



Appendix 4.19-2

Water Civil Technical Memorandum

WATER CIVIL TECHNICAL MEMORANDUM

Date: June 27, 2024
To: Trojan Storage
From: Kimley-Horn and Associates, Inc.
CC: Mr. Ingo Giani
Subject: 7528 North Bellaire Avenue – Water Civil Technical Memorandum

Introduction

The Project site is comprised of approximately 3.92-acre within one parcel (A.P.N. 2305-024.030) at the northeastern corner of Saticoy Street at North Bellaire Avenue intersection, at 7528 North Bellaire Avenue, Sun Valley – La Tula Canyon Community, City of Los Angeles. The project site is vacant/unimproved, except one vacant single-family residential dwelling occupying the site's southwest corner. The Project proposes to construct a mixed-use development comprised of two buildings with a total gross building area of 233,632 square feet (sf), with approximately 219,532 sf of self-storage space, a 700 sf office located within Building A1, approximately 13,400 sf of residential space and approximately 6,700 sf of parking.

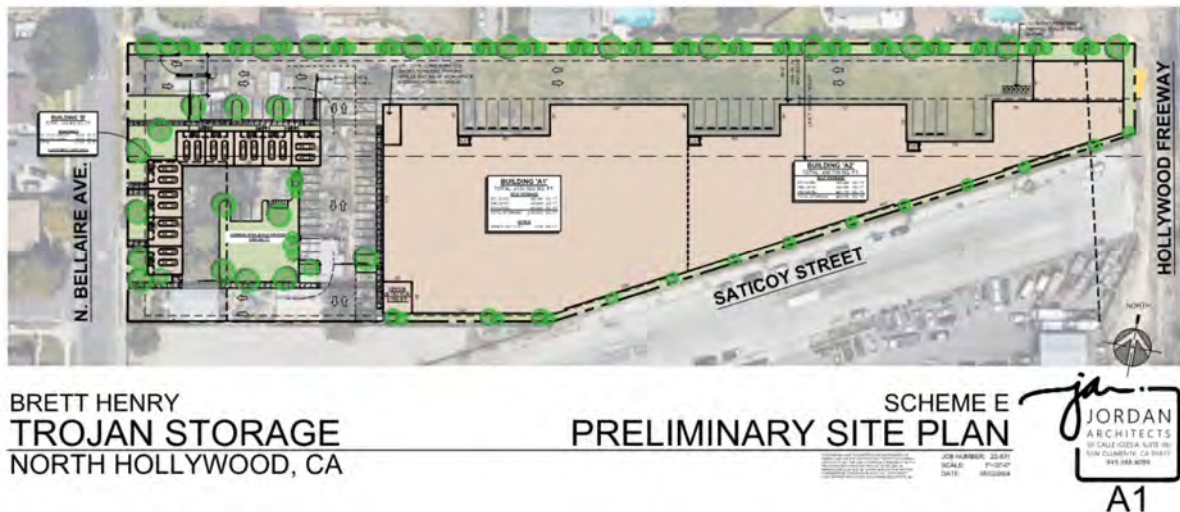


Figure 1: Preliminary Site Plan

Kimley-Horn and Associates, Inc. is providing this water civil technical memorandum based on our review of the Preliminary Site Plan prepared by Jordan Architects and our understanding of the existing utilities surrounding the site. A summary of our water utility analysis for the proposed development is provided below.

Existing Improvements

Existing water lines within North Hollywood are maintained by Los Angeles Department of Water and Power (LADWP) – Water Services. The existing water system adjacent to the project site is based on available record documents obtained from Navigate LA and is described further below:

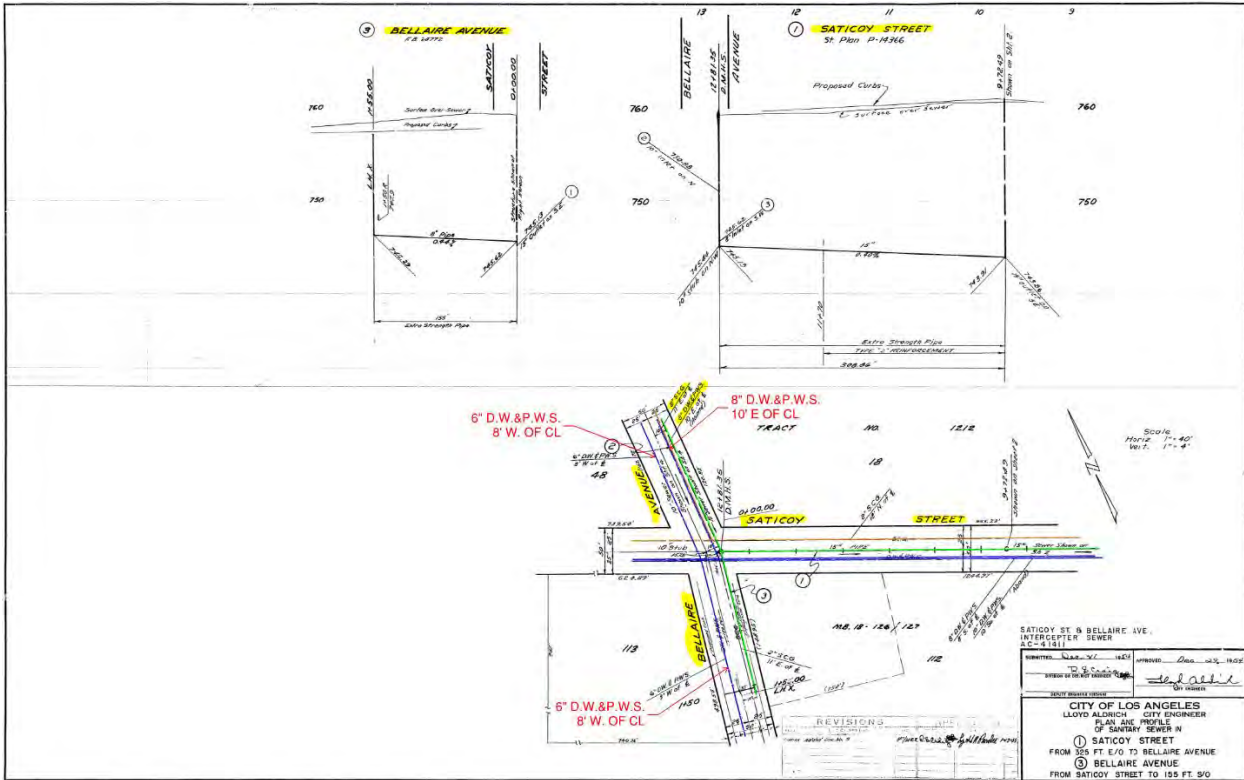


Figure 2: Water Substructure Map

- **Saticoy Street:** Along Saticoy Street, there are two existing 8” and 10” diameter, water main lines located approximately 8’ and 10’ south of the Saticoy Street centerline. Based on record documents retrieved on Navigate LA, there are 2 fire hydrants connected to the water main located within Saticoy Street, between the Bellaire Avenue intersection and Highway 170.
- **Bellaire Avenue:** Along Bellaire Avenue there is one existing 8” diameter, water main line located approximately 10’ east of the Bellaire Avenue centerline. Based on record documents retrieved through Navigate LA, there are 2 fire hydrants connected to the water main located within Bellaire Avenue, between the Saticoy Street and Lull Street intersections.
- **Fire Hydrants:** The existing site has 3 total fire hydrants surrounding the site, along the perimeter streets. Along Saticoy Street, there is 1 existing fire hydrant connected to an 8” water main. Along Bellaire Avenue, there are 2 existing fire hydrants that are connected to a 6” water main. These results are based on the Los Angeles Department of Water and Power online Fire Hydrant Geohub.
- **Water Meters:** There are no water meters that currently serve the Project site as the project site is vacant. Per initial site investigation on NavigateLA and Google Maps – Street View, there were no water meters shown along the frontage of the project site.

Proposed Improvements

The following are based on Preliminary Site Plan prepared by Jordan Architects:

Proposed Project Development Programming: The project will develop or include the following:

- Self-Storage Space – 219,532 sf
- Office – 700 sf
- Residential – 13,400 sf
- Auto Parking – 6,700 sf

Table 1: Existing vs. Proposed Water Demand Table

Existing Water Usage (gpm)*	Proposed Peak Water Demand (gpm)**
0	6.49

*Estimated existing water usage was determined to be zero due to the lot currently being vacant and undeveloped.

**Proposed Peak Water Demand was determined using the City of LA "Sewage Generation Factor for Residential and Commercial Categories" chart. Peak Water Demand has a multiplication factor of 1.2.

Table 2: Estimated Water Use Table

Land Use	Units	Wastewater Generation Rate ¹ (GPD)	Total Estimated Water Use (GPD)	Total Estimated Water Use (gpm)
Existing				
Vacant Lot**	0 gal/sf	170,684 sf	0	0
<i>Total Estimated Existing Water Use</i>			0	0
<i>Total Estimated Existing Irrigation Use***</i>			0	0
<i>Total Estimated Existing Water Use with Irrigation***</i>			0	0
Proposed				
Residential: 1 BDRM	9 units	110/Dwelling Unit	990	0.69
Office	700 sf	120 gal/1,000 sf	84	0.06
Self-Storage	219,532 sf	30 gal/1,000 sf gross floor area	6,586	4.57
Auto Parking	6,700 sf	20 gal/1,000 sf	134	0.09
<i>Total Estimated Proposed Water Use</i>			7,794	5.41
<i>Total Estimated Proposed Irrigation Use***</i>			1,559	1.08
<i>Total Estimated Proposed Water Use with Irrigation***</i>			9,353	6.49

¹Estimated water usage is estimated as being equivalent to the estimated sewage generation for the Project. These rates are assessed using City of LA's Sewage Generation Factor Chart. Table shall be used for estimating daily water consumption only. Refer to Appendix 4 for tables.

**Vacant Lot was determined to be zero due to the lot currently being vacant and undeveloped.

***A 20% factor is included to account for landscape and irrigation needs for the project.

Proposed Water and Fire Service Pressure Requirement: Proposed improvements will require coordination with LADWP after we receive the fire flow test. The project's plumbing engineer and/or fire service consultant will need to assess the project water/fire service design requirements based on the Information of Fire Flow Availability Report provided by LADWP. The plumbing engineer will also need to assess the need for any booster pump for the project in coordination with LADWP and the City of Los Angeles Fire Department.

The Information of Fire Flow Availability Report (IFFAR) was submitted to LADWP for three fire hydrants surrounding the project site as summarized below. Pressure readings shall be filled out once IFFAR is received from LADWP.

- Fire Hydrant #71941 at Saticoy Street – 1,500 GPM at 20 PSI for 2 hours. Static Pressure of 20 PSI.
- Fire Hydrant #71936 at Bellaire Avenue - 1,500 GPM at 20 PSI for 2 hours. Static Pressure of 20 PSI.
- Fire Hydrant #62051 at Bellaire Avenue - 1,500 GPM at 20 PSI for 2 hours. Static Pressure of 20 PSI.

Proposed Water and Fire Service Connection: The proposed water/fire service connections for the project will be strategically located throughout the project site. It is anticipated that several proposed domestic water and fire water services for the development will be required. Per the California Fire Code (2019), required fire flow for type IIB is 8,000 GPM for the proposed fire-flow calculation area. Due to anticipation of the project requiring fire sprinklers, the project is expected to qualify for a 75% reduction of the required fire flow, totaling in 2,000 GPM required fire flow for the Project Site. Once the IFFAR has been received, we will compare the tested flow rate vs. the required to confirm sufficient pressure and flow requirement for the fire water system.

Table 3: Required Fire Flow

Fire Flow Calculation Area (sf)	Required Fire Flow (gpm)	Adjusted Required Fire Flow (gpm)*	Available Fire Flow at 20 PSI (gpm)
233,632 sf	8,000	2,000	1,500

*Adjusted is calculated using CFC 75% reduction; adjusted required must be greater than 1,000 gpm

Based on findings within Appendix C, Section C.102 – Minimum Number of Fire Hydrants for a Building of the 2022 California Fire Code, our project site may require a minimum of 2 hydrants. Based on review of perimeter streets via google street view, there are no hydrants on the property side of the street and all of the hydrants noted previously in this report is across the frontage street. Additional coordination will need to be performed with the City's fire department to confirm required number of hydrants and spacing. California Fire Code documentation is supplemented in Appendix 3 of this memorandum.

Conclusion

Water will serve request letter was submitted to LADWP on May 14, 2024. The conclusion for this memorandum will be updated once the will serve letter is received from LADWP.


**Appendix 1 – Los Angeles Department of Water
and Power Will-Serve Letter**

7528 N Bellaire Ave - Water Will Serve Letter Request

Coleman, Andrew <Andrew.Coleman@kimley-horn.com>

Tue 5/14/2024 1:40 PM

To: Rubi, William <William.Rubi@ladwp.com>

 2 attachments (3 MB)

Pages from Trojan North Hollywood_PD Plan Set_5-2-24.pdf; TSNH_Trojan North Hollywood_Revised Siteplan_3-14-24_Flip Option_ig_031824.pdf;

Hi William,

I wanted to reach out to request a water will serve letter for our project site located at 7528 Bellaire Ave, North Hollywood, CA 91605.

The project is proposing a self-storage warehouse with 9 residential units on the same site, shaded over to the west a bit.

I have attached the project programming and the preliminary site plan, but if you can provide a will serve letter for us, that would be super helpful!

The letter can be made out to myself and information is below:

- Andrew Coleman
- Kimley-Horn
- 660 S. Figueroa St, Los Angeles, CA 90017
- Self-Storage/9 unit, 1 BDRM/1 Bath Apartment

Thank you!

Regards,

Andrew Coleman | Civil Analyst

Kimley-Horn | 660 South Figueroa Street, Suite 2050, Los Angeles, CA 90017

Direct: 213 476 1734 | Main: 213 261 4040 | www.kimley-horn.com

Kimley»Horn

**Appendix 2 – Los Angeles Department of Water
and Power Information for Fire Flow Availability
(IFFAR)**



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: 186-162 / 188-162

LAFD Fire Flow Requirement: 2000 GPM at each hydrant

LAFD Signature: _____

Date Signed: _____

Applicant: Andrew Coleman
 Company Name: Kimley - Horn and Associates
 Address: 660 S. Figueroa St. Ste #2050, Los Angeles, CA 90017
 Telephone: (213) 476 - 1734
 Email Address: Andrew.Coleman@kimley-horn.com

	F- 71941	F- 62051	F- 54729
Location:	Along the south half of Saticoy Street, fronting Cinema Vehicle Services	Along the south half of Saticoy Street, fronting Cinema Vehicle Services	Along the south half of Saticoy Street, fronting Cinema Vehicle Services
Distance from Nearest Pipe Location (feet):	Approximately 400' east of Bellaire Ave CL	Approximately 175' north of Saticoy Street	Approximately 550' north of Saticoy Street
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8 INCHES	6 INCHES	6 INCHES
Static Pressure (psi):	85	86	84
Residual Pressure (psi):	59	52	46
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No. **W20240610003**

Water Purveyor: Los Angeles Department of Water & Power Date: 05/14/2024

Signature: *Erfan Danasi* Title: 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

Cristina Reyes
JUN 07 2024

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

etella

Appendix 3 – Fire Code Appendix C, Section C.102

C102.1 Minimum Number of Fire Hydrants for a Building

The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

TABLE C102.1

REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS^h

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT^{d, f, g}
1,750 or less	1	500	250
1,751—2,250	2	450	225
2,251—2,750	3	450	225
2,751—3,250	3	400	225
3,251—4,000	4	350	210
4,001—5,000	5	300	180
5,001—5,500	6	300	180
5,501—6,000	6	250	150
6,001—7,000	7	250	150
7,001 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

Appendix 4 - Sewer Generation Tabulation

**SEWERAGE 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)
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

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<i>Line No.</i>	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

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EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	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

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EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	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

<i>Line No.</i>	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

**SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES**

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	FEE RATE
1	Acupuncture Office/Clinic	\$495/1000 GR.SQ.FT.
2	Arcade - Video Games	\$206/1000 GR.SQ.FT.
3	Auditorium (a)	\$12/SEAT
4	Auto Parking (a)	\$83/1000 GR.SQ.FT.
5	Auto Mfg., Service Maintenance (b)	Actual
6	Bakery	\$2956/1000 GR.SQ.FT.
7	Bank: Headquarters	\$495/1000 GR.SQ.FT.
8	Bank: Branch	\$206/1000 GR.SQ.FT.
9	Ballroom	\$1445/1000 GR.SQ.FT.
10	Banquet Room	\$1445/1000 GR.SQ.FT.
11	Bar: Cocktail, Fixed Seat (a) (c)	\$62/SEAT
12	Bar: Juice, No Baking Facilities (d)	\$2973/1000 GR.SQ.FT.
13	Bar: Juice, with Baking Facilities (d)	\$2973/1000 GR.SQ.FT.
14	Bar: Cocktail, Public Table Area (c)	\$2973/1000 GR.SQ.FT.
15	Barber Shop	\$495/1000 GR.SQ.FT.
16	Barber Shop (s)	\$62/STALL.
17	Beauty Parlor	\$1755/1000 GR.SQ.FT.
18	Beauty Parlor (s)	\$206/STALL.
19	Bldg. Const/Field Office (e)	\$495/OFFICE
20	Bowling Alley: Alley, Lanes & Lobby Area	\$206/1000 GR.SQ.FT.
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total
22	Cafeteria: Fixed Seat	\$165/SEAT
23	Car Wash: Automatic (b)	Actual
24	Car Wash: Coin Operated Bays (b)	Actual
25	Car Wash: Hand Wash (b)	Actual
26	Car Wash: Counter & Sales Area	\$206/1000 GR.SQ.FT.
27	Chapel: Fixed Seat	\$12/SEAT
28	Chiropractic Office	\$495/1000 GR.SQ.FT.
29	Church: Fixed Seat	\$12/SEAT
30	Church School: Day Care/Elem	\$37/OCCUPANT
31	Church School: One Day Use (s)	\$37/OCCUPANT
32	Cocktail Lounge: Fixed Seat (f)	\$62/SEAT
33	Coffee House: No Food Preparation (d)	\$2973/1000 GR.SQ.FT.
34	Coffee House: Pastry Baking Only (d)	\$2973/1000 GR.SQ.FT.
35	Coffee House: Serves Prepared Food (d)	\$138/SEAT
36	Cold Storage: No Sales (g)	\$124/1000 GR.SQ.FT.
37	Cold Storage: Retail Sales (g)	\$206/1000 GR.SQ.FT.

**SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES**

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EFFECTIVE DATE: April 6, 2012

38	Comfort Station: Public	\$330/FIXTURE
39	Commercial Use (a)	\$206/1000 GR.SQ.FT.
40	Community Center	\$12/OCCUPANT
41	Conference Room of Office Bldg.	\$495/1000 GR.SQ.FT.
42	Counseling Center (h)	\$495/1000 GR.SQ.FT.
43	Credit Union	\$495/1000 GR.SQ.FT.
44	Dairy	Average Flow
45	Dairy: Barn	Average Flow
46	Dairy: Retail Area	\$206/1000 GR.SQ.FT.
47	Dancing Area (of Bars or Nightclub) (c)	\$1445/1000 GR.SQ.FT.
48	Dance Studio (i)	\$206/1000 GR.SQ.FT.
49	Dental Office/Clinic	\$1032/1000 GR.SQ.FT.
50	Doughnut Shop	\$1540/1000 GR.SQ.FT.
51	Drug Rehabilitation Center (h)	\$495/1000 GR.SQ.FT.
52	Equipment Booth	\$124/1000 GR.SQ.FT.
53	Film Processing (Retail)	\$206/1000 GR.SQ.FT.
54	Film Processing (Industrial)	Actual
55	Food Processing Plant (b)	Actual
56	Gas Station: Self Service	\$413/W.C.
57	Gas Station: Four Bays Max	\$3211/STATION
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total
59	Gymnasium: Basketball, Volleyball (k)	\$826/1000 GR.SQ.FT.
60	Hanger (Aircraft)	\$206/1000 GR.SQ.FT.
61	Health Club/Spa (k)	\$2684/1000 GR.SQ.FT.
62	Homeless Shelter	\$289/BED
63	Hospital	\$422/BED
64	Hospital: Convalescent (a)	\$289/BED
65	Hospital: Animal	\$1811/1000 GR.SQ.FT.
66	Hospital: Psychiatric	\$289/BED
67	Hospital: Surgical (a)	\$1486/BED
68	Hotel: Use Guest Rooms Only (a)	\$495/ROOM
69	Jail	\$351/INMATE
70	Kennel: Dog Kennel/Open	\$413/1000 GR.SQ.FT.
71	Laboratory: Commercial	\$1032/1000 GR.SQ.FT.
72	Laboratory: Industrial	Actual
73	Laundromat	\$855/MACHINE
74	Library: Public Area	\$206/1000 GR.SQ.FT.
75	Library: Stacks, Storage	\$124/1000 GR.SQ.FT.
76	Lobby of Retail Area (l)	\$206/1000 GR.SQ.FT.

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77	Lodge Hall	\$12/SEAT
78	Lounge (l)	\$206/1000 GR.SQ.FT.
79	Machine Shop (No Industrial Waste Permit Required) (b)	\$206/1000 GR.SQ.FT.
80	Machine Shop (Industrial)	Actual
81	Mfg or Industrial Facility (No IW Permit Required) (b)	\$206/1000 GR.SQ.FT.
82	Mfg or Industrial Facility (Industrial)	Actual
83	Massage Parlor	\$1032/1000 GR.SQ.FT.
84	Medical Building (a)	\$929/1000 GR.SQ.FT.
85	Medical: Lab in Hospital	\$1057/1000 GR.SQ.FT.
86	Medical Office/Clinic	\$1032/1000 GR.SQ.FT.
87	Mini-Mall (No Food)	\$206/1000 GR.SQ.FT.
88	Mortuary: Chapel	\$12/SEAT
89	Mortuary: Embalming	\$1644/1000 GR.SQ.FT.
90	Mortuary: Living Area	\$206/1000 GR.SQ.FT.
91	Motel: Use Guest Room Only (a)	\$495/ROOM
92	Museum: All Area	\$124/1000 GR.SQ.FT.
93	Museum: Office Over 15%	\$495/1000 GR.SQ.FT.
94	Museum: Sales Area	\$206/1000 GR.SQ.FT.
95	Office Building (a)	\$495/1000 GR.SQ.FT.
96	Office Bldg w/Cooling Tower	\$702/1000 GR.SQ.FT.
97	Plating Plant (No IW Permit Required) (b)	\$206/1000 GR.SQ.FT.
98	Plating Plant (Industrial) (b)	Actual
99	Pool Hall (No Alcohol)	\$206/1000 GR.SQ.FT.
100	Post Office: Full Service (m)	\$495/1000 GR.SQ.FT.
101	Post Office: Private Mail Box Rental	\$206/1000 GR.SQ.FT.
102	Prisons	\$722/INMATE
103	Residential Dorm: College or Residential (n)	\$289/STUDENT
104	Residential: Boarding House	\$289/BED
105	Residential: Apt - Bachelor (a)	\$310/DU
106	Residential: Apt - 1 BDR (a) (o)	\$454/DU
107	Residential: Apt - 2 BDR (a) (o)	\$619/DU
108	Residential: Apt - 3 BDR (a) (o)	\$784/DU
109	Residential: Apt - >3 BDR (o)	\$165 PER ADDITIONAL BEDROOM
110	Residential: Condo - 1 BDR (o)	\$454/DU
111	Residential: Condo - 2 BDR (o)	\$619/DU
112	Residential: Condo - 3 BDR (o)	\$784/DU
113	Residential: Condo - >3 BDR (o)	\$165 PER ADDITIONAL BEDROOM
114	Residential: Duplex/Townhouse - 1 BR (o)	\$454/DU
115	Residential: Duplex/Townhouse - 2 BR (o)	\$619/DU

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116	Residential: Duplex/Townhouse - 3 BR (o)	\$784/DU
117	Residential: Duplex/Townhouse - >3 BR (o)	\$165 PER ADDITIONAL BEDROOM
118	Residential: SFD - 1 BR (o)	\$578/DU
119	Residential: SFD - 2 BR (o)	\$764/DU
120	Residential: SFD - 3 BR (o)	\$950/DU
121	Residential: SFD - >3 BR (o)	\$186/BDR
122	Residential Room Addition: Bedroom (o)	\$186/BDR
123	Residential Room Conversion: Into a Bedroom (o)	\$186/BDR
124	Residential: Mobile Home	Same as Apt
125	Residential: Artist (2/3 Area)	\$310/DU
126	Residential: Artist Residence	\$310/DU
127	Residential: Guest Home w/ Kitchen	Same as Apt
128	Residential: Guest Home w/o Kitchen	\$186/BDR
129	Rest Home	\$334/BED
130	Restaurant: Drive-In	\$275/STALL
131	Restaurant: Drive-In Seating Area	\$138/SEAT
132	Restaurant: Fast Food Indoor Seat	\$138/SEAT
133	Restaurant: Fast Food Outdoor Seat	\$138/SEAT
134	Restaurant: Full Service Indoor Seat (a)	\$165/SEAT
135	Restaurant: Full Service Outdoor Seat	\$165/SEAT
136	Restaurant: Take Out	\$1650/1000 GR.SQ.FT.
137	Retail Area (greater than 100,000 SF)	\$206/1000 GR.SQ.FT.
138	Retail Area (less than 100,000 SF)	\$103/1000 GR.SQ.FT.
139	Rifle Range: Shooting Stalls/Lanes, Lobby	\$206/1000 GR.SQ.FT.
140	Rifle Range Facility: Bar/Restaurant	Total
141	School: Arts/Dancing/Music (i)	\$45/1000 GR.SQ.FT.
142	School: Elementary/Jr. High (a) (p)	\$37/STUDENT
143	School: High School (a) (p)	\$45/STUDENT
144	School: Kindergarten (s)	\$37/STUDENT
145	School: Martial Arts (i)	\$37/STUDENT
146	School: Nursery-Day Care (p)	\$37/CHILD
147	School: Special Class (p)	\$37/STUDENT
148	School: Trade or Vocational (p)	\$45/STUDENT
149	School: Training (p)	\$45/STUDENT
150	School: University/College (a) (p)	\$66/STUDENT
151	School: Dormitory (a) (n)	\$289/STUDENT
152	School: Stadium, Pavilion	\$12/SEAT
153	Spa/Jacuzzi (Commercial with backwash filters)	Total
154	Storage: Building/Warehouse	\$124/1000 GR.SQ.FT.

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155	Storage: Self-Storage Bldg	\$124/1000 GR.SQ.FT.
156	Store: Ice Cream/Yogurt	\$138/1000 GR.SQ.FT.
157	Store: Retail (l)	\$206/1000 GR.SQ.FT.
158	Studio: Film/TV - Audience Viewing Room (q)	\$12/SEAT
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	\$206/1000 GR.SQ.FT.
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	\$206/1000 GR.SQ.FT.
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total
162	Studio: Recording	\$206/1000 GR.SQ.FT.
163	Swimming Pool (Commercial with backwash filters)	Total
164	Tanning Salon: Independent, No Shower (r)	\$206/1000 GR.SQ.FT.
165	Tanning Salon: Within a Health Spa/Club	\$2642/1000 GR.SQ.FT.
166	Theater: Drive-In	\$25/VEHICLE
167	Theater: Live/Music/Opera	\$12/SEAT
168	Theater: Cinema	\$12/SEAT
169	Tract: Commercial/Residential	\$4/ACRE
170	Trailer: Const/Field Office (e)	\$495/OFFICE
171	Veterinary Clinic/Office	\$1032/1000 GR.SQ.FT.
172	Warehouse	\$124/1000 GR.SQ.FT.
173	Warehouse w/ Office	Total
174	Waste Dump: Recreational	\$4130/STATION
175	Wine Tasting Room: Kitchen	\$826/1000 GR.SQ.FT.
176	Wine Tasting Room: All Area	\$206/1000 GR.SQ.FT.