

Appendix N

Utility Report



Sunset and Vine 2

Water & Sewer Infrastructure Assessment Report

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Date Prepared: December 2022

Project Number: 00279-020

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1. INTRODUCTION

1.1 PROJECT DESCRIPTION

The proposed Sunset & Vine 2 Project (“Project”, “SV2”, “SV2 Project”) will redevelop a 1.74-acre lot (1.74 acre gross and buildable area) located southeast of the intersection of Sunset Boulevard and Vine Street (“Project Site”) in the City of Los Angeles (City), within the County of Los Angeles. The Project site is bounded by Sunset Boulevard to the north, Vine Street to the west, and Leland Way to the south.

The Project includes construction of a new eight-story mixed-use residential and commercial building at the southeast corner of Vine Street & Sunset Boulevard. The Project includes up to 170 new multi-family residential units and 16,680 square feet (sf) of new ground neighborhood serving ground floor commercial uses.

The new building will replace the two commercial buildings on Sunset Boulevard (8,376 sf), the one-story commercial building on Vine Street (2,806 sf), the one-story commercial building on Leland Way (1,611 sf), and the one-story duplex (2 units) on Leland Way. A total of 12,793 sf of commercial uses will be removed. The Project Site also contains 64 multi-family residential units, along with 6,363 sf of commercial and 2,900 sf of office uses within the existing Sunset Vine Tower. These residential and commercial/office uses within the tower are not a part of the Project, and would remain on site.

1.2 SCOPE OF WORK

The purpose of this report is to analyze the potential changes in water and wastewater demand as a result of the Project and any necessary changes to on- or off-site infrastructure. The current location of existing water and wastewater infrastructure and analysis of potential Project demands related to this infrastructure are discussed in this technical report.

2. REGULATORY FRAMEWORK

2.1 WATER

The Project site receives water supply from the Los Angeles Department of Water and Power (LADWP), the primary water purveyor for the City. As the primary supplier of water to the City, LADWP must comply with all applicable regulations at the State and Federal level.

Applicable regulations affecting LADWP as a supplier of water include efficiency requirements, such as California Code of Regulations (CCR) Title 20, Chapter 4, Article 4, Section 1605, which requires all new plumbing fixtures to adhere to efficiency requirements, and CCR Title 24, Part 11, which requires a water use reduction of 20% above baseline for all homes, commercial, and state buildings.

The regulations also include reporting requirements, such as California Urban Water Management Planning Act (1984) and Senate Bill (SB) 610. The California Urban Water Management Planning Act requires that municipalities and other water suppliers must create an updated Urban Water Management Plan (UWMP) every five years, outlining anticipated trends in supply and demand for the planning period. LADWP's most recent UWMP update was in 2015 and identified adequate supplies to match modeled demands through 2040. SB 610 required water suppliers to submit a Water Supply Assessment (WSA) for all project that propose over 500 residential dwelling units, 500,000 square feet of commercial floor space, or employ over 1,000 individuals or the equivalent water usage. A WSA will not be required for the project as it proposes fewer than 500 dwelling units.

2.2 WASTEWATER

The Project site is located in the City of Los Angeles, and therefore falls under the authority of the Bureau of Sanitation (BOS) of the City of Los Angeles Department of Public Works. The BOS serves over four million customers, and its sewer system is split into three subsystems – the Hyperion Sanitary Sewer System, the Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. The Project site lies within the Hyperion Sanitary Sewer System service area (“Hyperion”). In January 2019, version 3 of the Sewer System management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Resources Control Board’s (SWRCB) Statewide General Waste Discharge Requirements.¹

Projects that discharge into the Hyperion system must follow the regulations under Ordinance No. 166,060 adopted by the City in 1990. This ordinance established an additional annual allotment of 5 million gallons per day (MGD), of which it allocates 1.7 MGD for priority projects, 0.4 MGD for public benefit projects, and 2.9 MGD for non-priority projects.

Under the City of Los Angeles Municipal Code (“Municipal Code”), all new projects connecting to the sewer collection system or proposing additional discharge must have a Sewer Capacity Availability Request (SCAR) performed by the City (Section 64.15, Municipal Code). The SCAR analyzes existing sewer system to determine whether or not the proposed increases in wastewater

¹ Sewer System Master Plan Version 3.0. City of Los Angeles LA Sanitation & Environment. Accessed on March 11, 2021. <https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdm1/~edisp/cnt035427.pdf>

flows will generate any capacity issues. New connections to the sewer system must also pay associated fees (Sewerage Facilities Charge) based upon flow strength and volume (Section 64.11.2, Municipal Code). Pursuant to the City's design criteria, any new sewer laterals less than 18" must be designed for a 100-year planning period, and depth of peak dry weather flows shall not exceed one half the diameter of the pipe ($d/D=0.5$).

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.² The Integrated Resources Plan 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.

3. EXISTING CONDITION

3.1 WATER

3.1.1 DOMESTIC INFRASTRUCTURE

The City of Los Angeles Department of Water and Power (LADWP) maintains water infrastructure in the Project area and provides domestic water service to the Project Site. The Project Site is currently served by public 8" water mains located in W Sunset Blvd and Leland Way. There is also a 16" water main that runs along W Sunset Boulevard, however no existing connections exist from the Project Site.

Table 1 shows the estimated existing water demand for the Project Site, prepared based on 100-percent of the City of Los Angeles BOS sewerage generation factors for residential and non-residential categories. In addition, the buildings to be removed have been tabulated. There are currently 66 existing dwelling units that will remain, as well as restaurants that are primarily take-out based. In order to maintain a conservative estimate of increases in water demands, landscaping water use estimates were not included in existing water demand analysis.

² City of Los Angeles, Department of Public Works. Integrated Resources Plan documents, 2006. Accessed March 8, 2021. https://www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-owla/s-lsh-es-owla-r/s-lsh-es-owla-r-ud?_afLoop=4516164939158164&_afWindowMode=0&_afWindowId=null&_adf.ctrl-state=x329e0e3f_1#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D4516164939158164%26_afWindowMode%3D0%26_adf.ctrl-state%3Dx329e0e3f_5

Table 1 – Estimated Existing Water Demand

Land Use	Units or Square Footage	BOS Generation Factor ¹	Total Average Daily Demand (gpd)
SRO Units - Residential: Apt – Bachelor	56 DU	75 gpd/DU	4,200
SRO Units - Residential: Apt - 2 BDR	8 DU	150 gpd/DU	1,200
Duplex Units -Residential: Duplex/Townhouse - 1 BR	2 DU	110 gpd/DU	220
Restaurant: Take Out	19,156 sf	300 gpd/1000 sf	5,747
Office	2,900 sf	120 gpd/1000 sf	348
Total Existing Water Demand			11,715 GPD
Existing Restaurant Buildings to be removed (Sunset Blvd., Vine St., Leland Way)	12,793 sf	300 gpd/1000 sf	3,838
Existing Duplex Units to be removed (Leland Way)	2 DU	110 gpd/DU	220
Total Existing Water Demand to be Removed			4,058 GPD
Notes			
1 Based on 100% of the BOS sewer generation factors.			

3.1.2 FIRE INFRASTRUCTURE

There are currently five (5) existing fire hydrant located within the vicinity of the Project Site boundary. Three (3) are located on W. Sunset Boulevard, while two (2) are located on Leland Way.

3.2 WASTEWATER

3.2.1 EXISTING INFRASTRUCTURE

Regional wastewater service is provided by City of Los Angeles BOS and the Los Angeles Department of Public Works. Flows from the Project Site drain to the Hyperion Treatment Plant. Wastewater at the Project Site is conveyed via existing 8" public sewer lines owned and maintained by the City of Los Angeles on W Sunset Boulevard and Leland Way to the north and south, respectively. The lines connect to BOS regional lines and drain to the Hyperion Treatment Plant.

Table 2 shows the estimated existing wastewater generation for the Project Site, based on Project Site elements and Bureau of Sanitation sewer generation factors.

Table 2 - Estimated Existing Wastewater Generation

Land Use	Units or Square Footage	BOS Generation Factor ¹	Total Average Daily Flow (gpd)
SRO Units - Residential: Apt – Bachelor	56 DU	75 gpd/DU	4,200
SRO Units - Residential: Apt - 2 BDR	8 DU	150 gpd/DU	1,200
Duplex Units -Residential: Duplex/Townhouse - 1 BR	2 DU	110 gpd/DU	220
Restaurant: Take Out	19,156 sf	300 gpd/1000 sf	5,747
Office	2,900 sf	120 gpd/1000 sf	348
Total Existing Wastewater Demand			11,715 GPD
Existing Restaurant Buildings to be removed (Sunset Blvd., Vine St., Leland Way)	12,793 sf	300 gpd/1000 sf	3,838
Existing Duplex Units to be removed (Leland Way)	2 DU	110 gpd/DU	220
Total Existing Wastewater Demand to be Removed			4,058 GPD
Notes			
¹ Based on 100% of the BOS sewer generation factors.			

4. METHODOLOGY

4.1 WATER

This report analyzes the potential effects of the Project on the existing public water infrastructure by comparing the estimated Project water demand with the calculated available capacity of the existing facilities. As sewer flows and water demands are correlated and similar for indoor water usage, the existing and proposed water demands are based on LA BOS sewer generation factors. Additional water demands as a result of proposed landscaping features were calculated using the Estimated Total Water Use Equation (ETWU) following the methodology conducted as part of the Project's Water Consumption Analysis Report³.

Based on available site and occupancy information, the BOS's sewer generation factors were used to estimate the existing water consumption. In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (how much pressure is available at the source before applying the Project's demand), to the available pressure at the maximum demand needed for the Project. Based on the results, LADWP will determine whether they can meet the Project's needs based on the existing infrastructure which is summarized as part of the Service Area Request (SAR). An Information of Fire Flow Availability report (IFFAR) is also conducted by LADWP to determine that there is sufficient hydrant flow from existing or proposed hydrants fronting the project based on the existing infrastructure. See Attachment A and B for the SAR and IFFAR for the Project.

4.2 WASTEWATER

This report also analyzes the potential effects of the Project on the existing public sewer infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The BOS, Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development. The BOS's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS's preliminary analysis. Refer to Attachment C for results of the BOS preliminary analysis, also known as the Sewer Capacity Availability Request (SCAR).

³ Sunset & Vine Water Consumption Analysis. VCA, February 12, 2021.

5. PROJECT DEMANDS

5.1 CONSTRUCTION

5.1.1 WATER

During construction, water will be required intermittently for dust control, equipment cleaning, soil grading and preparation during the early phases of the project. The latter phases of construction normally require less water usage. Since water usage during construction is typically less demanding than the water usage for the proposed Project, it is anticipated that existing water infrastructure would meet the limited, temporary water demand associated with construction of the Project, and that the water purveyor is able to provide water during construction.

It is anticipated that the Project may require construction of new lateral connections to existing LADWP water lines. Construction impacts associated with the installation of water laterals would primarily involve trenching in order to place the lines below surface. When considering impacts resulting from the installation of any required water infrastructure, all impacts are of a relatively short-term duration (i.e., weeks to months) and would cease to occur once the installation is complete. Installation of new water infrastructure will be limited to on-site water distribution, and minor off-site work associated with connections to the public main. No upgrades to public water mains are anticipated. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, the City of Los Angeles would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service.

5.1.2 WASTEWATER

Construction activities for the Project could result in temporary wastewater generation on-site. However, such use would be temporary and nominal when compared with the wastewater generated by the Project. In addition, construction workers would typically utilize portable restrooms and hand wash areas, which would not contribute to direct wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause any measurable increase in wastewater flows.

Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and 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. Any work that may affect services to the existing sewer lines will be coordinated with the Los Angeles BOS. Furthermore, construction management and access plans would ensure safe pedestrian access as well as emergency vehicle access and safe vehicle travel. Moreover, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration and would cease to occur once the installation is complete.

5.2 OPERATION

5.2.1 WATER

5.2.1.1 WATER DEMAND

Based on the Project’s proposed land uses, the Project’s estimated water consumption is approximately 36,396 gallons per day (gpd). Additionally, approximately 4,058 gpd of existing water demand will be removed, resulting in a net increased water demand of approximately 20,623 gpd over existing conditions. These demand numbers were calculated using 100-percent of BOS wastewater generation factors in addition to the ETWU equation for proposed landscaping.

Table 3 – Estimated Proposed Water Demand

Land Use	Units	BOS Generation Factor (gpd/unit) ¹	Total Water Demand (gpd)
Residential Apartment - Bachelor	28 units	75 gpd/unit	2,100
Residential Apartment – 1 Bedroom	96 units	110 gpd/unit	10,560
Residential Apartment – 2 Bedrooms	46 units	150 gpd/unit	6,900
Restaurant – Take-out	16,680 sf	300 gpd/KGSF	5,004
Fitness Room (gym)	3,803 sf	200 gpd/KGSF ²	761
Club Room (lounge)	3,102 sf	50 gpd/KGSF ²	156
Swimming Pool (Commercial with Backwash Filter)	10,488 sf	1 gpd/sf	10,488
Landscaping	4,322 SF	427 gpd ³	427
Total Proposed Water Demand			36,396
Total Existing Water Demand			11,715
Total Existing Water Demand to be Removed			4,058
Project Net Water Demand (Proposed – Existing – Existing to be Removed)			+20,623
Notes			
¹ Based on 100% of the BOS sewer generation factors.			
² Based on City of LA Sewer Generation Factors			
³ ETWU methodology from Sunset & Vine Water Consumption Analysis. VCA, February 12, 2021.			

5.2.1.2 DOMESTIC WATER DEMAND

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 Attachment A for the results of the SAR and Attachment B for the IFFAR, which demonstrates that adequate water infrastructure capacity exists. In addition, LADWP has provided a Will Serve letter to support the Project as shown in Attachment D.

5.2.1.3 FIRE FLOW REQUIREMENTS

The Project will incorporate a fire sprinkler suppression system, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As shown in Attachment A, the SAR identifies that the water service availability for the 8-inch mains in Sunset Ave and Leland Way each have adequate flow and pressure to support the Project. The 8-inch main in Sunset Ave has a static pressure of 80 pounds per square inch (psi) and a flow of up to 2,500 gpm. The 8-inch main in Leland Way has a static pressure of 82 psi and a flow up to 2,500 gpm.

Per the Los Angeles Municipal Code Article 7 Table 57.507.3.3, the required hydrant demand is 4,000 gpm from four adjacent hydrants flowing simultaneously. As noted, the IFFAR was processed in order to determine if the existing hydrants serving the Project could meet LAMC requirements. As shown in Attachment B, the fire flow availability from the four existing hydrants are 1,500 gpm each resulting in a total of 6,000 gpm. Therefore, adequate fire flow capacity is provided by the existing hydrants.

5.2.2 WASTEWATER

5.2.2.1 SEWER GENERATION AND INFRASTRUCTURE CAPACITY

The Project’s estimated sewer flows were based on BOS sewer flow factors. Based on the proposed uses and generation factors, the Project’s projected wastewater generation is approximately 35,969 gpd, representing a net increase in wastewater generation at the Project Site of approximately 20,196 gpd. A breakdown of these wastewater generation calculations is provided in Table 4.

Table 4 – Estimated Proposed Wastewater Generation

Land Use	Units	BOS Generation Factor (gpd/unit) ¹	Total Wastewater Generation (gpd)
Residential Apartment - Bachelor	28 units	75 gpd/unit	2,100
Residential Apartment – 1 Bedroom	96 units	110 gpd/unit	10,560
Residential Apartment – 2 Bedrooms	46 units	150 gpd/unit	6,900
Restaurant – Take-out	16,680 sf	300 gpd/KGSF	5,004
Fitness Room (gym)	3,803 sf	200 gpd/KGSF ²	761
Club Room (lounge)	3,102 sf	50 gpd/KGSF ²	156
Swimming Pool (Commercial with Backwash Filter)	10,488 sf	1 gpd/sf	10,488
Total Proposed Wastewater Flow			35,969
Total Existing Wastewater Flow			11,715
Total Existing Wastewater Flow to be Removed			4,058
Project Net Wastewater Flow (Proposed – Existing – Existing to be Removed)			+20,196
Notes			
¹ Based on 100% of the BOS sewer generation factors.			
² Based on City of LA Sewer Generation Factors			

A SCAR was approved which confirms that the existing public infrastructure can accommodate the Project for the condition of 50% of the flows going to the 8-inch mains in Sunset Boulevard and 50% of the flows going to Leland Way, based on the revised SCAR requirement that the approved flows combine to 100%. The approved SCAR allows for a total wastewater flow of 37,124 gpd. The project will result in a total proposed wastewater flow of 35,969 gpd, with a net increase of 20,196 gpd. Since the proposed project flows will not exceed the flow amounts in the approved SCAR, the project will not adversely impact the existing sewer system. The BOS analyzed the Project demands in conjunction with existing conditions and forecasted growth. Refer to Attachment C for a copy of the approved SCAR & City of LA Sewer Generation Factors, and Attachment E for the wastewater Will Serve letter from BOS.

As further discussed below, the City of Los Angeles Sewer System Management Plan⁴ notes that the existing design capacity of the Hyperion Service Area is approximately 550 mgd (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, and 20 mgd at the Los Angeles-Glendale Water Reclamation Plant). The Project's proposed wastewater generation is approximately 0.021 mgd. Currently up to 260 mgd is treated at the Hyperion Treatment Plant resulting in a treatment capacity of 190 mgd, which means the project would account for approximately 0.02 percent of the available capacity. Consequently, impacts on wastewater treatment capacity are less than significant.

6. CONCLUSION

6.1 WATER

The proposed Project results in a higher water demand as compared to existing conditions. However, as shown by the SAR and IFFAR, both domestic and fire flow requirements stated in the LAMC will be met with the existing water infrastructure and fire hydrants. Further, LADWP is required to update its Urban Water Management Plan (UWMP) every 5-years to account for existing development within the City, as well as projected growth, to ensure adequate water supplies are available to meet growing demands through water conservation and increasing water recycling. LADWP also requires WSAs to be prepared for applicable projects under SB610 to track population growth more closely to enhance water supply reliability. The Project along with other similar projects within the City's jurisdiction also must comply with the LAMC, including the City's Green Building Code, as well as AB 32, which would also assist in assuring that adequate water supply is available on a cumulative basis. Based on this local and regional water supply/demand planning, and the adequate capacity of existing water infrastructure, no impacts related to water infrastructure are anticipated.

6.2 WASTEWATER

The proposed Project will result in the additional generation of sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned sewer infrastructure capacity and determined that adequate capacity exists to serve the Project as shown in the SCAR for the Project. Similar projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to BOS as part of a project's development review. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and BOS to construct the necessary improvements. In addition, the Hyperion Treatment Plant has adequate capacity to handle increased flows from the proposed Project. Therefore, no impacts related wastewater infrastructure are anticipated.

⁴ Sewer System Master Plan Version 3.0. City of Los Angeles LA Sanitation & Environment. Accessed on March 11, 2021. <https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdm1/~edisp/cnt035427.pdf>

ATTACHMENTS

Attachment A – SAR

Attachment B – IFFAR

Attachment C – SCAR & City of LA Sewer Generation Factors

Attachment D – LADWP Water Will Serve Letter

Attachment E – BOS Wastewater Will Serve Letter

Attachment A – SAR



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 101012

Fire Service Pressure Flow ReportSERVICE NUMBER **634819**For: 6266 W SUNSET BLVD Approved Date: **12-5-2022**Proposed Service 8 INCH off of the8 inch main in SUNSET BLVD on the SOUTH side approximately240 feet EAST of EAST of VINE ST The System maximum pressure is105 psi based on street curb elevation of 349 feet above sea level at this location.The distance from the DWP street main to the property line is 37 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	80	1800	62		
380	79	1855	61		
550	78	1910	60		
685	77	1960	59		
800	76	2010	58		
900	75	2055	57		
995	74	2105	56		
1080	73	2150	55		
1165	72	2200	54		
1240	71	2245	53		
1310	70	2290	52		
1380	69	2330	51		
1450	68	2375	50		
1510	67	2415	49		
1575	66	2460	48		
1635	65	2500	47		
1690	64				
1745	63				

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

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

Notes: WITH 1,500 GPM SIMULTANEOUS FLOW**This information will be sent to the Department of Building and Safety for plan checking.**

This SAR is valid for one year from 12-05-22. 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****OSCAR TUPUL**

Prepared by

OSCAR TUPUL

Approved by

148-189**Water Service Map**



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 101032

Fire Service Pressure Flow ReportSERVICE NUMBER **634820**For: 6266 W SUNSET BLVD Approved Date: **12-5-2022**Proposed Service 8 INCH off of the8 inch main in LELAND WAY on the NORTH side approximately240 feet EAST of EAST of VINE ST The System maximum pressure is107 psi based on street curb elevation of 343 feet above sea level at this location.The distance from the DWP street main to the property line is 24 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	82	1490	64	2165	46
315	81	1535	63	2195	45
455	80	1575	62	2230	44
565	79	1620	61	2260	43
660	78	1660	60	2290	42
745	77	1700	59	2320	41
825	76	1740	58	2355	40
895	75	1780	57	2385	39
960	74	1815	56	2415	38
1025	73	1855	55	2440	37
1085	72	1890	54	2470	36
1140	71	1925	53	2500	35
1195	70	1960	52		
1250	69	1995	51		
1300	68	2030	50		
1350	67	2065	49		
1395	66	2100	48		
1445	65	2130	47		

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

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

Notes: WITH 1,500 GPM SIMULTANEOUS FLOW**This information will be sent to the Department of Building and Safety for plan checking.**

This SAR is valid for one year from 12-05-22. 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****OSCAR TUPUL**

Prepared by

OSCAR TUPUL

Approved by

146-189**Water Service Map**

Attachment B – IFFAR



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

INFORMATION OF FIRE FLOW AVAILABILITY

W146-189,
W148-186,
W148-189

LAFD Fire Flow Requirement: 4,000 gpm with four hydrants running simultaneously

Water Service Map No.: _____

LAFD Signature: _____

Date Signed: _____

Applicant: Sue Williams Sunset/Vine Project

Company Name: Fusco Engineering

Address: 16795 Von Karman, Irvine, CA 92606

Telephone: (714) 642-7510

Email Address: swilliams@fuscoe.com

	F- 35763 (#1)	F- 40288 (#2)	F- 41881 (#3)
Location:	S/ Leland Way 390' E/ Vine St	S/E corner of Sunset Blvd and Leland Way	S/W Sunset Blvd 475' W/ El Centro Ave
Distance from Nearest Pipe Location (feet):	16'	12'	37'
Hydrant Size:	2-1/2" x 4"D	2-1/2" x 4"D	2-1/2" x 4"D
Water Main Size (in):	8"	8"	8"
Static Pressure (psi):	107	107	104
Residual Pressure (psi):	83	82	81
Flow at 20 psi (gpm):	1,500	1,500	1,500

RECEIVED AWP
NOV 21 2022

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

DATE: W20221121001

This is one of two forms for an application of a total of four hydrants, that are to be run simultaneously using a total demand of 4,000 gpm

ENG. NOTES: Maximum flow of 6,000 GPM from 4 hydrants flowing simultaneously.

Water Purveyor: Los Angeles Department of Water & Power Date: 12/5/2022

Signature: Oscar E. Tupul

Title: Civil Engineering Associate

Requests must be made by submitting this completed application, along with a 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
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

(\$542 for all four hydrants run simultaneously)

* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

W146-189,
W148-186,
W148-189

LAFD Fire Flow Requirement: 4,000 gpm with four hydrants running simultaneously Water Service Map No.: _____
LAFD Signature: _____

Applicant: Sue Williams Sunset/Vine Project Date Signed: _____

Company Name: Fusco Engineering

Address: 16795 Von Karman, Irvine, CA 92606

Telephone: (714) 642-7510

Email Address: swilliams@fuscoe.com

Please see attached atlas markup

	F- 43157 (#4)	F- _____	F- _____
Location:	N/E corner of Sunset and Vine St		
Distance from Nearest Pipe Location (feet):	41'		
Hydrant Size:	2-1/2" x 4"D		
Water Main Size (in):	8"		
Static Pressure (psi):	104		
Residual Pressure (psi):	80		
Flow at 20 psi (gpm):	1,500		

RECEIVED/WDE
NOV 21 2022

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No W20221121001

This is one of two forms for an application of a total of four hydrants, that are to be run simultaneously using a total demand of 4,000 gpm

ENG. NOTES: Maximum flow of 6,000 GPM from 4 hydrants flowing simultaneously.

Water Purveyor: Los Angeles Department of Water & Power Date: 12/5/2022

Signature: Oscar E. Tupul Title: Civil Engineering Associate

Requests must be made by submitting this completed application, along with a check payable to:
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Los Angeles, CA 90051-5700
Please see page 1 (\$542 for all four hydrants run simultaneously)

* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.



Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

Receipt No. **W20221121001**

Water Revenue Fund

Office Issued By: .WD 1425-S GRAY Date: 11/21/2022
Office Issued To: Accounting BU Assigned To: S GRAY
Amount: FIVE HUNDRED FORTY-TWO DOLLARS And 00/100 CENTS
Received Of: SARES REGIS OPERATING COMPANY, LP Telephone No.: (714) 642-7510
Collection Address: 3501 JAMBOREE RD, SUITE 3000, NEWPORT BEACH, CA
92660
IFFA FOR F-35763
F-40288
F-41881
Comments: F-43157

Fee Type	Size/other	Rate	Rate Per	Units	Amount	ID No. / Location / Map
Hydrant Work-Hydrant Flow Tests		\$271.00	Flow Test	x 2.00 =	\$542.00	

Payment Method: Check Payment Ref. No.: 00221151 \$542.00

Department Of Water & Power

Received By Cashier: _____ On: ____ / ____ / ____ By: _____ Printed On: 11/21/2022

Internal Comments:



To check the status of your job, go to <https://mywaterservice.waterapps.ladwp.com/>
(Water Services ONLY)

Attachment C – SCAR & City of LA Sewer Generation Factors

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:	6266-6270 W SUNSET BLVD/6151, 6257 W LELAND WAY	Sanitation Scar ID:	70-6358-1122
Date Submitted	11/16/2022	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	SUE WILLIAMS		
Address:	16795 Von Karman	City :	Irvine
State:	CA	Zip:	92606
Phone:	714-642-7510	Fax:	
Email:	swilliams@fuscoe.com	BPA No.	
S-Map:	4716-2, 4755-5	Wye Map:	147A189

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	SUNSET BLVD	46914107	46914106	8	50.00	MAXIMUM DISCHARGE 18,562 GPD
2	LELAND WAY	46914142	46914141	8	50.00	MAXIMUM DISCHARGE 18,562 GPD

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	28	2,100
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	96	10,560
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	46	6,900
4	RESTAURANT: TAKE-OUT	300	KGSF	23,585	7,076
5	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	10,488	10,488

Proposed Total Flow (gpd): 37,124

Remarks 1] Approved maximum allowable discharge of 37,124 GPD (25.78 gpm). 2] Maximum partial discharges as indicated on SCAR notes. 3] IWMD permit required.

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

Date Processed: 11/29/2022 Expires On: 05/28/2023

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Ricardo Avendano**
on **11/29/2022**

Submitted by: **Steve Melgar**
Bureau of Engineering
Central District
Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:704) \$1,430.00
Date Collected	11/16/2022	SCAR Status: Completed

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

**SEWAGE 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
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

**SEWAGE 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)
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
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

**SEWAGE 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)
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/Towhhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Towhhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Towhhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Towhhouse - >3 BR (o)	40/BDR	265	275
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

**SEWAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
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
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

FOOTNOTES TO SGFs TABLE

- (a) SFC rates for these facilities have historically been published in SFC ordinances.
- (b) Bureau of Sanitation will determine the flow based on the information given by applicants for facilities with industrial discharge. The flow will be redetermined by Sanitation inspectors annually based on water bills. If the actual flow exceeds the previous year's determined flow, the applicants will be charged for the difference. If this type of facility is exempt from an industrial discharge permit, only the domestic SFC will be assessed.
- (c) The SFC for a bar shall be the sum of SFC's for all areas based on the SGF for each area (ex. fixed seat area, public table area, dancing area).
- (d) The determination of SGF for juice bars and coffee houses previously depended on the extent of the actual food preparation in house, not by the types of food provided. Food is assumed to be prepared offsite and as such, the three prior subcategories have been consolidated.
 - 1) SGF for no pastry baking and no food preparation is 720 gpd/1000 gr.sq.ft.
 - 2) SGF for pastry baking only and no food preparation is 720 gpd/1000 gr.sq.ft.
 - 3) SGF for complete food preparation is 25 gpd/seat, the same as a fast food restaurant.Juice bars and coffee houses do not serve any alcoholic drinks.
- (e) Building construction includes trailers, field offices, etc.
- (f) Cocktail lounge usually does not serve prepared food.
- (g) Cold storage facilities are categorized as follow:
 - 1) No Sales - the cold storage facility is used only for temporary storage, no selling is involved. For example, cold storage facilities at the harbor temporarily store seafood until it is distributed.
 - 2) Cold storage w/ retail sales - the primary function of this facility is to support the wholesale/retail operation of a store, such as supermarket freezers, refrigerators, etc.
- (h) Counseling centers include marriage counseling centers, alcohol/drug rehabilitation /dependency centers, nutrition centers, diet centers, etc.

- (i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.
- (j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.
- (k) Bureau of Sanitation will determine if an industrial permit is needed for health spas. The first year flow is based on 650 gpd/1000 gr.sq.ft., and the Sanitation inspectors will redetermine the flow annually based on water bill from the previous year. The applicants are responsible for paying the difference of SFC.
Health club/spa includes lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzi, sauna, locker rooms, showers, and restrooms. If a health club/spa has a gymnasium type of facility, this portion should be charged separately at the gymnasium SFC rate.
Gymnasiums include basketball court, volleyball court, and any other large open space with low occupancy density.
- (l) Lobby of retail includes lounges, holding rooms, or waiting area, etc.
- (m) Full service post offices include U.S. Postal Service, UPS, Federal Express, DHL, and etc.
- (n) The SGF for a college dormitory based on student capacity also includes the SGF for the dormitory cafeterias.
- (o) A bedroom is defined as an enclosed subdivision with 50 sq.ft. or more floor area in a residential building commonly used for sleeping purpose, and is partitioned off to form a habitable room.
- (p) The SGF for schools based on the student capacity, covers the following facilities:
 - 1) classrooms and lecture halls
 - 2) professors' offices
 - 3) administration offices
 - 4) laboratories for classes or research
 - 5) libraries
 - 6) bookstores
 - 7) student/professor lounges
 - 8) school cafeterias
 - 9) warehouses and storage areas
 - 10) auditoriums
 - 11) gymnasiums
 - 12) restrooms

It does not include water used by schools for swimming pools. When a school files an application for addition of any of the foregoing facilities, the student population will be reassessed and the total gpd for the new facility will be based on the number of students increased since the last SFC was paid or when the City implemented the SFC for the first time. The SFC for any school facility (ex. stadium, dormitory, etc.) not listed above, will be based on the designated SGF for that category.

- (q) The SFC for a TV or motion picture studio shall be the sum of SFC's for different facilities in the studio, based on the SGF for each facility. A studio may include one or more of the following facilities: audience viewing room, filming room, film processing, storage area, etc.
- (r) No independent tanning salons with shower were encountered during 1996 survey.
- (s) Alternative basis of charge for City's consideration. The prior square footage basis is also presented should the City decide to continue charging on that basis.

Attachment D – LADWP Water Will Serve Letter



CUSTOMERS FIRST

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December 7, 2018

Map No. 148-189

Mr. John Pinnell
SRG Development, LLC
18802 Bardeen Avenue
Irvine, CA 92612

Dear Mr. Pinnell:

Subject: Water Availability – Will Serve
6266-6270 W Sunset Blvd
6151, 6257 Leland Way
APN 5546-025-031, Leland Tract

This is in reply to your request regarding water availability for the above-mentioned location. This property can be supplied with water from the municipal system subject to the Water System rules of the Los Angeles Department of Water and Power (LADWP). It is also subject to all conditions set by LADWP.

Should you require additional information, please contact Ethel Perez at (213) 367-1311. Correspondence may be addressed to:

LADWP – Water Business Arrangements
Attention: Ethel Perez
P.O. Box 51111, Room 1425
Los Angeles, California 90051-5700

Sincerely,



Liz Gonzalez
Manager-Business Arrangements
Water Distribution Engineering

EP:
c: Ethel Perez

Attachment E – BOS Wastewater Will Serve Letter

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TED ALLEN, PE
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

11/29/2022

SUE WILLIAMS
16795 VON KARMAN
IRVINE, CA, 92606

Dear SUE WILLIAMS,

SEWER AVAILABILITY: 6266-6270 W SUNSET BLVD/6151, 6257 W LELAND WAY

The Bureau of Sanitation has reviewed your request of 11/16/2022 for sewer availability at **6266-6270 W SUNSET BLVD/6151, 6257 W LELAND WAY**. Based on their analysis, it has been determined on 11/29/2022 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

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.**

Sincerely,

Steve Melgar
CE ASSOCIATE
Central District, Bureau of Engineering

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