

# Appendix L

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## Utility Report

**UTILITY REPORT**  
FOR  
**6728 SEPULVEDA APARTMENTS**  
6728 SEPULVEDA BLVD.  
VAN NUYS, CA 91411

Prepared for:  
**6728 Sepulveda QOZB LLC**

Prepared by:  
**Labib Funk + Associates**  
**Structural | Shoring | Civil**  
**Consulting Engineers**  
319 Main St.  
El Segundo, California 90245  
LFA Job # 21592

August 29, 2022

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## **1.0 PROJECT SUMMARY**

### **1.1 Introduction**

This report will address the availability of wet utility services for the proposed project located at 6728 Sepulveda Blvd. in Van Nuys, CA. This includes, domestic and fire water services, sanitary sewer services, and storm drain capacity.

### **1.2 Existing Conditions**

The project site is currently an empty dirt lot, partially encompassed by wrought iron fencing in the west and a paved parking area in the east. It spans between Sepulveda Blvd. to the west and Columbus Ave. to the east. To the south is a parking lot attached to a 1-story commercial development. To the north is a 1-story strip mall and parking lots attached to other single story commercial buildings. Previously the project site contained a 2-story apartment building and parking lot.

### **1.3 Proposed Conditions**

The proposed project will consist of the construction of new, six-story, multi-family apartment building with three stories of below grade parking. It will contain 405 dwelling units. There will be a fire lane spanning the entire width of the site at the south side of the project. Water and sewer services will connect to their respective services on the Sepulveda Blvd. frontage. Storm drainage will be mitigated with a capture and use system and discharge to both Sepulveda Blvd. and Columbus Ave.

## **2.0 WET UTILITY AVAILABILITY**

### **2.1 Water Service Availability**

Domestic fire and water services will be provided by the Los Angeles Department of Water and Power (LADWP). The project will require a 6" fire service connection, 4" domestic service connection, and 2" irrigation service connection. The approved SAR from LADWP in Appendix A indicates that the current infrastructure is sufficient to serve the proposed project with maximum flows of 1400 gallons per minute and 700 gallons per minute of fire and domestic flow, respectively. Water meters 2" and smaller, which applies to the irrigation meter, do not require prior approval from LADWP.

## **2.2 Sewer Service Availability**

Sewer services will be provided by the Bureau of Sanitation (BOS) of the City of Los Angeles. The City of Los Angeles Bureau of Engineering (BOE) provides a Sewer Capacity Availability Request (SCAR) for proposed developments in Los Angeles. The attached SCAR found in Appendix B has been issued by BOE and BOS has provided the will serve letter in Appendix C, which states that there is sufficient capacity in the sewer system to accommodate the site.

## **2.3 Storm Drain Capacity**

As an infill development the proposed project will not increase the demand on the city storm drain system. Furthermore, all new developments in the City of Los Angeles are required to comply with the Low Impact Development (LID) requirements set out by the City's MS4 stormwater permit. This project will comply with LID requirements by storing the required design storm in underground cisterns for later use as onsite irrigation. This system will reduce the stormwater discharges from the site and result in a lower impact to the city storm drain system compared to the site's previous development. As such the city storm drain has sufficient capacity for the proposed development.

## **3.0 CONCLUSION**

The project, as designed, can be fully served by the existing wet utility infrastructure. LADWP and BOS have provided their approvals for water and sewer services, respectively. The LID design of the project will lower demand on the city storm drain system; as an infill development of a previously developed site, sufficient storm drain capacity already exists.

**APPENDIX A**  
**LADWP Fire Service Pressure Flow Report (SAR)**



**APPENDIX B**  
**Sewer Capacity Availability Request (SCAR)**

## 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:	<b>6728 N SEPULVEDA BLVD</b>	Sanitation Scar ID:	<b>69-6207-0822</b>
Date Submitted:	<b>08/03/2022</b>	Request Will Serve Letter?	<b>Yes</b>
BOE District:	<b>Valley District</b>		
Applicant:	<b>Labib Funk &amp; Associates</b>		
Address:	<b>319 Main St</b>	City :	<b>El Segundo</b>
State:	<b>CA</b>	Zip:	<b>90245</b>
Phone:	<b>3104939289</b>	Fax:	
Email:	<b>matt.thobe@labibfunk.com</b>	BPA No.	
S-Map:	<b>429</b>	Wye Map:	<b>859-A</b>

### SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Sepulveda Blvd	42903036	42903048	15	100.00	6-story mixed used apartment building

### Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	94	7,050
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	195	21,450
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	115	17,250
4	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	1	190

**Proposed Total Flow (gpd): 45,940**

Remarks **Approved for the maximum allowable capacity of 45,940 GPD (31.91 GPM).**

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

Date Processed: **08/29/2022** Expires On: **02/25/2023**

Processed by: <b>Albert Lew</b> Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: <b>Approved</b> Reviewed by: <b>Ricardo Avendano</b> on <b>08/24/2022</b>	Submitted by: <b>Jose Duarte-Diaz</b> Bureau of Engineering Valley District Phone:
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Fees Collected	<b>Yes</b>	SCAR FEE (W:37 / QC:704)	<b>\$1,430.00</b>
Date Collected	<b>08/10/2022</b>	SCAR Status:	<b>Completed</b>

**APPENDIX C**  
**Sewer Will Serve Letter**

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

<http://eng.lacity.org>

08/29/2022

**LABIB FUNK & ASSOCIATES**  
**319 MAIN ST**  
**EL SEGUNDO, CA, 90245**

Dear Labib Funk & Associates,

**SEWER AVAILABILITY: 6728 N SEPULVEDA BLVD**

The Bureau of Sanitation has reviewed your request of 08/03/2022 for sewer availability at **6728 N SEPULVEDA BLVD**. Based on their analysis, it has been determined on 08/29/2022 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,

Jose Duarte-Diaz

Valley 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*