a 20% reduction of water use as compared to previous editions of CALGreen and sets a nationwide standard in green building and water conservation.

Sample Rainwater Harvesting System



Typical underground cistern components

Our conclusion based on the analysis is that there is sufficient capacity to serve the project based on the development programming in PD Table 1 on Page 2 and the Specific Plan Table 1 on Page 3.

Electrical:

a. **Existing Improvements:** Existing electric lines within Beverly Hills are maintained by Southern California Edison (SCE). The existing electrical system for the street frontage is described further below:

- S. Santa Monica Blvd: There is an existing main line distribution system located along S. Santa Monica in the eastbound lanes that consists of vaults, transformers, switches and cable. SCE maintains a 16kV system that services the surrounding area with multiple circuits connecting in the vault that is in the eastbound lanes.

- Alley: There is an existing main line distribution system located within the alley that consists of vaults, pull boxes, transformers and cable. The distribution system connects to the vault that is in the eastbound lanes of S. Santa Monica Blvd.

  Existing SCE conduit and structures within the Project boundaries will be capped and/or removed. SCE has completed a preliminary relocation design that will allow for the properties bordering the alley to be served from the circuit on Brighton Way. SCE is currently moving towards a final design for the electrical relocation portion of the Project. See Attachment G – SCE Preliminary Design for additional information.

- Brighton Way: There is an existing main line distribution system located along the south side of Brighton Way that consists of vaults, transformers, switches and cable. SCE maintains a 16kV system that services the surrounding area with multiple circuits connecting in the vault that is in the on Brighton Way.

b. **Proposed Improvements:** The following are based on the Preliminary Design dated August 21, 2019, prepared by tk1sc (Electrical Engineer):

  Proposed Project Development Programming: The proposed Project is a mixed-use development with hotel, private club, restaurant, spa, and retail uses and related amenities. See the table on page 2 for the development programming.

Proposed Electric Demand:

Based on the development program, the Project will generate 5.69MVA of electrical demand. The new service will be a 16kV service fed from a new SCE vault on Beverly Drive approximately 175' south of S. Santa Monica Blvd.

SCE engineering has reviewed the proposed new load and has agreed the Project can be served by their existing circuits. The new service will connect from the vault on Brighton Way to a new vault on Beverly Dr. New conduit will be installed along the west side of Beverly Dr between vaults.

This report will be updated with the results of a Will Serve Letter once it has been received from SCE.

Our conclusion based on the analysis is that there is sufficient capacity to serve the project based on the development programming in PD Table 1 on Page 2 and the Specific Plan Table 1 on Page 3.

Natural Gas

a. **Existing Improvements:** Existing gas lines within Beverly Hills are maintained by Southern California Gas Company (SCG). The existing gas system for the street frontage is described further below:

- S. Santa Monica Blvd: There is an existing 2" main line distribution system located along S. Santa Monica in the eastbound lane.
- Alley: There is an existing 3" main line distribution system located within the alley that connects S. Santa Monica Blvd and Brighton Way.

  Existing SCG pipe within the site boundaries will be capped in the alley and removed. SCG is completing additional engineering to confirm if additional upgrades are necessary to feed the Project and surrounding properties.
- Brighton Way: There is an existing 3" main line distribution system that crosses Brighton Way and continues south in the Alley.

See Attachment H – SCG Existing Facility Map for additional information.

b. **Proposed Improvements:** The following are based on the Preliminary Design dated August 21, 2019, prepared by tk1sc (Plumbing Engineer):

Proposed Project Development Programming:

The Proposed Project is a mixed-use development with hotel, private club, restaurant, spa, and retail uses and related amenities. See the table on page 2 for detailed development programming.

Proposed Natural Gas Demand:

Per the Project MEP Standards, we will be researching alternatives to gas-fired water and space heating equipment in an effort to reduce the Project's environmental impacts and CO2 emissions. Natural gas may still be used as a back-up to the alternative water heating systems.

There are multiple kitchens in the Project and some retail space that may require natural gas for cooking. If the Project processes laundry in-house, gas may be required for water heating due to the high temperature hot water supply that is required for commercial laundry applications. Thus, estimated natural gas demands require further analysis.

If the Project is not designed around natural gas restrictions (i.e., does not implement natural gas alternatives), the total gas demand would likely be in the range of 5,000,000 to 6,000,000 btuh. Alternate water heating concepts may cut that number by 40%.

SCG engineering has reviewed the proposed new load and has agreed the Project can be served by their existing system. SCG is continuing with its engineering analysis to determine if additional upgrades to their system are necessary.

This report will be updated with the results of a Will Serve Letter once it has been received from SCG.

Our conclusion based on the analysis is that there is sufficient capacity to serve the project based on the development programming in PD Table 1 on Page 2 and the Specific Plan Table 1 on Page 3.

Attachments:

Attachment A – Water Will Serve Letter and Availability Request

Attachment B – Proposed Water Plan

Attachment C – Existing Sewer Plan

Attachment D – City of Beverly Hills Existing Sewer Main Map

Attachment E – Proposed Sewer Plan

Attachment F – Existing Composite Utility Plan

Attachment G – SCE Preliminary Design

Attachment H – SCG Existing Facility Map

Attachment I – LA County Sewage Generation Table

Attachment A: Water Will Serve Letter and Availability Request

Vince Damasse, Water Resources Manager
Department of Public Works Services

December 26, 2019

BFKN
200 W. Madison Street, Suite 3900
Chicago, Illinois 60606

Attention: Dennis Farrazzano

Subject: Deposit Request for Water System Analysis
456-468 N. Rodeo Drive, Beverly Hills
Charge Code: HYDANL
Customer No. 14495

Dear Mr. Farrazzano,

In regards to your request for new water service connections for the proposed new Mixed Use project at 456-468 N. Rodeo Drive. In the City of Beverly Hills, the project is within the service boundary of the City of Beverly Hills water system.

The estimated cost to complete the hydraulic analysis for the project is $15,000. This is only an estimate. Should the actual cost be less than this amount, the difference will be returned to you. Should the actual cost exceed this amount or if the account balance is less than 10 percent of the original deposit, an additional deposit letter will be sent. The City will prepare a technical memorandum indicating the results of our analysis and hydraulic modeling of the new development and will conform to the criteria as included in the City's 2009 Water Master Plan. The City will issue you a finalized copy of the memorandum.

The City will need as much of the following items as soon as possible in electronic format (PDF) to complete the planning phase:

- Site Improvement Plans
- Street Improvement Plans
- Sanitary Sewer Plans and Profile
- Fire Department Requirements and New Fire Hydrant Location map
- Domestic Water Demand Calculations
- Fire Service Requirements and Demand
- Fire Hydrant Flow Testing (if available)

To begin the hydraulic analysis portion of the project, please send a check in the amount of $15,000. In order to verify your understanding of the above conditions, please sign a copy of this letter and return it along with your deposit check. If you have any questions regarding the above required information, please feel free to contact Greg Ripperger of Civiltec Engineering, Inc. at (626) 357-0588 or gripperger@civiltec.com. We are looking forward to working with you on this important new project.

All checks should be made payable to the City of Beverly Hills referencing your customer number, payable at:

(TO EXPEDITE PAYMENT PLEASE DO NOT MAIL CHECK)

City Hall Cashier's Office
City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210

Sincerely,

CITY OF BEVERLY HILLS

for VINCE DAMASSE

Vince Damasse, P.E.
Water Resources Manager

Agreed and Accepted:

Date

City of Beverly Hills Public Works Services

345 Foothill Road, Beverly Hills, CA 90210

310-285-2467 ■ 310-278-1838 (fax) ■ www.beverlyhills.org

Water Will-Serve/Availability Request

DATE: 12/17/19 **Delivery of Will-Serve Notice:** ☐ Mail ☐ Pick-up ☒ Email ☐ Fax#

SECTION I

APN: 4343016002, 4343016001, 4343016023, 4343016019 Property Address: 456 N Rodeo, 461 N Beverly, 468 N Rodeo, 437 N Beverly

Lot No: 1,2,3,21,22,23,24 Tract or Block: 2

Is there existing service to this parcel? ☒ Yes ☐ No If so, Account Number: Unknown

PLANNED USE:

☐ Single-Family Residential
☐ Multi-Family Residential
☐ Commercial ☐ Fire line ☐ Landscape

Multiple Units: # of Units_____

☐ Apartments
☐ Condos
☒ Hotels/Motels

Type *(restaurant, car wash, etc.)* _____

Total number of meters requested: 1 **Size of Meter(s)Requested:** 4"

Name/Company: 456 N Rodeo Drive LLC, 461 N Beverly Drive LLC, 468 N Rodeo Drive LLC

Mailing Address: 200 West Madison St, Suite 3900, Chicago, Illinois 60606

Primary Phone: 312-984-3180 Secondary Phone: 951-536-2092

Email Address: julie.rademaker@bfkn.com & dkanowsky@scelectricalfirm.com

SECTION II

Estimated Potable Water Demand*

Average Day Demand* (ADD):	**Maximum Day Demand* (MDD):**	**Peak Hour Demand* (PHD):**
Domestic: 300 GPM	Domestic: GPM	Domestic: GPM
Irrigation: unk GPM	Irrigation: GPM	Irrigation: GPM
Fire: unk GPM	Fire: GPM	Industrial: GPM
Total: 300+ **GPM**	**Total:** **GPM**	**Total:** **GPM**

ATTACH REFERENCES USED AND CALCULATIONS FOR TOTAL WATER DEMAND (INCLUDING SITE PLAN SHOWING PROPOSED CONNECTIONS).

Comments:

Note: This request is based on previous development programming and is currently being updated to reflect current programming.

FOR CITY PERSONNEL USE ONLY

COBH Service Area? ☐ Yes ☐ No **Capacity & Groundwater Supply and Connection Fee paid?** ☐Yes ☐ No

Main upsizing required? ☐Yes ☐No **Existing Main Location & Size** _____

Comments: _____

APPROVAL:

Signature: _____ **Date:** _____

SECTION III

I understand that the City of Beverly Hills is willing to supply water to the subject property with the following conditions: (***Conditions are subject to change without notice**.)*

1. This Water Will-Serve Request is not a guarantee of service. All conditions of approvals must be met prior to connection to the public water system.
2. This water will serve letter is only valid for the approved services that were submitted to and approved by the City. Should additional water services be requested, additional analysis, plan check, and fees may apply.
3. Applicants for Will Serve Letters shall be responsible for payment or reimbursement to the City as provided in the City's adopted rates, charges, and fees in existence on the date that a request by the applicant for connection to the City's water system is made. These fees may include but are not limited to processing, plan check, permit, inspection, capacity, supply, and other related impact fees as adopted by or in effect by the City at the time of applicant's water will serve request.
4. This determination of water availability will remain valid for two (2) years from the date of this letter. If the installation of these water improvements has not been completed within this two (2) year time frame, the City is under no obligation to serve the project and this letter becomes null and void. After the availability period has expired, the applicant must re-apply for this water will serve / availability letter unless an extension of the water will serve letter has been requested and approved by the City. Additional processing, plan-checking, and associated fees may apply.
5. Exact location of the water meter is to be determined by owner and approved by the City of Beverly Hills.
6. Detailed calculations and plans may be required for City approval prior to installation of water services.
7. Owner should confirm that mainline pressure is sufficient to serve the planned elevation of any improvements. In some cases, pressure-reducing valves or booster pumps may be required.
8. Developer or Applicant shall abide with the City's ordinances, codes, applicable laws and regulations including but not limited to water conservation, water contingency, water supply, or related ordinances in effect at the time of this Will Serve request, or as modified from time to time by the City Council.
9. If the above-referenced project includes commercial, industrial, landscaping, or fire services, all such services shall require backflow prevention devices installed and tested in accordance with the City's policy, requirements, and specifications prior to being constructed.
10. If a proposed project and/or development requires the construction of new or additional City water infrastructure improvements in order to provide the water services requested, the applicant will be required to enter into a Water Services Conditions Agreement between the applicant and the City.
11. The Water Services Conditions Agreement ("WSCA") will set forth all terms and conditions of water service for the applicant by the City and will describe in detail the responsibilities of the applicant and the City with respect to the construction of and payment for any required City water infrastructure improvements. Unless otherwise noted or agreed upon, the applicant as a result of his developer impacts to the City's water system shall be responsible for the planning, design, and construction of the additional water infrastructure improvements required to serve his new Development and/or project.
12. In the event that a WSCA is required for the applicant's proposed development or project, the applicant will be responsible to execute and deliver the WSCA prior to approval of project improvement plans by the City and to pay or to reimburse the City for fees and expenses incurred by the City for its preparation of the WSCA.

Signed: David Kanowsky Printed Name: David Kanowsky

☐ Owner ☒ Agent

FOR CITY PERSONNEL USE ONLY

COBH Service Area? ☐ Yes ☐ No **Capacity & Groundwater Supply and Connection Fee paid? ☐Yes ☐ No**

Main upsizing required? ☐Yes ☐No **Existing Main Location & Size** _____

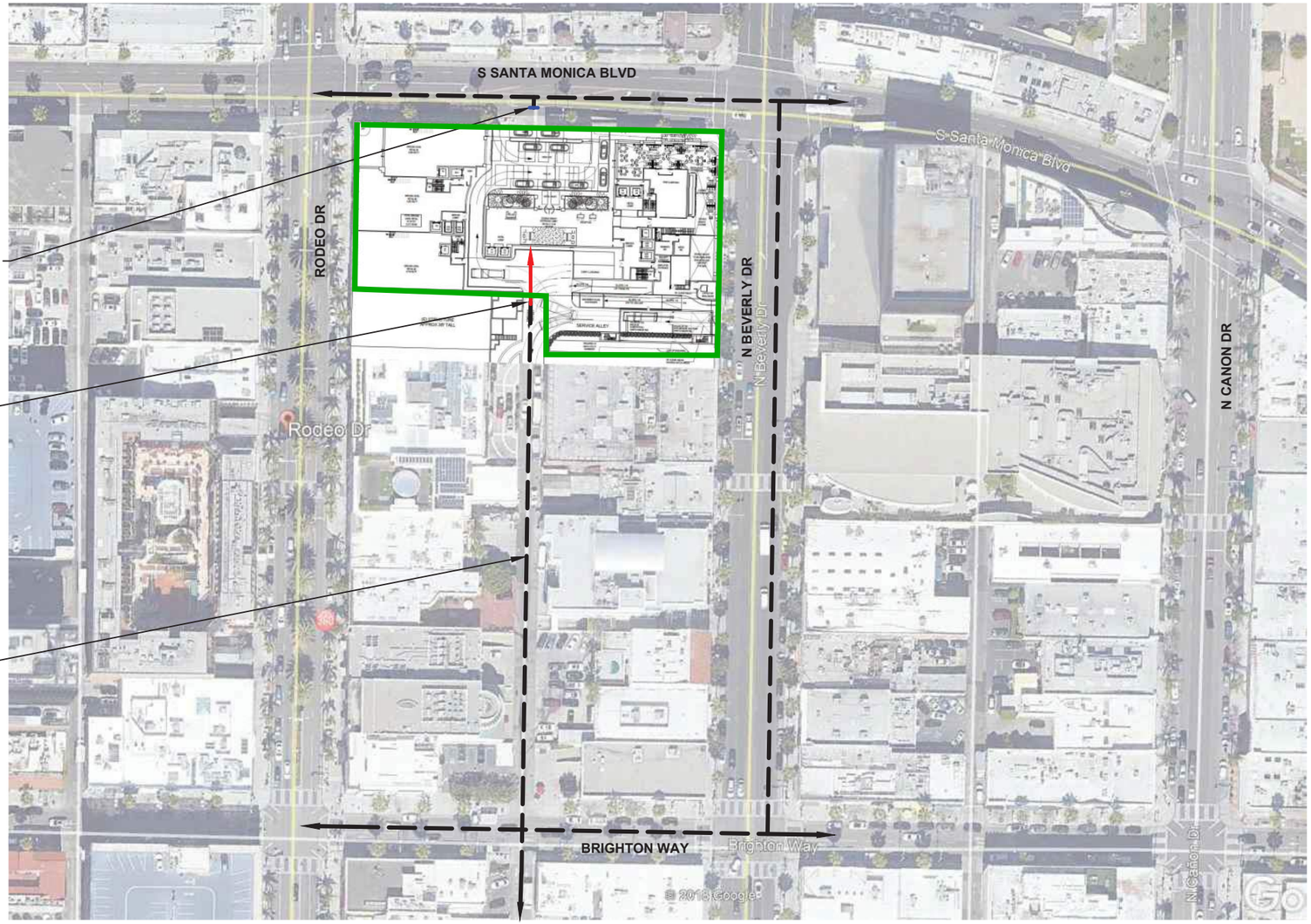
Comments: _____

APPROVAL:

Signature: _____ **Date:** _____

Attachment B: Proposed Water Plan

BH WATER - PROPOSED



BH WATER TO CAP EXISTING WATER MAIN

BH WATER TO CAP EXISTING WATER MAIN

ENGINEERING NEEDED TO DETERMINE IF CURRENT WATER SYSTEM CAN SUPPLY NEW BUILDING. CITY TO DETERMINE REQUIREMENTS.

LOOPED SYSTEM WITH WATER RELEASE MAY BE REQUIRED

LEGEND

EXISTING	
RELOCATION	
SERVICE	

SITE PLAN
NOT TO SCALE

REV#	DATE	BY	DESCRIPTION
3	.	.	.
2	.	.	.
1	.	.	.

COUNTY
LOS ANGELES

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	D. KANOWSKY	951.536.2092	12.17.19
ENGR - POWER			
ENGR - GAS			
DRAWN BY			
CHECKED BY			
APPROVED BY			

CHEVAL BLANC
RELOCATION OF UTILITIES
RODEO DR & SANTA MONICA BLVD & BEVERLY DR, BEVERLY HILLS
DESIGNED BY SOUTHERN CALIFORNIA ELECTRICAL FIRM

SCALE N/A

Attachment C: Existing Sewer Plan

BH SEWER - EXISTING

LEGEND

EXISTING	– — – — – —
RELOCATION	———
SERVICE	———

SITE PLAN
NOT TO SCALE

REV#	DATE	BY	DESCRIPTION
3	.	.	.
2	.	.	.
1	.	.	.

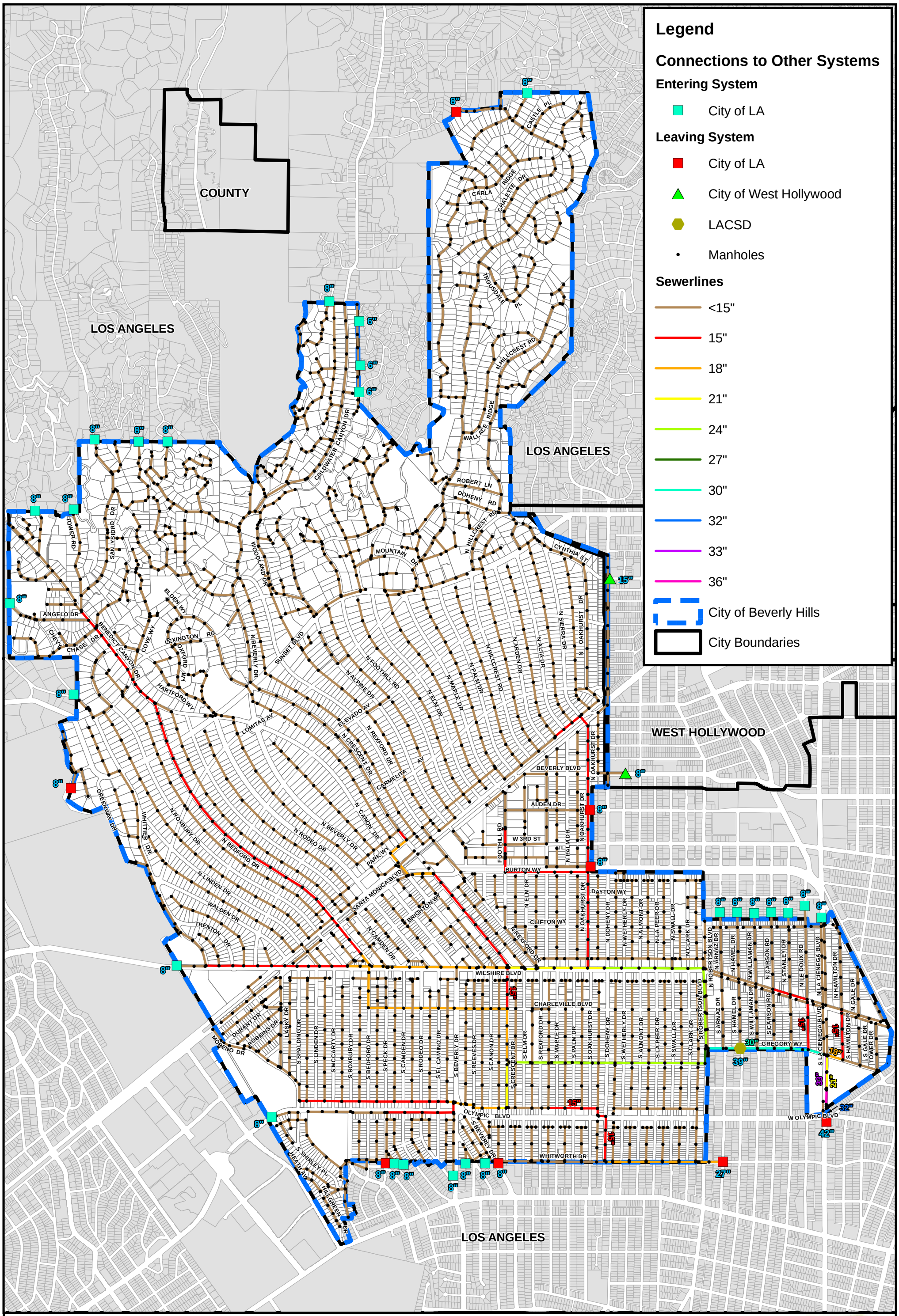
COUNTY
LOS ANGELES

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	D. KANOWSKY	951.536.2092	2.5.20
ENGR - POWER			
ENGR - GAS			
DRAWN BY			
CHECKED BY			
APPROVED BY			

CHEVAL BLANC
RELOCATION OF UTILITIES
RODEO DR & SANTA MONICA BLVD & BEVERLY DR, BEVERLY HILLS
DESIGNED BY SOUTHERN CALIFORNIA ELECTRICAL FIRM

SCALE N/A
PAGE 11 OF 12

Attachment D: City of Beverly Hills Existing Sewer Main Map



RBF CONSULTING GIS

0 1,000 2,000 Feet

Source:
City of Beverly Hills, 2009

City of Beverly Hills

Existing Large Diameter Mains

Exhibit 2-2

M:\Mdata\10106431\GIS\Ex2-2_ExistingLargeDiameterMains_11X17P.mxd 9/02/10-- DK

Attachment E: Proposed Sewer Plan

BH SEWER - PROPOSED

NEW SEWER PIPE TO BE INSTALLED TO CONNECT WITH EXISTING SEWER EAST OF BEVERLY

EXISTING SEWER MANHOLE

NEW SEWER MANHOLE

LEGEND

EXISTING	– — – — – —
RELOCATION	———
SERVICE	———

SITE PLAN
NOT TO SCALE

REV#	DATE	BY	DESCRIPTION
3	.	.	.
2	.	.	.
1	.	.	.

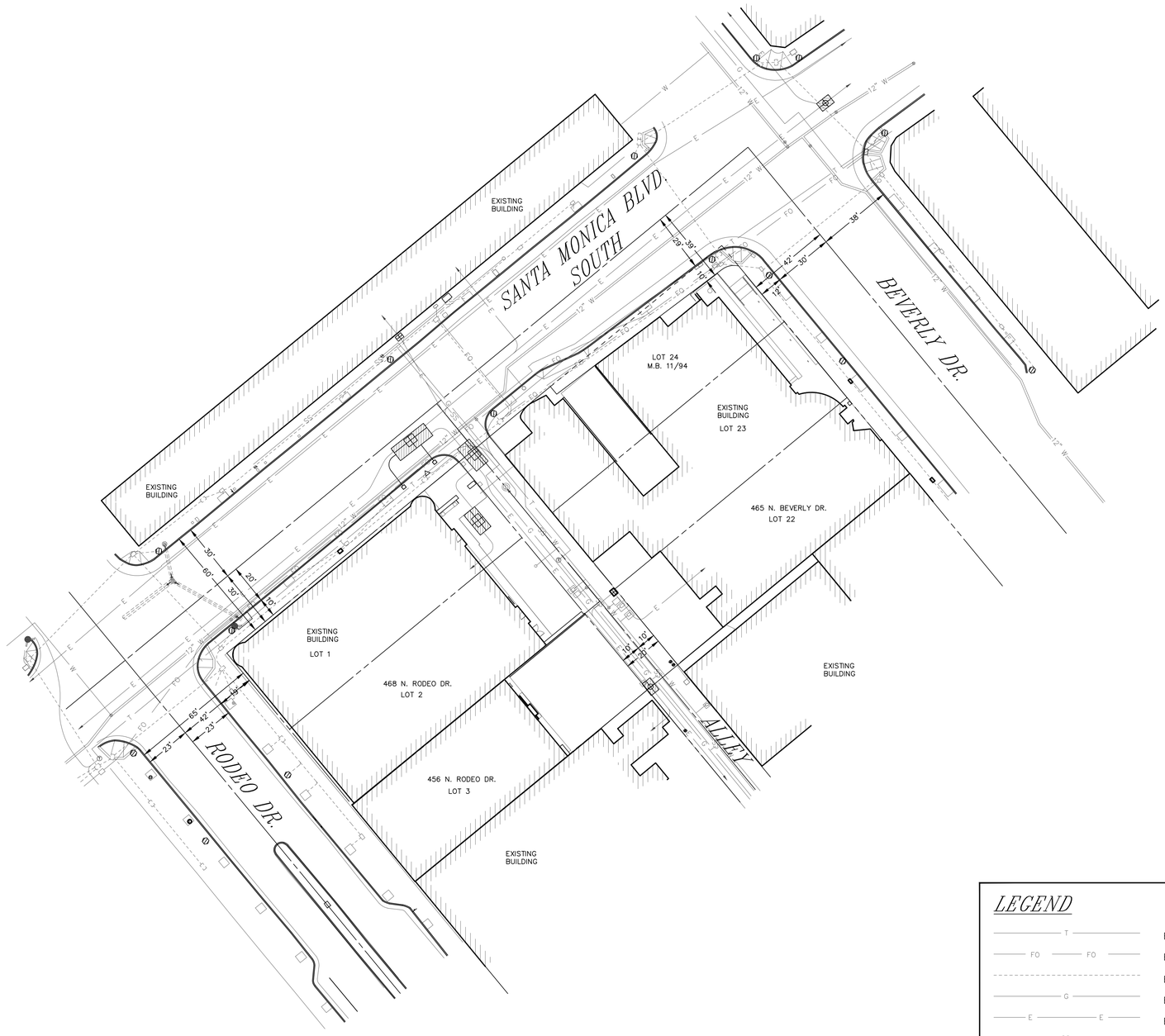
COUNTY
LOS ANGELES

FUNCTION	CONTACT	PHONE NO	DATE
PROJECT MGR	D. KANOWSKY	951.536.2092	2.5.20
ENGR - POWER			
ENGR - GAS			
DRAWN BY			
CHECKED BY			
APPROVED BY			

CHEVAL BLANC
RELOCATION OF UTILITIES
RODEO DR & SANTA MONICA BLVD & BEVERLY DR, BEVERLY HILLS
DESIGNED BY SOUTHERN CALIFORNIA ELECTRICAL FIRM

SCALE N/A

Attachment F: Existing Composite Utility Plan



1 COMPOSITE UTILITY PLAN
1" = 30'

LEGEND

T	EXISTING AT&T
FO FO	EXISTING CITY FIBER OPTIC
	EXISTING CITY ST. LT./TR. SIGNAL
G	EXISTING SOCAL GAS
E E	EXISTING SCE
SS	EXISTING SEWER
	EXISTING STORM DRAIN
W	EXISTING WATER
	EXISTING CITY ST. LT./TRAFFIC SIGNAL ELECTROLIERS
	EXISTING SCE VAULT
S D	EXISTING AT&T/COMM/SEWER MANHOLE

N

GENERAL NOTE:
ALL UTILITIES PLOTTED PER UTILITY/CITY DRAWINGS
ALL FACILITIES TO BE FIELD VERIFIED BEFORE CONSTRUCTION

PROJECT NAME
CB-EX COMPOSITE UTILITY

STATUS
PRELIM

OWNER INFORMATION:
-

SANTA MONICA BLVD. RODEO TO BEVERLY

RODEO DR., BEVERLY HILLS, CA
90210

PROJECT MANAGER/PLANNER
D. KANOWSKY

SOUTHERN CALIFORNIA Electrical FIRM

EX. COMPOSITE UTILITY PLAN

REVISIONS

NO.	REVISION	DATE

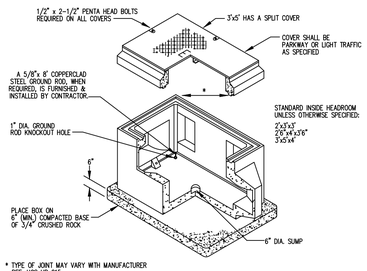
DATE
10/16/19

SHEET NO.
1 OF 1

Attachment G: SCE Preliminary Design

VICINITY MAP
NTS

PRECAST CONCRETE PULL BOX WITH DEEP RECESSES
(2'X 3' OR 2'6"X 4' OR 3'X 5')
SEE UGS HP 215, 220 & 225



* TYPE OF JOINT MAY VARY WITH MANUFACTURER REF. UGS HP 215
UGS HP 220
UGS HP 225

D53: Rev. 03/05/07

CONSTRUCTION NOTES:

Unless otherwise specified on the working drawing which forms a part of the specification, the Contractor/Developer shall furnish the following items at no cost to the Edison Company.

Southern California Edison Company has attempted to correctly show all existing utilities and substructures in the vicinity of the work, but does not guarantee there are no other substructures in the area. Failure of SCE to show all substructures in their correct location will not be a basis for a claim for extra work, and the contractor shall be responsible for all damages to substructures whether shown or not.

1. FOR GENERAL SPECIFICATIONS SEE UGS GI 001.

2. CONDUIT:
   a. Minimum cover in street or parkway is 30" below gutter grade, unless noted otherwise.
   b. Minimum cover on private property is 30" below finished grade, unless noted otherwise.
   c. Contractor is to furnish and install approved conduit to Edison specifications per UGS CD 100.1, 110 AND 120.
   d. For the type of conduit for this job, See UGS CD 110.1.
   e. Install all risers per UGS CD 160, 161, 162 and 170.
   f. Cap all mainline conduits per UGS CD 148 and service conduits per UGS CD 150.
   g. Install blank conduit plugs in all conduits terminating into Vaults, Manhole's, PMH's, SOE's & all cap locations, per UGS CD 180.1 & UGS CD 180.2
   h. Install pull rope in all conduit runs. Pull rope to be at least 3/8" polypropylene rope, braided or twisted. For specifications, approved makes, and suppliers, see UGS GI 040.
   i. All conduit must be mandreled with the approved mandrel UGS CD 197.

3. CONDUIT RADIUS REQUIREMENTS:
   a: The minimum radius for bends are:
      36" for conduits 3" in diameter or smaller
      48" for conduits 4" and 5" in diameter
      60" for 6" diameter conduit
   b: The minimum radius for all sweeps of all mainline conduits is 12'-6" (unless noted otherwise).

4. EXCAVATION AND BACKFILL:
   a. Work area shall be cleared and rough graded to within four inches of final grade prior to installation of Edison conduit or structures.
   b. All excavations shall be in accordance with the California State Construction Safety Orders (when applicable), Edison specifications, and all governing local ordinances.
   c. Each trench to be a uniform depth below final grade prior to installation of Edison conduit or structures.
   d. Backfill shall be provided by the Contractor for all excavations and shall include crushed rock, concrete, and/or imported backfill, when required.
   e. Backfill with a MINIMUM of one sack per yard sand cement slurry around and over vaults and manholes per UGS GI 030, section 6.4 and around PMH's within one foot of finished grade, per UGS SS 590.1.
   f. Backfill, per Edison specifications, shall immediately follow conduit or substructure installation. At no time shall conduit be left exposed over 24 hours.
   g. No rocks are allowed within 12 inches of direct-buried cables or any conduit without concrete encasement. Native backfill capable of passing through a one-half inch mesh screen shall be considered to be "rock free". If existing backfill does not pass through a 1/2" screen, place imported sand 3" below and 12" above Edison cables. After this point, no rocks larger than 12" diameter are permitted.
   h. All backfill shall be compacted to meet or exceed local ordinances or other requirements. It shall be placed in a manner that will not damage the conduit or substructure or allow future subsidence of the trench or structures.

5. PAVING:
   Repaving, where required, shall be placed in such a manner that interference with traffic, including pedestrian traffic, will be kept to a minimum. The Contractor shall establish a program of repaving acceptable to the Municipality, County, or other authority having jurisdiction and which is acceptable to Edison.

6. STRUCTURES:
   a. All substructures shall be constructed or installed to Edison specifications.
   b. Install protection barriers per UGS MS 830 when required in areas exposed to traffic, per Edison Inspector.
   c. All conduit lines and concrete floored substructures shall be water tight.
   d. All grounding materials shall be furnished and installed by the Contractor.

7. RETAINING WALLS:
   When required, retaining walls shall be provided by the Developer. Walls are required wherever grade rises more than 18 inches above the structure or 24" above the pad surface at a distance of 5 feet from the same, or in areas subject to erosion. Design and installation must comply with local building ordinances. Refer to Edison Inspector for typical space requirements.

8. PERMITS:
   All permits necessary for excavation shall be provided by the Contractor/Developer.

9. ACCESS:
   Heavy truck access shall be maintained to equipment locations. Structures must be clear of all appurtenances that would obstruct the loading or unloading of equipment.

10. SERVICES:
    a. Meters and services shall comply with Edison Electrical Services Requirements.
    b. Wiring must be in accordance with applicable local ordinances and approved by local Inspection Authorities.

11. LOCATION:
    a. The location of excavations and structures for Edison shall be as shown on the working drawing. No deviation from the planned locations will be permitted unless approved by the Edison Inspector. See UGS GI 001, section 2.2.
    b. Actual location of obstructions, storm drains, and/or other foreign utilities to be the responsibility of the Contractor. See UGS GI 001, section 2.3.

12. Contractor is to verify location and widths of all sidewalks and driveways prior to street light installation. See UGS CD 175.1, UGS CD 175.2 and UGS CD 175.3.

13. SURVEY:
    Surveying of street improvements, property corners, lot lines, finished grade, etc., necessary for the installation of underground facilities must be completed and markers or stakes placed prior to the start of the installation. In addition, Developer shall maintain the markers during the installation and inspection by Edison. Grade and property line stakes must show any offset measurements.

14. COORDINATION AND SUPERVISION:
    The Developer shall provide supervision over and coordination among the various contractors working within the development in order to prevent damage to Edison facilities. He is responsible for the cost of repairs, replacement, relocation, or other corrections to Edison facilities made necessary by his failure to provide supervision or to otherwise comply with these specifications.

15. TELEPHONE AND OTHER UTILITY REQUIREMENTS:
    The drawing prepared for this job may also cover the facilities to be installed for the telephone company and/or other utility. Any questions concerning details of their installation should be referred to the company concerned.

16. OWNERSHIP:
    Developer is to deed to the Edison Company all structures shown hereon except those shown as customer owned.

17. WARRANTY:
    Applicants expressly represent and warrant that all work performed and all material used in meeting Applicants' obligations herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence upon receipt by Applicants of Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and at Applicant's expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by Company during this warranty period.

18. INSPECTION:
    Inspection is required during the construction period. A 48 hour advance notice of intent to start construction is required from the contractor to the Southern California Edison Company. Standards of Edison construction requirements are available upon request.

Duct and Structure Inspector: RAY CANO Phone: 714-474-4407

Cabling Construction Coordinator: Phone:

D05: Rev. 07/21/16

PROJECT REQUIREMENTS (Y/N)

EDISON EASEMENT REQUIRED	N
PWRD 88 REQUIRED	Y
UG CIVIL ONLY WORK ORDER	N
PERMIT REQUIRED	Y
PERMIT TYPE: TRAFFIC CONTROL	
OUTAGE REQUIRED	Y
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	Y
PED. TRAFFIC CONTROL REQ'D	Y
CONVEYANCE LETTER REQ'D	N
ENVIRONMENTAL CLEARANCE REQ'D	N
CSD 140 (TLM) REQ'D	N

D124: Rev. 02/08/18

LEGEND OF DRAFTING SYMBOLS

TRENCH
- EDISON CONDUIT (DIST. & SL)
- CUST. OWNED CONDUIT
- RESIDENTIAL SERVICE CABLE
- E — EXISTING CONDUIT

STRUCTURES
- VAULT
- MANHOLE
- PME 3-5
- PME 6-12
- PULL BOX
- HANDHOLE
- SOE
- PAD
- 4'x4' BURD SWITCH ENCLOSURE
- 36" BURD SWITCH ENCLOSURE
- BURD TRANSFORMER ENCLOSURE
- STREET LIGHT ELECTROLIER
- C/I METER PANEL
- FIRE HYDRANT

CONNECTING TO EXISTING SCE STRUCTURES

- Per SCE requirements, customers are not allowed to enter, intercept or tie-in to existing SCE facilities; e.g. structures, equipment, multi-conduit runs/banks, or conductors. These facilities may be energized and the work will only be performed by SCE. Contact the appropriate SCE inspector to schedule an appointment. Customers may connect to an existing conduit stub without a SCE inspector present.
- Multi-conduit runs/banks are runs of conduit in close proximity to each other and other SCE facilities. A conduit stub is a single empty conduit stub that is not in close proximity to other SCE owned facilities. Refer to the work order map for details.
- Per CPUC/SCE's Rule 15 B.1.A and Rule 16 D.1.A., the customer will provide all necessary excavations (with the exception of excavation under pads and primary splice boxes), material (including conduit and structures) and encasement, to be utilized in the intercept/tie-in process.
- The customer must adhere to all applicable Cal-OSHA, local, city, state and federal regulations, (including, but not limited to, all necessary shoring and traffic control in place to perform the intercept/tie-in work by SCE's underground civil contractor(s)).
- Intercept/tie-in work must be coordinated with SCE's civil contractors through the Division Inspector/P-Spec to limit exposure of excavation(s). Customer is responsible for securing excavation(s).

D08: 11/13/18

CONTRACTOR _____

COST PLUS ☐ FIRM ☐ DEV. ☐

INCLUDES PERM.PAVING YES ☐ NO ☐

PERMIT NUMBER _____

DATE STARTED _____

DATE COMPLETED _____

INSPECTOR _____

PRECASTER _____ CONDUIT _____

THIS PLAN APPROVED AS TO LOCATION AND TYPE OF ELECTRIC SUBSTRUCTURES

Developer: _____

Attn: _____

Address: _____

Telephone: _____

FAX: _____

Dwg./Rev.	Developer's Signature	Date
Original		
Rev.		
Rev.		
Rev.		

CHANGES IN THESE PLANS WILL REQUIRE AN ADDITIONAL 3 TO 4 WEEKS AND CUSTOMER WILL BE CHARGED IN ADVANCE FOR REQUESTED CHANGES.

D26: Rev. 02/12/08

LEGEND OF CONDUIT SYMBOLS
(CONVENTIONAL U. G.)

EDISON
- NO. CONDUIT REQ'D. → SIZE OF CONDUIT
- RUN NO. → LENGTH OF CONDUIT RUN

TRENCH
- TYPE OF FACILITY (CIC-DB, ETC.) →
- RUN NO. → LENGTH OF TRENCH

STREET LIGHT
- NO. CONDUIT REQ'D. → SIZE OF CONDUIT
- RUN NO. → LENGTH OF CONDUIT RUN

STREET LIGHT TRENCH
- TYPE OF FACILITY →
- RUN NO. → LENGTH OF ADDITIONAL TRENCH REQ'D.

EDISON
- NO. CONDUIT REQ'D. → SIZE OF CONDUIT
- REFERENCE RUN NO. → MEMO → DENOTES CONDUIT RUN CONTINUATION FOR CONSTRUCTION INFORMATION

STREET LIGHT
- NO. CONDUIT REQ'D. → SIZE OF CONDUIT
- REFERENCE RUN NO. → MEMO → DENOTES CONDUIT RUN CONTINUATION FOR CONSTRUCTION INFORMATION

ANY OF THE ABOVE SYMBOLS FOLLOWED BY A → ✳

DENOTES THE FOLLOWING:

DB CONDUIT WITHOUT ENCASEMENT IS ACCEPTABLE FOR PORTIONS OF TRENCH WITH ONLY ONE OR TWO CONDUITS

SEMI-ENCASEMENT IS REQUIRED FOR PORTIONS OF TRENCH WITH ONLY THREE OR FOUR CONDUITS

FULL ENCASEMENT IS REQUIRED FOR MORE THAN FOUR CONDUITS

D18: Rev. 5/08/2006

LIST OF MATERIALS
[EDISON CO.]

NOTES:
1. Footage quantites are approximate.
2. Where reference is to an item not detailed, see separate description list.
3.. This list provides a summary of major items.

SEE UGS SECTION INDEX FOR REFERENCE DRAWINGS

QUAN.	UNIT	DESCRIPTION	SIZE	ITEM NO.	REF DWG.	REV. DATE
1	EACH	PULL BOX (TRAFFIC)	3'x 5'x 4'	PB-6	UGS-HP 210	07/11

D04: Rev. 07/17/07

CONCRETE PRODUCTS

Precast concrete item complete with neck. Cover and inserts may be obtained from any of the following listed and approved manufacturers:

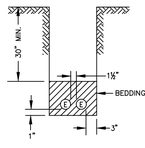
JENSEN PRECAST
14221 San Bernardino Ave., Fontana, Calif. 92335
Phone: (909) 350-4111
(800) 257-6100

OLDCASTLE PRECAST
10650 Hemlock Ave., Fontana, Calif. 92337
Phone: (909) 428-3700
(800) 626-3860

FOR HANDHOLE AND PULLBOX MANUFACTURERS, SEE UGS HP 200.

D41: Rev. 01/21/09

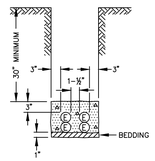
TYPICAL CONDUIT BANK SECTION
SEE UGS CD 120



DIRECT BURIAL
SIMILAR CONSTRUCTION FOR FEWER CONDUIT 2 CONDUITS MAX.

D81: Rev. 09/23/09

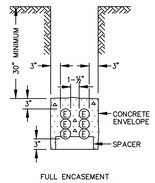
TYPICAL CONDUIT BANK SECTION
SEE UGS CD 120



SEMI-ENCASEMENT
3 OR 4 CONDUITS

D73: Rev. 09/23/09

TYPICAL CONDUIT BANK SECTION
SEE UGS CD 120



FULL ENCASEMENT
MORE THAN 4 CONDUITS
(BASE SPACER REQUIRED)

D72: Rev. 09/23/09

RUN NUMBER CALL-OUTS AS FOLLOWS:

(1) - (99) MAINLINE CONDUIT
(100) - (199) SERVICE CONDUIT
(400) - (599) STREET LIGHT CONDUIT

D84: Rev. 2/12/08

NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER #128 (RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006).

WARNING
THE EXCAVATOR MUST TAKE ALL STEPS NECESSARY TO AVOID CONTACT WITH UNDERGROUND FACILITIES WHICH MAY RESULT IN INJURY TO PERSONS OR DAMAGE TO FACILITIES IN THE AREA. THE INDICATED LOCATIONS OF EDISON UNDERGROUND FACILITIES, AS PROVIDED, ARE BELIEVED TO BE ACCURATE, HOWEVER, THE FINAL DETERMINATION OF EXACT LOCATIONS AND THE COST OF REPAIR TO DAMAGED FACILITIES IS THE RESPONSIBILITY OF THE EXCAVATOR.

WHERE CONDUITS ARE PICKED UP OR INTERCEPTED, CONDUIT SHALL BE MANDRELLED AND PULL ROPE INSTALLED FROM TERMINAL TO TERMINAL.

UNDERGROUND SERVICE ALERT
Dial 811
Call USA
For Underground Locating
2 Working Days Before You Dig

INSTALL METHOD:
☒ EDISON
☐ APPLICANT

DATE	REVISION DESCRIPTION	APPROVED	DRAWN	CHECKED
3/6/20	MINOR REVISION	BR	ET	ET

PRELIMINARY
Not For Construction

DISTRICT 42-SANTA MONICA	PROJ. MGR. CARMEN HARTE PHONE 805-231-0128	PLANNER BRADLEY RICHMOND PHONE 626-862-0128		SR NO. 2795493
FOREMAN	TRUCK NO.	P/E	INVENTORY MAP NO. THOMAS GUIDE 6663A7	GRID NO.	DESIGN NO. 1220930
CSD 140 Y ___ N ___	BY-PASS CODE	EXISTING ___ CHANGE TO ___	TLM	CHECKED ___ %LOAD	J.P.A. NO.	ASSOCIATED DESIGN NO.
PRODUCT/SAP NO. TD 1633878 - LINE EXTENSION			PRODUCT/SAP NO.		PRODUCT/SAP NO.	
						PROPOSED CONSTRUCTION (LOCATION) SANTA MONICA BLVD RODEO DR TO BEVERLY DR BEVERLY HILLS
B/P		02/20/20	V. TROWBRIDGE	E. TAYLOR	52822	
TYPE	APPROVED BY	DATE	CHECKED BY	DRAWN BY	PAX #	SHEET 1 OF 3

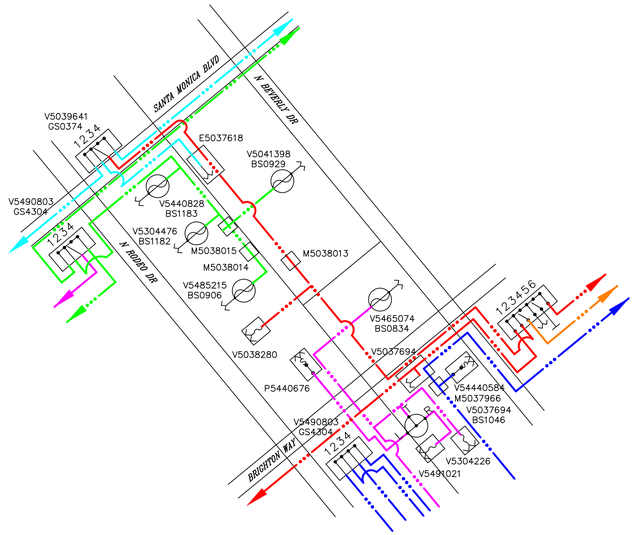
Southern California Edison Company

JOB NO. 1220930

Save Date: Mar 06, 2020 - 5:27 by TAYLOREB

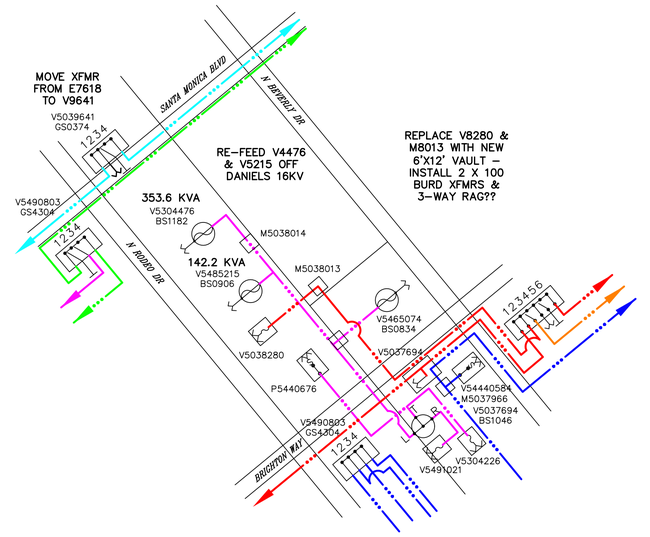
EXISTING SINGLE LINE

EXISTING



PROPOSED SINGLE LINE

PROPOSED



SINGLE LINE LEGEND

CIRCUIT 1 = BUNNY 16KV % BEVERLY SUB
CIRCUIT 2 = DANIELS 16KV % BEVERLY SUB
CIRCUIT 3 = LUCKMAN 16KV % BEVERLY SUB
CIRCUIT 4 = DAYTON 4KV % BEVERLY SUB
CIRCUIT 5 = TRIANGLE 4KV % BEVERLY SUB
CIRCUIT 6 = CORD 4KV % BEVERLY SUB

N

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

SCALE: 1 IN = 30 FT

0 30 60

UNDERGROUND SERVICE ALERT
Dial 811
Call USA
For Underground Locating
2 Working Days Before You Dig

DATE	REVISION DESCRIPTION	APPROVED	DRAWN	CHECKED
3/6/20	MINOR REVISION	BR	ET	ET

DISTRICT 42-SANTA MONICA	PROJ. MGR. CARMEN HARTE PHONE 805-231-0128		PLANNER BRADLEY RICHMOND PHONE 626-862-0128		SR NO. 2795493
FOREMAN	TRUCK NO.	P/E	INVENTORY MAP NO. 6663A7	THOMAS GUIDE	GRID NO. DESIGN NO. 1220930
CSD 140 Y___ N___	BY-PASS CODE	EXISTING CHANGE TO	TLM CHECKED	%LOAD	J.P.A. NO. ASSOCIATED DESIGN NO.
PRODUCT/SAP NO. TD 1633878 - LINE EXTENSION	PRODUCT/SAP NO.		PRODUCT/SAP NO.		
					PROPOSED CONSTRUCTION (LOCATION) SANTA MONICA BLVD RODEO DR TO BEVERLY DR BEVERLY HILLS
B/P	02/20/20	V. TROWBRIDGE	E. TAYLOR	52822	SHEET 1A OF 3
TYPE APPROVED BY	DATE	CHECKED BY	DRAWN BY	PAX #	JOB NO. 1220930
Southern California Edison Company					

Save Date: Mar 06, 2020 - 5:27 by TAYLOREB

T.L.M. DATA: V5039641

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0 %
PROP.	100	121	15	121.0%

VOLTAGE DROP: _____
FLICKER FACTOR: _____
PRI. CIRCUIT:

T.L.M. DATA: V5039641

	SIZE	KVA	CUST	% LOAD
EXIST.	0	0	0	0 %
PROP.	50	31.8	2	63.6%

VOLTAGE DROP: _____
FLICKER FACTOR: _____
PRI. CIRCUIT:

T.L.M. DATA: V5037618

	SIZE	KVA	CUST	% LOAD
EXIST.	400	284.5	26	71.1%
PROP.	0	0	0	0 %

VOLTAGE DROP: _____
FLICKER FACTOR: _____
PRI. CIRCUIT:

T.L.M. DATA: V5440828

	SIZE	KVA	CUST	% LOAD
EXIST.	300	226.6	1	75.55%
PROP.	0	0	0	0 %

VOLTAGE DROP: _____
FLICKER FACTOR: _____
PRI. CIRCUIT:

T.L.M. DATA: V5304476

	SIZE	KVA	CUST	% LOAD
EXIST.	750	353.6	5	47.15%
PROP.	750	353.6	5	47.15%

VOLTAGE DROP: _____
FLICKER FACTOR: _____
PRI. CIRCUIT:

1 EX: V5039626 VAULT
7'x20'x8' TUNNEL STYLE

2 CR: V5440828 VAULT
6'x12'x7' TUB STYLE
RM: 1-2W 3P BURD SW (BS1183)
3-100KVA 16KV BURDS

3 EX: V5039641 VAULT
8'X22'X9'4"
EX. 1-4W RAM 4KV (GS0374)
IN: 2-25 KVA 4KV BURDS 240/480V 3P
1-100 KVA 4KV BURD 120/240V 1P
1-2W FBS 4KV (BS____)

NOTE: RELOCATE EXISTING VENT/VENT PIPE SOUTHWEST, OUT OF PROPOSED DRIVEWAY FEED BURD BANK OFF POS.2

4 CR: V5037618 VAULT
8'X14'X9'4"
RM: 2-OIL FUSE CABINET
1-150 KVA 4KV 120/240 1P (1947)
1-100KVA 4V 120/240V 1P (1955)
1-150 KVA 4KV 240/480V 3P (1972)

NOTE: RELOCATE ALL NECESSARY EQUIPMENT FROM V5037618 TO V5039641 TO RE-FEED EXISTING SERVICES

5 EX: X5040629 PULL BOX
2'x3'x3' CONCRETE PKWY

6 CR: M5038015 MANHOLE
4'X5'X7'

7 EX: M5038874 MANHOLE
4'x6'6"x7'

8 CR: X5041399 PULL BOX
2'x3'x3' CONC LT TRAF
RM: 3-2WAY SPLICES

9 CR: V5041398 VAULT
9'6"X20'X10'6"
RM: 1-2W 3P BURD SWITCH
3-100KVA 16KV BURDS
1-2W FBS 4KV (BS0929)
3-100KVA 4KV 277/480V 1P (1995)

10 EX: X PULL BOX
2'x3'x3' CONCRETE PKWY

11 EX: V5304476 VAULT
EX: 1-2W 3P BURD SW (BS1182)
3-250KVA 16KV SUBWAYS

EX. 2-4" (209')
M8874 TO PANEL

EX. 6-4"
V9641 TO M8874

EX. 6-5" SCE XMISSION
1-5" SCE COMM
V9641 TO M8874

EXISTING BUILDING

EX. 2 DUCTS
V7618 TO P9992

EX. 2-3" (92')
V7618 TO HH
RM: SECONDARY CABLE

EX. 2-2 1/2" (32')
X0629 TO X7646

EX. 2-2 1/2" (104')
V7618 TO X0629
RM: SECONDARY CABLE

INTERCEPT EX. 2-2 1/2" & 2-3" & EXTEND W/
2 | 2.5
2 | 3"
15'
V9641 TO INT. PT
IN: SECONDARY CABLE
V9641 TO X0629
V9641 TO EX. HH

INTERCEPT PT.

CR: 4-4" (44')
V7618 TO V9641
RM: 3/C 500LCC 4KV
3-#2 PILC 4KV
3-350 JCN 16KV
3-700 & 1-350 600V

EX. PED TO BE RELOCATED

EXISTING BUILDING

EX. VENT/PIPES TO BE RELOCATED

EX. 8-4" (243')
V9641 TO V9626

EX. 1-3" (31')
V7618 TO PED.

CR: 1-4" (60')
V0828 TO V7618

RM: SERVICE (80')
V0828 TO PANEL

CR: 1-4" (55')
X1399 TO V1398
RM: 3-#2 16KV

CR: 4-3 1/2" (150')
V7618 TO M8015
RM: 3-350 16KV
3-2/0 4KV
3-250 600V

CR: 1-3" (66')
M8015 TO X1399
RM: 3-#2 16KV

CR: 2-3", 1-2 1/2"
M8015 TO PANELS
RM: ALL SERVICES

1 | 4" * 121'
M8014 TO EX. PB
IN: SECONDARY

CR: 1-3" (111')
CR: 2-2" (111')
M8015 TO PANELS
RM: ALL SERVICE RUNS TO BE REFED FROM NEW VAULT

EXISTING BUILDING

CR: 1-2 1/2" (55')
1-3" (55')
M8015 TO CAP

CR: 1-4" (75')
M8015 TO PULLBOX
RM: SECONDARY

2 | 5" * 168'
M8014 TO V4476
IN: 185' 3-1/C 1/0 JCN 16KV
EPL (TENSION) OK BOTH DIRECTIONS

4-3 1/2" (150')
M8015 TO M8014
RM: 3-350 16KV
3-2/0 4KV
3-250 & 1-2/0

SANTA MONICA BLVD. SOUTH

RODEO DR.

BEVERLY DR.

SANTA MONICA BLVD. SOUTH

MATCH LINE SEE SHEET 3

UNDERGROUND SERVICE ALERT
Dial 811
Call USA
For Underground Locating
2 Working Days Before You Dig

SCALE: 1 IN = 30 FT
0 30 60

DATE	REVISION DESCRIPTION	APPROVED	DRAWN	CHECKED
3/6/20	MINOR REVISION	BR	ET	ET

DISTRICT: 42-SANTA MONICA	PROJ. MGR.: CARMEN HARTE PHONE 805-231-0128		PLANNER: BRADLEY RICHMOND PHONE 626-862-0128		SR NO. 2795493
FOREMAN	TRUCK NO.	P/E	INVENTORY MAP NO. 6663A7	THOMAS GUIDE	GRID NO. DESIGN NO. 1220930
CSD 140 Y ___ N ___	BY-PASS CODE	EXISTING CHANGE TO	TLM CHECKED ___ %LOAD	J.P.A. NO.	ASSOCIATED DESIGN NO.
PRODUCT/SAP NO. TD 1633878 - LINE EXTENSION		PRODUCT/SAP NO.			PRODUCT/SAP NO.

B/P		02/20/20	V. TROWBRIDGE	E. TAYLOR	52822	
TYPE	APPROVED BY	DATE	CHECKED BY	DRAWN BY	PAX #	

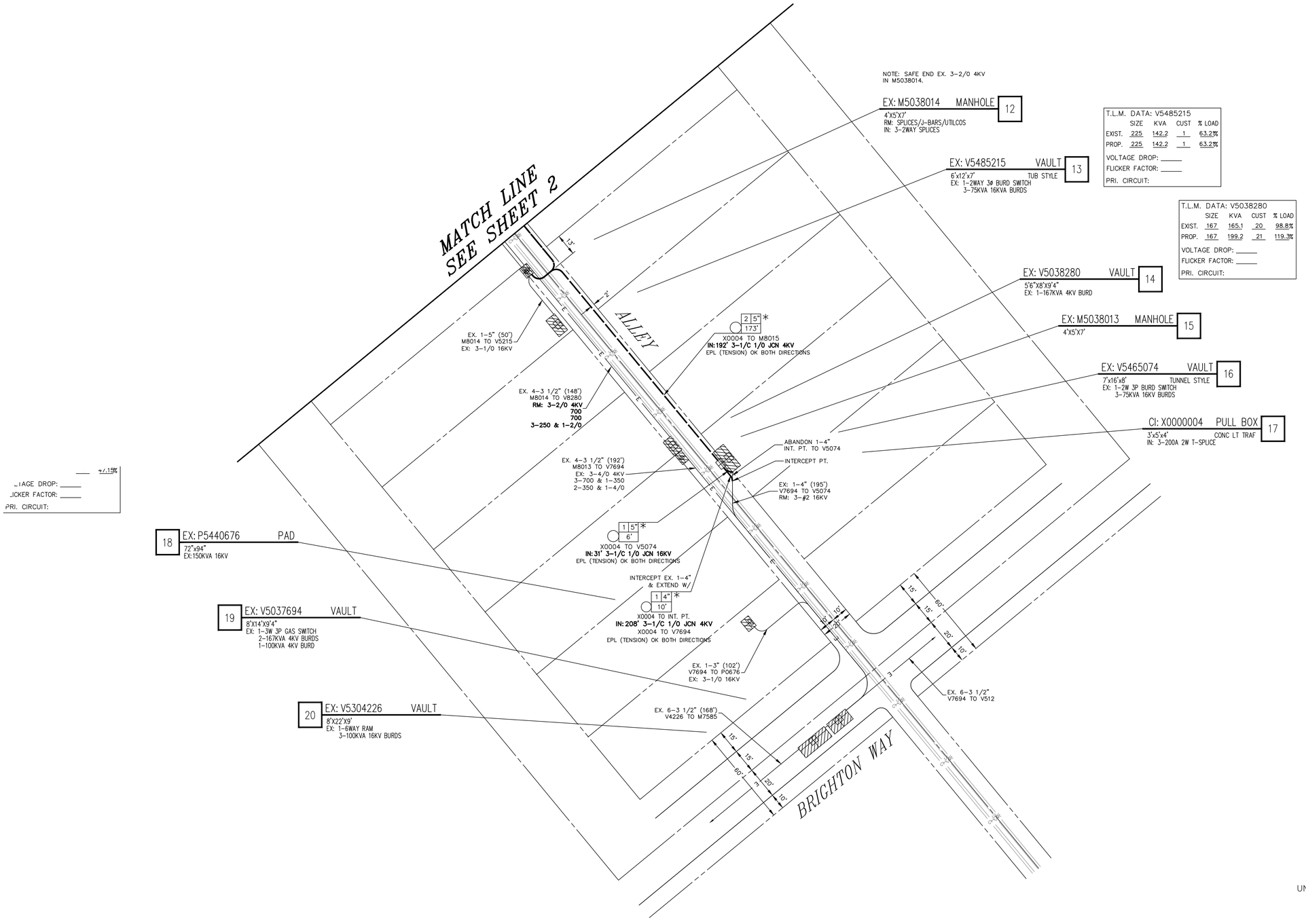
PROPOSED CONSTRUCTION (LOCATION)
SANTA MONICA BLVD
RODEO DR TO BEVERLY DR
BEVERLY HILLS

Southern California Edison Company

SHEET 2 OF 3

JOB NO. 1220930

Save Date: Mar 06, 2020 - 5:27 by TAYLOREB



___ 4.15%
VOLTAGE DROP: _____
FLICKER FACTOR: _____
PRI. CIRCUIT:

DATE	REVISION DESCRIPTION	APPROVED	DRAWN	CHECKED
3/6/20	MINOR REVISION	BR	ET	ET

DISTRICT: 42–SANTA MONICA	PROJ. MGR. CARMEN HARTE PHONE 805–231–0128	PLANNER BRADLEY RICHMOND PHONE 626–862–0128		SR NO. 2795493
FOREMAN	TRUCK NO.	P/E	INVENTORY MAP NO. 6663A7 / THOMAS GUIDE / GRID NO.	DESIGN NO. 1220930
CSD 140 Y ___ N ___	BY–PASS CODE	EXISTING _____ CHANGE TO _____	TLM _____ CHECKED _____ %LOAD	J.P.A. NO. / ASSOCIATED DESIGN NO.
PRODUCT/SAP NO. TD 1633878 - LINE EXTENSION		PRODUCT/SAP NO.		PRODUCT/SAP NO.

PROPOSED CONSTRUCTION (LOCATION)
SANTA MONICA BLVD
RODEO DR TO BEVERLY DR
BEVERLY HILLS

TYPE	APPROVED BY	DATE	CHECKED BY	DRAWN BY	PAX #
B/P		02/20/20	V. TROWBRIDGE	E. TAYLOR	52822

Southern California Edison Company

SHEET 3 OF 3 — JOB NO. 1220930

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

SCALE: 1 IN = 30 FT
0 30 60

UNDERGROUND SERVICE ALERT
Dial 811
Call USA
For Underground Locating
2 Working Days Before You Dig

Save Date: Mar 06, 2020 – 5:27 by TAYLOREB

Attachment H: SCG Existing Facility Map

370224.69,3771039.96

Center: 370453.29, 3770887.46

370681.89,3771039.96

30m

100ft

Map Title:

Printed By: CORP\wperez

Printed Date: 8/7/2019

BEVERLY GARDENS PARK

BEVERLY HILLS COMMUNITY PRESBYTERIAN CHURCH

ALL SAINTS EPISCOPAL CHURCH

SANTA MONICA BLVD

N RODEO DR

N CAMDEN DR

N BEVERLY BLVD

S SANTA MONICA BLVD

N CANON DR

BRIGHTON WAY

PARK WAY

1

370224.69,3770734.95

370681.89,3770734.95

SoCalGas

A Sempra Energy utility

Attachment I: LA County Sewage Generation Table

Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	150	gal/D.U.
1 bedroom dwelling units	Apt	200	gal/D.U.
2 bedroom dwelling units	Apt	250	gal/D.U.
3 bedroom or more dwelling units	Apt	300	gal/D.U.
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	MB	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

Zone	Coefficient (cfs/Acre)
Agriculture ----------	0.001
Residential*:	
R-1 ----------	0.004
R-2 ----------	0.008
R-3 ----------	0.012
R-4 ----------	0.016*
Commercial:	
C-1 through C-4 ----------	0.015*
Heavy Industrial:	
M-1 through M-4 ----------	0.021*

* Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

* Use 0.001 (cfs/unit) for condominiums only

AN ORDINANCE PRESCRIBING THE CONNECTION FEE RATE AND MEAN LOADINGS PER UNIT OF USAGE FOR COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY ORDAINS AS FOLLOWS:

SECTION 1.0 - USER CATEGORIES AND MEAN LOADINGS

Pursuant to Section 3.04(2) of the Master Connection Fee Ordinance of County Sanitation District No. 8 of Los Angeles County, the following shall constitute the user categories and mean loadings per unit of usage for flow, chemical oxygen demand (COD), and suspended solids:

DESCRIPTION	UNIT OF MEASURE	FLOW (Gallons per Day)	COD (Pounds per Day)	SUSPENDED SOLIDS (Pounds per Day)
RESIDENTIAL				
Single Family Home	Dwelling Unit	260	1.22	0.59
Condominiums	Dwelling Unit	195	0.92	0.44
Multi-Unit Residential	Dwelling Unit	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
COMMERCIAL				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft^2	100	0.43	0.23
Supermarket	1000 ft^2	150	2.00	1.00
Shopping Center	1000 ft^2	325	3.00	1.17
Regional Mall	1000 ft^2	150	2.10	0.77
Office Building	1000 ft^2	200	0.86	0.45
Medical, Dental, Veterinary Clinic or Building	1000 ft^2	300	1.29	0.68
Restaurant	1000 ft^2	1,000	16.68	5.00
Indoor Theatre	1000 ft^2	125	0.54	0.28
Car Wash				
Tunnel - No Recycling	1000 ft^2	3,700	15.86	8.33
Tunnel - Recycling	1000 ft^2	2,700	11.74	6.16
Wand	1000 ft^2	700	3.00	1.58
Bank, Credit Union	1000 ft^2	100	0.43	0.23
Service Shop, Vehicle Maintenance & Repair Shop	1000 ft^2	100	0.43	0.23
Animal Kennels	1000 ft^2	100	0.43	0.23
Gas Station	1000 ft^2	100	0.43	0.23
Auto Sales	1000 ft^2	100	0.43	0.23
Wholesale Outlet	1000 ft^2	100	0.43	0.23
Nursery/Greenhouse	1000 ft^2	25	0.11	0.06
Light Manufacturing	1000 ft^2	25	0.23	0.09
Lumber Yard	1000 ft^2	25	0.23	0.09
Warehousing	1000 ft^2	25	0.23	0.09
Open Storage	1000 ft^2	25	0.23	0.09
Drive-in Theatre	1000 ft^2	20	0.09	0.05

DESCRIPTION	UNIT OF MEASURE	FLOW (Gallons per Day)	COD (Pounds per Day)	SUSPENDED SOLIDS (Pounds per Day)
COMMERCIAL				
Night Club	1000 ft^2	350	1.50	0.79
Bowling/Skating	1000 ft^2	150	1.76	0.55
Club & Lodge Halls	1000 ft^2	125	0.54	0.27
Auditorium, Amusement	1000 ft^2	350	1.50	0.79
Golf Course and Park (Structures and Improvements)	1000 ft^2	100	0.43	0.23
Campground, Marina, and Recreational Vehicle Park	Sites, Slips, or Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Laundromat	1000 ft^2	3,825	16.40	8.61
Mortuary, Funeral Home	1000 ft^2	100	1.33	0.67
Health Spa, Gymnasium				
With Showers	1000 ft^2	600	2.58	1.35
Without Showers	1000 ft^2	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
INSTITUTIONAL				
College/University	Student	20	0.09	0.05
Private School	1000 ft^2	200	0.86	0.45
Library, Museum	1000 ft^2	100	0.43	0.23
Post Office (Local)	1000 ft^2	100	0.43	0.23
Post Office (Regional)	1000 ft^2	25	0.23	0.09
Church	1000 ft^2	50	0.21	0.11

SECTION 2.0 - CONNECTION FEE RATE

Pursuant to Section 3.03 of the Master Connection Fee Ordinance of County Sanitation District No. 8 of Los Angeles County, the following, to be effective on the dates given, shall constitute the Connection Fee Rate per capacity unit:

July 1, 2008	July 1, 2009	July 1, 2010
$2,530	$3,290	$4,150

SECTION 3.0 - COST ALLOCATION FACTORS

Pursuant to Section 3.04(1) of the Master Connection Fee Ordinance of County Sanitation District No. 8 of Los Angeles County, the proportions of the total capital costs required to construct an incremental expansion of the sewerage system of the next anticipated configuration for conveyance, treatment, and disposal of wastewater which are attributable to flow, COD, and suspended solids, designated as X, Y, and Z, respectively, to be effective on the dates given, shall be:

$X = 0.6696$ $Y = 0.1256$ $Z = 0.2048$