Appendix L
Utilities Technical Report

956 Seward Street
Los Angeles, CA 90038

Utility Technical Memorandum

March 25, 2024

PREPARED FOR:

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1.0 INTRODUCTION

1.1 Project Location

The Project Site is located at 936-962 North Seward Street and 949-959 North Hudson Avenue within the Hollywood community of the City of Los Angeles (City).

The Project is bounded by West Romaine Street to the north, North Hudson Avenue to the east, and North Seward Street to the west. The Project Site is an irregular-shaped lot that is approximately 1.27 acres or 55,509 square feet (sf) after dedication along Romaine. The Project Site consists of eight parcels that are currently improved with a two-story 40,000 sf film climate-controlled storage facility built in 1952 and an associated surface parking lot to the north currently used for a truck rental business surrounded by metal fencing.

Land uses directly to the north of the Project Site across Romaine Street include a variety of one to five story commercial, restaurant, studio, and parking buildings. To the west across Seward Street are various one to four story film, commercial, and office uses. Land use to the east across Hudson Avenue include one to five story single and multifamily residential uses. The Project Site is located within close proximity to several transit options. Numerous Metro transit and LADOT transit bus lines that run and stop in the greater vicinity of the Project, including Metro Line 4 and Metro Line 210.

1.2 Project Description

The Project includes the demolition of an existing 40,000 sf film storage building and its associated parking lot and the construction of a seven-story, storage building, which would consist of up to 168,765 sf that would include approximately 118,681 sf of self-storage, approximately 48,984 sf of temperature-controlled film and media storage, and up to 1,100 sf of leasing uses. It also includes a surface-level parking lot and bicycle parking spaces at ground-level, as well as landscaped areas throughout the Project area, including an outdoor landscaped walkway and entrance along Romaine Street and landscaping along Hudson Street and Seward Street.

1.3 Scope of Work

This analysis provides supporting information for the Project's environmental review pursuant to the California Environmental Quality Act (CEQA) and documents the results of Kimley Horn's research regarding existing nearby infrastructure for the Project.

2.0 EXISTING UTILITIES AND REGULATORY FRAMERWORK

2.1 Existing Utility Providers

The following is a list of existing utilities and their service providers that are within the proximity of the Project Site:

- Sanitary Sewer – City of Los Angeles
- Water – Los Angeles Department of Water and Power
- Electricity – Southern California Edison
- Gas – Southern California Gas Company
- Telecommunications:
    - AT&T Distribution
    - Verizon
    - Zayo FNA Abovenet
    - Crown Castle
    - Spectrum

2.2 Regulatory Framework

2.2.1 Water

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with Local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.

- 2022 California Green Building Standards Code, CCR, Title 24, Part 11 requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.

- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.

- LADWP's 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP was approved by the LADWP Board of Water and Power Commissioners on May 25, 2021.

- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval for certain

development projects. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

1) A proposed residential development of more than 500 dwelling units;
2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons;
3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons;
4) A proposed hotel or motel of more than 500 rooms;
5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons;
6) A mixed-use project that falls in one or more of the above-identified categories; or
7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

Since the proposed Project does not meet any of the above thresholds, a WSA is not required from LADWP.

2.2.2 Sewer

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Los Angeles Regional Sanitary Sewer System. To comply with State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs), LA Sanitation and Environment (LASAN) prepared a Sewer Management Plan (SSMP) for each of these systems.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In January 2019, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Resources Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)[1].

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City of Los Angeles in 1990. The Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential project and 35 percent for non-residential projects).

[1] City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per the Special Order, laterals sewers, which are sewers 18 inches or less in diameter, must be designated for a planning period of 100 years. The Special Order also requires that sewers be designated so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter[2].

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan[3]. The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation and other approved uses.

In April 2018, the City prepared the One Water LA 2040 Plan (One Water LA Plan), an integrated approach to Citywide recycled water supply, wastewater treatment, and stormwater management. The new plan builds upon the City's Water IRP, which projected needs and set forth improvements and upgrades to wastewater conveyance systems, recycled water systems, and runoff management programs through the year 2020, and extends its planning horizon to 2040.

[2] City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in los Angeles, M-Public Utilities, 2006.
[3] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

3.0 WATER

3.1 Existing Condition

Existing water lines near the Project Site are owned and maintained by Los Angeles Department of Water and Power (LADWP). Existing water system for the street frontage are described further below:

Based on the Water Service Map No. W144-186, there are 3 existing water mains surrounding the site: an 8" water main 50' west of property within Seward Street, an 8" water main 16' north of property within Romaine Street, and an 8" water main 17' east of the property within Hudson Avenue. The nearest, existing fire hydrant is located on the Project site at the southwest quadrant of the intersection between Romaine Street and Hudson Avenue. Existing infrastructure includes water meters to be verified by supplemental field investigation and further coordination with the City of Los Angeles and LADWP.

3.2 Proposed Condition

The City calculates the Project's anticipated water demand using the City's approved wastewater generation rates. It should be noted that the Project includes a leasing office associated with the primary storage use and not stand-alone office uses. However, to provide a conservative analysis, the leasing office was calculated separately. Using the City's generation rates for warehouse and office, the Project is expected to generate the following water demands:

Table 4.2.1 – Proposed Water Demand

Existing Use	Unit Type Classification	Unit	Sewage Factor*	Average Daily Flow (GPD)	Average Daily Flow (cfs)
Storage Building	Storage: Building/Warehouse	180,000 SF	30 GPD / 1,000 SF	5,400	0.0084
Leasing Office	Office Building**	1,500 SF	120 GPD / 1,000 SF	180	0.00028
20% Contingency***				1,116	0.0017
Total				6,696 GPD	0.0104 cfs

*Sewage Factors are used to estimate total water consumption in Proposed Development
**Office building is selected for classification of the leasing office as it provides more conservative analysis
***A 20% contingency is applied for conservative estimation of water consumption to account for water usage and irrigation

Water and fire service availability has been assessed by LADWP for 8" domestic and 8" fire water service connections through the Service Advisory Request (SAR) and has been approved. Refer to Appendix A for additional information. The Project's plumbing engineer and/or fire service consultant will have final determination of the Project water/fire service design requirements based on this preliminary pressure information from LADWP. The plumbing engineer will also need to assess the need for any booster pumps in coordination with LADWP.

Figure 4.2.1 – Fire Flow Reference Table from California Fire Code

TABLE B105.1(2) REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW	FLOW DURATION
Type IA and IB[a]	Type IIA and IIIA[a]	Type IV and V-A[a]	Type IIB and IIIB[a]	Type V-B[a]	(gallons per minute)[b]	(hours)
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3,000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3,250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3,500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3,750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4,000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4,250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4,500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4,750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5,000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5,250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5,500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5,750	
295,901–Greater	166,501–Greater	106,501–115,800	77,001–83,700	47,401–51,500	6,000	

Table 4.2.2 – Required Fire Flow

Fire Flow Calculation Area (SF)	Required Fire Flow (GPM)*	Adjusted Required Fire Flow (GPM)	Available Fire Flow (GPM)**
181,500	4,500	1,500	1,500

*Required Fire Flow Assessed from Table B105.1(2) from the California Fire Code

**Available fire flow results per approved IFFAR dated January 30, 2024. Results indicate three nearby hydrants flowing with 1,500 gpm

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project. LADWP's approach consists of analyzing their water system model near the Project. Based on the results, LADWP determines whether they can meet the Project fire hydrant flow needs based on existing infrastructure with the Information of Fire Flow Availability Request (IFFAR).

An IFFAR was approved by LADWP on January 30th, 2024. The results indicate three hydrants have available fire flow of 1,500 gpm each. Based on these results and the adjusted required fire flow in Table 4.2.2, the Project currently has adequate fire flow availability for compliance with Los Angeles Municipal Code. See Appendix C for the results of the approved IFFAR.

3.3 Significance Threshold

Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) provides a set of sample questions that address impacts with regard to water supply. These questions are as follows:

Would the Project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?

- Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (L.A. CEQA Thresholds Guide) state that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering the following factors:

- The total estimated water demand for the Project;

- Whether sufficient capacity exists in the water infrastructure that would serve the Project, taking into account the anticipated conditions at project buildout;

- The amount by which the Project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the Project completion; and

- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

3.4 Project Impacts

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Although temporary construction water use would be greater than the existing water consumption at the Development Site, it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would

therefore be less than significant.

The Project will also require construction of new water distribution lateral lines to serve new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service and are typically responsible for the installation of new meters and main connections. Therefore, Project impacts on water associated with construction activities would be less than significant.

All of the related projects are subject to City review to assure that the existing public utility facilities would be adequate to meet the domestic water and fire water demands of each project. Developers are required to improve facilities where appropriate and development cannot proceed without appropriate verification and approval by LADWP and LAFD, with funding by the developers. Required improvements by related projects, if they should occur, would be limited to minor, local improvements. Such improvements require only minor construction with very limited short-term construction impacts on traffic and perhaps noise. Therefore, Project impacts on domestic and fire water would be less than significant.

LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Master Plan (UWMP) to plan and provide for water supplies to serve existing and projected demands within its jurisdiction. THE UMWP prepared by LADWP is based on the growth projections that are provided in the SCAG RTP/SCS, which is updated on 4-year cycles to account for changes in growth rates, and which accounts for existing development within the City, as well as projected growth anticipated to occur through redevelopment of existing uses and development of new uses. Each of the related projects would need to be consistent with the SCAG RTP/SCS projections in order to be accounted for in LADWP's UWMP current and projected available water demand. As the LADWP's UWMP is based on growth projects in the SCAG RTP/SCS, no significant cumulative water supply impact is anticipated from cumulative development.

3.5 Operation

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Appendix A for the result of the SAR which demonstrates that adequate water infrastructure capacity exists.

4.0 Wastewater

4.1 Existing Condition

Existing sewer lines within the City of Los Angeles are maintained by the Los Angeles Sanitation District. Existing sewer system for the street frontage are described further below:

There is an existing 12" VCP sewer line with a slope of 1.3% within Seward Street[4]. Existing capacity to serve the property will be assessed by the Los Angeles Sanitation District. The proposed property may discharge its sewage generation to the 12" VCP line, subject to Los Angeles Sanitation District's assessment, and based on the programming identified in the Architectural Plans by Michael W. Folonis Architects dated December 13, 2023.

Table 5.1.1 – Existing Flow (To Be Demolished)

Unit Type	Unit	Sewage Factor	Average Daily Flow (GPD)	Average Daily Flow (cfs)	Peak Flow (cfs)*
Storage: Building/Warehouse	40,000 SF	30 GPD / 1,000 SF	-1,200	-0.00186	-0.00465
Total			**-1,200 GPD**	**-0.00186 cfs**	**-0.00465 cfs**

*A peak flow factor of 2.5 is assessed per City guidelines

The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 million gallons per day (MGD) at the Hyperion Water Reclamation Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles – Glendale Water Reclamation Plant).

4.2 Proposed Condition

Proposed wastewater generation is estimated using the City Sewage Generation Factors dated April 6, 2012. Based on the Project architect's summary as provide in the latest Plans dated December 13, 2023, the proposed project will generate a peak flow of approximately 0.0086 cfs (5,580 gpd) to the 12" sewer line within Seward Street. This estimated flow is approximated using the Generation Factors and confirmation of capacity has been proved from the Sanitation District. LA Sanitation provided confirmation of sewer capacity via the Sewer Capacity Availability Request (SCAR) received on October 17, 2023, attached hereto as Appendix B.

[4] *NavigateLA*, navigatela.lacity.org/navigatela/. Accessed 19 Oct. 2023.

Table 5.2.1 – Proposed Flow

Unit Type	Unit	Sewage Factor	Average Daily Flow (GPD)	Average Daily Flow (cfs)	Peak Flow (cfs)*
Storage: Building/Warehouse	180,000 SF	30 GPD / 1,000 SF	5,400	0.00836	0.0209
Office Building	1,500 SF	120 GPD / 1,000 SF	180	0.00028	0.0007
Total			**5,580 GPD**	**0.00864 cfs**	**0.0216 cfs**

*A peak flow factor of 2.5 is assessed per City guidelines

4.3 Significance Threshold

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- Result in a determination by the wastewater treatment provider, which serves or may serve the Project, that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the CEQA Guidelines, the L.A. CEQA Thresholds Guide states that a project would normally have a significant wastewater impact if:

- The Project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or

- The Project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements. These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

4.4 Project Impacts

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, Project impacts

associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated. A Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

As with the Project, all related projects in the City of Los Angeles would be subject to the provisions of the LAMC requiring provision of on-site infrastructure, improvements to address local capacity issues and payment of fees for future sewerage replacement and/or relief improvements. In addition, the potential need for the related projects to upgrade sewer lines to accommodate their wastewater needs is site-specific and there would be minimal, if any, direct cumulative relationship between the development of the Project and the related projects.

LAMC Section 64.15 requires that projects perform a SCAR when any development seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 GPD or more of sewage. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant. Any future projects would require coordination with the Los Angeles Bureau of Engineering for sewer availability. That process would involve the Los Angeles Bureau of Engineering to analyze sewer capacity upstream and downstream of the Project's point of connection. In addition, the City establishes design criteria for sewer systems to assure the new infrastructure provides sewer capacity and operating characteristics to meet City Standards. Therefore, no significant cumulative wastewater impact is anticipated from the development.

4.5 Operation

In accordance with the L.A. CEQA Thresholds Guide, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project will generate approximately 5,580 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors.

5.0 STORMWATER

5.1 Existing Condition

There is no existing stormwater infrastructure surrounding the property. Overland flow from the existing site drains south and west along curb and gutter until runoff discharges into catch basins within the intersection of Las Palmas Avenue and Willoughby Avenue.

5.2 Proposed Condition

The Project will need to comply with the City's Low Impact Development (LID) guidelines. Since infiltration has been deemed infeasible per the Preliminary Geotechnical Engineering Report dated July 26, 2023 by Gorian & Associates Inc., the City of Los Angeles requires consideration of stormwater capture and reuse prior to biofiltration. Given there is insufficient landscape areas onsite to justify capture and reuse treatment, the Project proposes biofiltration to satisfy LID requirements. LID treatment system is designed to capture and treat storm events up to the 85th percentile. Stormwater runoff generated from storm events greater than the design 85th percentile event will overflow via a parkway drain to the curb face. Refer to the Hydrology & Water Resources Technical Report for additional information.

The Project will need to provide overflow from the proposed development for storm events up to the 25-year per the Los Angeles County Hydrology Manual. Overflow will be conveyed via parkway drain(s) or curb drain(s) per city guidelines. Refer to the Hydrology & Water Resources Technical Report for additional information.

6.0 LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified to water, wastewater, and stormwater infrastructure for this Project.

References

Hydraulic Design Manual. Los Angeles County Flood Control District, March 1982.

Low Impact Development Standards Manual. County of Los Angeles Department of Public Works, February 2014.

NavigateLA, navigatela.lacity.org/navigatela/. Accessed 19 Oct. 2023.

APPENDIX A – SAR

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **103629**

Fire Service Pressure Flow Report

SERVICE NUMBER **643229**

For: **956 SEWARD ST** Approved Date: **10-30-2023**

Proposed Service **8 INCH** off of the

8 inch main in **SEWARD ST** on the **SOUTH** side approximately

95 feet **EAST** of **EAST** of **SEWARD ST** The System maximum pressure is

130 psi based on street curb elevation of **290** feet above sea level at this location.

The distance from the DWP street main to the property line is **15** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	97				
540	96				
785	95				
980	94				
1145	93				
1290	92				
1425	91				
1550	90				
1665	89				
1775	88				
1875	87				
1975	86				
2070	85				
2165	84				
2250	83				
2335	82				
2420	81				
2500	80				

These values are subject to change due to changes in system facilities or demands.

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

Notes: Service approved for 8 inch fire in conjunction with 8 inch domestic combo service

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 10-30-23. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

JANNA CHAHBAZ	JANNA CHAHBAZ	144-186
Prepared by	**Approved by**	**Water Service Map**

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144-183

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The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.

WaterGIS

142-186

LEGEND MAP	SYMBOLS AND NOTATIONS	SCALE: 1" = 100'	PLOTTED	DATE	CHK'D.	DATE
SCALE 1" = 1500'	AS SHOWN	GIS MAP IN SERVICE	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx
		CONVERTED MAINS	F.HUEZO	08-25-2003	Spot Chk'd	04-17-2009
		CONVERTED SERVICES	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx
		MISC	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx
		APPROVED				

FIRE HYDRANTS	
2 1/2" SINGLE	
2 1/2" S. BUILT UP	
2 1/2" DOUBLE	
4" SINGLE	
4" S. BUILT UP	
4" DOUBLE	
2 1/2" x 4" DOUBLE	

REFERENCES	
MAPS REPLACED	GATE BK.
188 NS , 189 NS , 212 NS	143-188
213 NS	
LARIA AERIAL:	LANDBASE:
	144b185 , 144b189
	141b185 , 141b189
DATUM: NAD 1983, ZONE V	
LEVELS: U.S.G.S	

WATER GEOGRAPHIC INFORMATION SYSTEMS & GRAPHICS GROUP
DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES

WATER SERVICE MAP

SERVICE ZONE ELEVATION: 579 / 721

DISTRICT: CENTRAL

144-186

Questions or Comments, contact: WaterGIS Group, Rm. 1439, JFB

7/1/2019 2:54:21 PM, btrinh

APPENDIX B – SCAR

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Job Address:	**956 SEWARD ST**	Sanitation Scar ID:	**71-6779-1023**
Date Submitted	10/11/2023	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	KYLE SAMPLE		
Address:	660 S. FIGUEROA ST. STE. 2050	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-261-4106	Fax:	
Email:	kyle.sample@kimley-horn.com	BPA No.	
S-Map:	26522	Wye Map:	4669-3

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	SEWARD ST	49301170	49301260	12	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	STORAGE: BUILDING/WAREHOUSE	30	KGSF	180,000	5,400
2	OFFICE BUILDING	120	KGSF	1,500	180
				Proposed Total Flow (gpd):	**5,580**

Remarks 1]: Approved for the maximum allowable capacity of 5,580 GPD (3.88 gpm).

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: 10/17/2023 Expires On: 04/14/2024

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Ahmad Ghanem
on 10/16/2023

Submitted by: Christina Braco
Bureau of Engineering
Central District
Phone:

Fees Collected	No	SCAR FEE	$0.00
Date Collected		SCAR Status:	**Completed**

Scar Request Number: 5469

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Scar Request Number: 5469

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

APPENDIX C – IFFAR

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Western

Water Service Map No.: 144-186

LAFD Fire Flow Requirement: _____ LAFD Signature: _____

Date Signed: _____

Applicant: Jonah Ng

Company Name: Kimley-Horn

Address: 956 Seward St, Los Angeles, CA 90038

Telephone: 213-354-9409

Email Address: jonah.ng@kimley-horn.com

	F- 35519	F- 35521	F- 43014
Location:	West of Southwest corner of Hudson Ave. and Romaine St. intersection	West of Northwest corner of Seward St. and Romaine St. intersection	West of Hudson St.
Distance from Neareast Pipe Location (feet):	17 ft	20 ft	17 ft
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8 inches	8 inches	8 inches
Static Pressure (psi):	*97 psi max*	*98 psi max*	*100 psi max*
Residual Pressure (psi):	*87 psi*	*86 psi*	*86 psi*
Flow at 20 psi (gpm):	*1500 gpm*	*1500 gpm*	*1500 gpm*

KATHRINE CRUZ
JAN 16 2024

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W20240118001

We did not receive the pressures from LADWP, but was informed it is not required for this submission. Refer to page 2 for additional hydrant request. Please contact me with any questions.
Project location: 956 Seward St, Los Angeles, CA 90038.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 1/30/2024

Signtature: Digitally signed by Mark Patterson Date: 2024.01.30 13:04:15-08'00' *Title:* Mark Patterson - Civil Engineering Associate

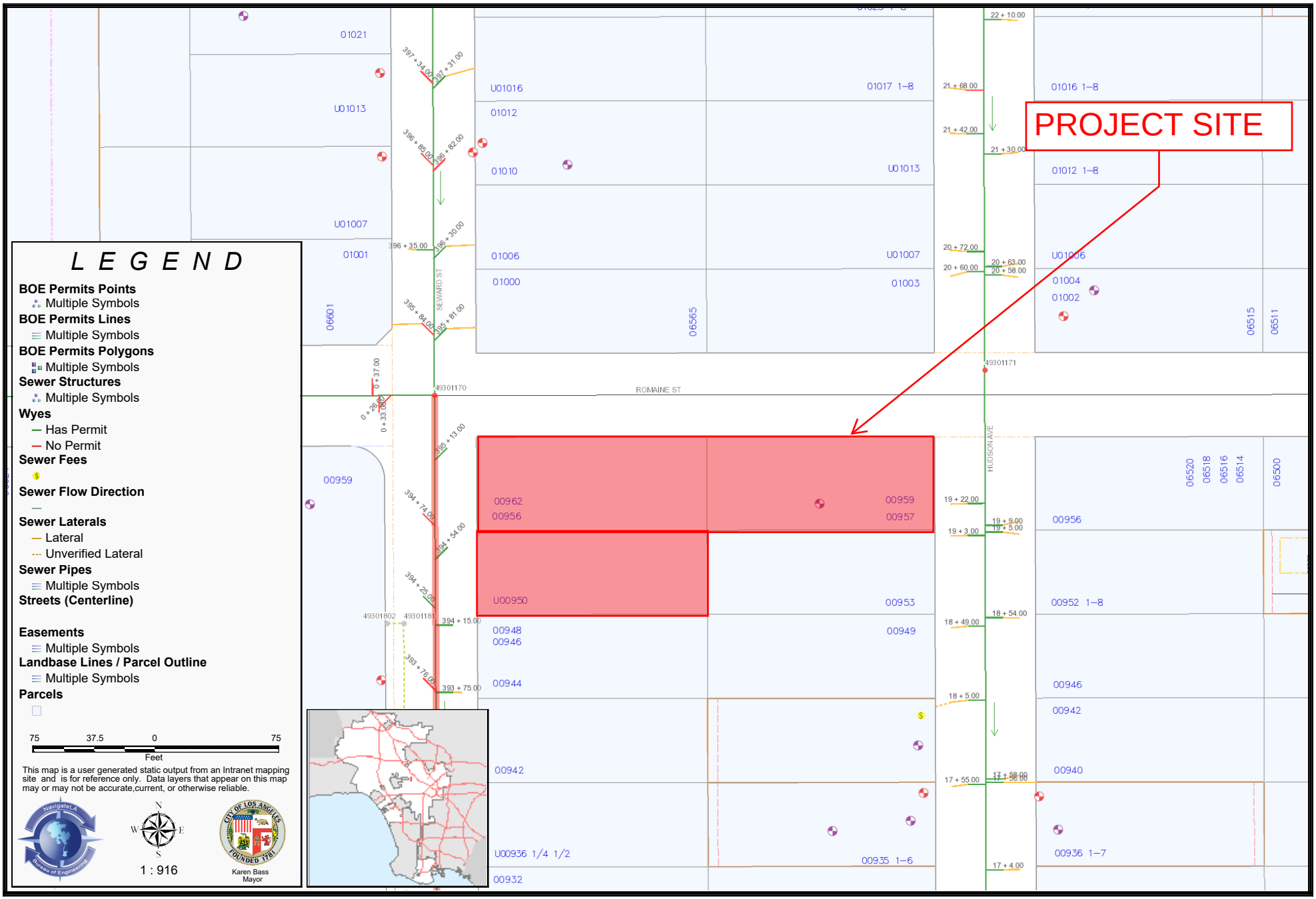
Requests must be made by submitting this completed application, along with a $245.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hope Street - Room 1425
Los Angeles, CA 90012

* If you have any questions, please contact us at (213) 367-2WNB or visit our web site at http://www.ladwp.com.

Cynthia

APPENDIX D – ADDITIONAL REFERENCES

NavigateLA Map



L E G E N D

BOE Permits Points
- Multiple Symbols

BOE Permits Lines
- Multiple Symbols

BOE Permits Polygons
- Multiple Symbols

Sewer Structures
- Multiple Symbols

Wyes
- Has Permit
- No Permit

Sewer Fees

Sewer Flow Direction

Sewer Laterals
- Lateral
- Unverified Lateral

Sewer Pipes
- Multiple Symbols

Streets (Centerline)

Easements
- Multiple Symbols

Landbase Lines / Parcel Outline
- Multiple Symbols

Parcels

75 37.5 0 75
Feet

This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate,current, or otherwise reliable.

1 : 916

Karen Bass
Mayor

Lookup By Ticket | Lookup By Location

ATTDSOUTH

AT&T - DISTRIBUTION

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
AT&T PRIORITY REPAIR 800-247-2020 G00559@ATT.COM	AT&T DIST. DAMAGE P... 510-645-2929 G00559@ATT.COM	AT&T DIST. DAMAGE P... 510-645-2929 G00559@ATT.COM	AT&T DIST. DAMAGE P... 510-645-2929 G00559@ATT.COM

CITYLASTLI

CITY OF LOS ANGELES

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
C/OF LA 311 CALL CEN... 311	FRONT OFFICE STAFF 323-913-4744	FRONT OFFICE 323-913-4744	FELIPE RODRIGUEZ 4550 SANTA MONICA B... LOS ANGELES, CA 90029 323-913-4723 FELIPE.RODRIGUEZ@LA...

LAWP3

LADWP - WATER

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
ELECTRIC TROUBLE BO... 111 N HOPE ST LOS ANGELES, CA 90012 213-367-8247	LOCATING OFFICE 1350 S. WALL ST. LOS ANGELES, CA 90015 213-367-6428	LOCATING OFFICE 1350 S. WALL ST. LOS ANGELES, CA 90015 213-367-6428	LOCATING OFFICE 1350 S WALL ST LOS ANGELES, CA 90015 213-367-6428

MCISOCAL

MCI (VERIZON BUSINESS)

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
FIBER SECURITY DEPT 800-624-9675	FIBER SECURITY DEPT 800-624-9675	MANAGER FIBER SECUR... 800-289-3427	MCI OPERATOR 800-289-3427

METFIBNET

ZAYO FNA ABOVENET

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
STAKE CENTER LOCATING 801-364-1063	STAKE CENTER LOCATING 801-364-1063	STAKE CENTER LOCATING 801-364-1063 CODY.KLAUS@STAKECE...	STAKE CENTER LOCATING 801-364-1063 CODY.KLAUS@STAKECE...

METFIBNET1

TEMP DUPE CODE FOR METFIBNET

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM

INFORMATION NOT PROVIDED	*INFORMATION NOT PROVIDED*	*INFORMATION NOT PROVIDED*	*INFORMATION NOT PROVIDED*

NEXTGLAVEN

CROWN CASTLE- LA & VEN

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
STAKE CENTER 801-364-1063	CROWN CASTLE FIBER ... 855-933-4237 FIBERSUPPORT@CROW...	FIBER DIG 1500 CORPORATE DR CANONSBURG, PA 800-654-3110 FIBER.DIG@CROWNCA...	FIBER DIG TEAM SCN N... 888-632-0931 FIBER.DIG@CROWNCA...

SCG32J

SOCALGAS DISTRIBUTION HOLLYWOOD

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
DISPATCH 800-826-6576	LEAD DISPATCHER 800-427-8894	HENRY CAMPOS 310-605-4132 HCAMPOS2@SOCALGA...	ALLOWED BUT CAN BE ...

UCHTRW_N1

SPECTRUM - ARIZONA CIRCLE

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
SPECTRUM DAMAGE O... 844-780-6054	SPECTRUM EMERGENC... EMERGENCY ONLY - N... 844-780-6054	NATASCHA FUCSIK 6357 ARIZONA CIR LOS ANGELES, CA 90045 310-216-3545 NATASCHA.FUCSIK@CH...	NATASCHA FUCSIK 6357 ARIZONA CIR LOS ANGELES, CA 90045 310-216-3545 NATASCHA.FUCSIK@CH...

USCEMW

UTILIQUEST FOR SCE DIST METRO WEST

AFTER HOURS	EMERGENCY	NO RESPONSE	VACUUM
SCE 800-611-1911	SC EDISON PERSONNEL 800-611-1911	*INFORMATION NOT PROVIDED*	GILBERT ACEVES 14005 S. BENSON AVE CHINO, CA 91710 909-548-7249 GILBERT.ACEVES@SCE.C...

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