



WATER AND WASTEWATER TECHNICAL REPORT

1200 Vine Street

1200 – 1218 N Vine Street
6245 – 6247 W Lexington Avenue
Los Angeles, California 90038

Prepared For

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Date Prepared: November 29, 2022

Job Number: 4103.001



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1. INTRODUCTION

1.1 PROJECT DESCRIPTION

Vine Street Los Angeles Apartments, LLC (Applicant) is proposing to develop a new mixed-use residential development (Project) on an approximate 0.94-acre site, located at 1200 – 1218 N Vine Street and 6245 – 6247 W Lexington Avenue in the City of Los Angeles. The Project proposes an 8 – story structure with two levels of above ground parking. The Project will include 153 residential units (21 – Studio, 89 – 1 Bedroom, 43 – 2 Bedroom) on six levels of residential housing, 7,000 square feet of high-turnover sit-down restaurant areas, 13,919 square feet of amenity areas (indoor and outdoor open spaces and gym/fitness facility), and parking areas (78 – Residential Spaces, 15 – Commercial Spaces).

The existing Project Site consists of two, 1 – story concrete buildings with the remainder of the site being a paved surface parking lot. There are also existing concrete masonry unit perimeter walls and fencing that run along the entire western, and southern perimeters of the paved parking. Based upon the proposed building program, the existing building structure, foundations, parking lot surface, fencing, walls, gates, and all existing flatwork will need to be demolished. This includes the existing signs, guard post, handrails, ramps, and light fixtures within the parking lot area of the Project Site. The Project will consist of a redevelopment of the existing parking lot and commercial building into a multi-family mixed-use apartment and commercial building.

The project is bounded by a Commercial Development that continues to La Mirada Avenue to the North, Commercial and Residential Developments that continue to El Centro Avenue to the East, Lexington Avenue to the South, and Vine Street to the West.



Project Site: Thomas Grid - Page 593 – Grid F5

1.2 SCOPE OF WORK

As part of the California Environmental Quality Act (CEQA) analysis for the Project, the purpose of this report is to analyze the potential impacts of the Project upon the existing water and wastewater infrastructure systems. The current location of existing water and wastewater infrastructure, analysis of any potential Project impacts this infrastructure, and any applicable mitigation measures will be 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 the 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 2020 and identified adequate supplies to match modeled demands through 2045¹. SB 610 requires water suppliers to submit a Water Supply Assessment (WSA) for all projects that propose over 500 dwelling units, 500,000 square feet of commercial floor space, or employ over 1,000 individuals or the equivalent water usage. The Project falls below the requirements of a WSA, and therefore a WSA will not be required for the Project.

2.2 SEWER

The Project Site is located in the City of Los Angeles, and therefore falls under the jurisdiction of the Los Angeles 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"). 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 the proposed increases in wastewater 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 ($d/D=0.5$).

¹ https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-sourcesofsupply/a-w-sos-uwmpln?_adf.ctrl-state=ujj2662lo_79&_afrcLoop=485979579825357

3. ENVIRONMENTAL SETTING

3.1 WATER

3.1.1 REGIONAL

As mentioned, the City of Los Angeles Department of Water and Power (LADWP) maintains water infrastructure serving the Project area and provides domestic water service to the Project Site. LADWP receives water from the Los Angeles Aqueduct (LAA), local groundwater supply, the State Water Project (SWP) and the Colorado River Aqueduct (CRA); the latter two supplied by the Metropolitan Water District of Southern California (MWD). Over the past 20 years, water supplies from the LAA have decreased due to environmental concerns resulting in more dependency on other sources of water. Approximately 57% of supplies have come from imported SWP and CRA supplies from MWD. Approximately 12% of LADWP water supplies come from local groundwater.

3.1.2 LOCAL

Available record drawings provided by the City show there are current water meters connecting to the 10-inch water main along Vine Street, to the west of the Project Site, and the 4-inch water line on Lexington Avenue. The record drawings indicate the following existing water infrastructure: a 10-inch line on Vine Street, 4-inch line on Lexington Avenue.

3.1.3 ON-SITE

As described above, the Project Site is currently occupied by two, 1 – story concrete retail buildings, surface parking and perimeter walls. Table 1 shows the estimated existing water demand for the Project Site, prepared based on 100 percent of the City of Los Angeles BOS wastewater generation factors for non-residential categories. This estimate is appropriate given the fact that there is no existing landscaping on-site that would deviate from the LABOS sewage generation factors.

Table 1 – Estimated Existing Water Demand

| Land Use | Building Square Footage | Est. Avg. Daily Consumption Flow Rate Factor (gal/1000 SF gross area) ¹ (gpd/unit) | Total Average Daily Consumption (gpd) |
|--|-------------------------|---|---------------------------------------|
| Retail (2 Bldgs.) | 27,011 ² | 25 | 675 |
| Total Existing Water Demand | | | 675 |
| Notes: | | | |
| ¹ Based on 100% of the BOS sewer generation factors for Retail Areas less than 100,000 SF | | | |
| ² Number based off City of LA ZIMAS portal | | | |

There are currently five (5) existing fire hydrants located within 300 feet of the Project Site; two (2) hydrants are along Vine Street, two (2) hydrants are along La Mirada Avenue, and one (1) is along Lexington Avenue. The hydrants are served by the main lines on Vine Street, Lexington Avenue and La Mirada Avenue. The Project Site is located in a Commercial and High Density Residential Zone, which requires 4,000 gallons per minute (gpm) from four (4) hydrants flowing simultaneously as stated in the City of Los Angeles Municipal Code (LAMC), therefore, only four (4) fire hydrants out of the five (5)

within 300 feet of the Project Site will need to be tested. The existing fire hydrants will be tested to find if adequate for High Density Residential flows, running four (4) simultaneous hydrants with at least 4,000 total gpm.

An application for Information of Fire Flow Availability Request (IFFAR) was received 09.14.2022 (See **Attachment A – Information of Fire Flow Availability (IFFA)**). The existing hydrants were tested at 1,500 gpm each, resulting in residual pressures of 90 to 92 pounds per square inches (psi).

The Fire Service Pressure Flow report (SAR) application was received 09.16.2022. The SAR applications confirm that the existing water main in Vine Street was found to be adequate for the proposed required flows of 1,400 gpm, having a pressure of 88 psi, however, the existing water main in Lexington Avenue would require upsizing to achieve a required flow of 1400 gpm at this Project Site location (See **Attachment B – Fire Service Pressure Flow Report (SAR)**).

3.2 WASTEWATER

3.2.1 REGIONAL

The Bureau of Sanitation (BOS) of the City of Los Angeles Department of Public Works provides sanitary sewer service to the Project Site through a sewer system in the surrounding streets. Wastewater from the Project Site ultimately flows to the Hyperion Treatment Plant (HTP) system. The One Water LA – Wastewater Facilities Plan notes that the existing design capacity of the Hyperion Water Reclamation Plant is 450 mgd. The projected average wastewater daily flow for the system for 2030 (buildout year for proposed Project) is approximately 275 mgd².

3.2.2 LOCAL

There are currently four (4) existing sewer mains in the surrounding streets. Two (2) of these mains, a 12-inch and 8-inch, reside in Lexington Avenue and the other two (2), a 10-inch and 33-inch, reside in Vine Street. Beyond the limits of the Project Site, the sewer mains on Vine Street continue to flow southerly while the sewer mains on Lexington Avenue flow westerly. Each of these sewer mains that are adjacent to the Project Site connect to a network of sewer lines that ultimately convey wastewater to the City's Hyperion Treatment Plant.

3.2.3 ON-SITE

Based on available record data from the City, there is currently one existing sewer lateral connecting from the City's public sewer system to the Project Site. The sewer lateral, marked as active, connects to the 8-inch main on Lexington Avenue.

Table 2 shows the estimated existing wastewater generation for the Project Site, based on BOS wastewater generation factors.

²One Water LA 2040 Plan (Volume 2 Wastewater Facilities Plan), Found here:
https://www.lacitysan.org/cs/groups/sg_owla/documents/document/y250/mdi2/~edisp/cnt026205.pdf

Table 2 – Estimated Existing Wastewater Generation

| Land Use | Building Square Footage | Est. Avg. Daily Sewage Flow Rate Factor (gal/1000 SF gross area) ¹ (gpd/unit) | Total Average Daily Consumption (gpd) |
|---|-------------------------|--|---------------------------------------|
| Retail (2 Bldgs.) | 27,011 ² | 25 | 675 |
| Total Existing Wastewater Demand | | | 675 |
| Notes: ¹ Based on 100% of the BOS sewer generation factors ² Number based off City of LA ZIMAS portal | | | |

The BOS requires a SCAR (See **Attachment E – Sewer Capacity Availability Report (SCAR)**) be conducted prior to determining the adequacy of the current facilities to accommodate for the additional sewage. In summary, the SCAR found that the existing sewer lines were able to accommodate for the additional sewage from the proposed Project.

4. METHODOLOGY

4.1 WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *City of Los Angeles CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Project Site, including the type of facilities, location and sizes, and any planned improvements
- Description of the water conditions for the Project area and known improvement plans

Project Impacts

- Evaluate the Project's water demand, considering design or operational features that would reduce/offset water demand.
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Describe the degree to which presently scheduled off-site improvements offset impacts.

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

To justify that the water demand shall be adequately serviced to the property, based on available site and occupancy information, 100% of the BOS sewer generation factors were employed 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.

An Information of Fire Flow Availability report (IFFA) 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. Additionally, a LADWP Water Pressure application for Fire Service Pressure Flow Report (SAR) is done for the Project to achieve a preliminary analysis of the existing water mains in Vine Street and Lexington Avenue. The results of the SARs determine if the existing mains can convey water supply for both the proposed Project demand of domestic and fire water services.

4.2 WASTEWATER

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the *City of Los Angeles CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Sewer Wye Map;
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;
- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

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

To justify that the wastewater collection shall be adequately serviced, 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 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. The analysis is based on the Sewer Capacity Availability Report (SCAR) application processed 11.08.2022 (See **Attachment E – Sewer Capacity Availability Report (SCAR)**).

5. PROJECT SERVICES

5.1 CONSTRUCTION

A Construction Management Plan, which would ensure safe pedestrian access as well as emergency vehicle access and safe vehicle travel in general, will be implemented to reduce any temporary pedestrian and traffic impacts occurring as a result of construction activities.

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. Therefore, impacts to water infrastructure due to construction activity is considered less than significant.

The Project will require decommission/abandonment of existing water lines to the site, and construction of new on-site water distribution lines to serve new buildings, as well as the potential relocation of existing lines. Prior to buildout of the water system, during construction, with approval from LADWP and the City, temporary water supply needs during construction may be obtained from metered connections from existing metered water connections or fire hydrants. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the lines below surface. 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, LADWP would be notified in advance of proposed ground disturbance activities to avoid existing water lines and disruption of water service. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

5.1.2 WASTEWATER

Construction activities for the Project could result in a temporary increase in 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 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. Therefore, the Project's construction impacts to the wastewater system would be less than significant.

The Project will require abandonment of existing sewer lines to the site and construction of new on-site wastewater infrastructure to serve the proposed new building, and potential upgrade and/or relocation of existing wastewater infrastructure. 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 City of Los Angeles.

Moreover, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

5.2 OPERATION

This section covers the long-term operation of the proposed project and its impact to water and sewer. Construction impacts, prior to operation, for both water and wastewater are temporary and less than long term operational demands. Therefore, it is anticipated that no service issues shall occur during construction.

5.2.1 WATER

5.2.1.1 WATER CONSUMPTION

Based on the Project's land uses, the Project's estimated water consumption is approximately 53,670 gallons per day (gpd), resulting in a net increased water demand of 52,545 gpd. These demand numbers were calculated using 100 percent of the BOS corresponding wastewater generation factors. A breakdown of these water demand calculations is provided in Table 3.

Table 3 – Estimated Proposed Water Demand

| Land Use | Unit | Est. Avg. Daily Consumption Flow Rate Factor (gal/1000 SF gross area) ¹ (gpd/unit) | Total Average Daily Consumption (gpd) |
|--|---|---|---------------------------------------|
| Residential: Apt – 1 Bedroom | 89 Units | 110 /Unit | 9,790 |
| Residential: Apt – 2 Bedroom | 43 Units | 150 /Unit | 6,450 |
| Residential: Studio (Bachelor) | 21 Units | 75 /Unit | 1,575 |
| Restaurant: ² | 7,000 SF (approx. 235 seats) ³ | 25 /Seat | 5,875 |
| Pool: | 1 Unit | 29,330 /Unit | 29,330 |
| Gym: | 1,000 SF | 650 /1000 SF | 650 |
| Total Proposed Water Demand | | | 53,220 |
| Total Existing Water Demand (Per Table 1) | | | 675 |
| Project Net Water Demand (Proposed – Existing) | | | 52,545 |
| Notes: | | | |
| ¹ Based on 100% of the BOS Sewer Generation Factors | | | |
| ² High-turnover Sit-down Restaurant | | | |
| ³ Assumes 50% of Restaurant Space Will be Usable Seating Area and 15 Square Feet per Seat | | | |

5.2.1.2 WATER INFRASTRUCTURE ASSESSMENT

To determine the ability to provide on-site water service to the Project, a Fire Service Pressure Flow Report (SAR) was submitted to LADWP to analyze if there is adequate water capacity within both the fire suppression system (i.e. building sprinkler system), and domestic water service. Two locations were analyzed for the capacity to provide water service simultaneously for the onsite domestic water service and fire suppression system. One location was the 10-inch water main on Vine Street and the other was the 4-inch water main on Lexington Avenue. The SAR analysis received confirmed that there is sufficient water service capacity for the Project demand. Proposed water service can be connected from the existing 10-inch water main in Vine Street that has the capacity for water pipe infrastructure. The expected water demand of the project will require a 6-inch domestic water service and a 6-inch fire water service connection. The location on Lexington Avenue was not able to achieve 1400 gpm, the maximum flow achieved was 800 gpm at a pressure of 58 psi. However, per LADWP, the upsizing of the 4-inch pipe to a 6-inch pipe at this location would result in the capacity to achieve flows of 1400 gpm. The upsizing would allow for there to be adequate water capacity to provide on-site water service to the Project. Therefore, the proposed project will plan to connect into the water main in Vine Street. The service laterals will be adequately sized to accommodate the on-site fire suppression system demand and domestic demand flowing simultaneously. The new water services will also include backflows and be metered separately per City requirements. Therefore, impacts on water infrastructure would be less than significant (See **Attachment B – Fire Service Pressure Flow Report (SAR)**).

A Will Serve Letter was also requested to LADWP in order to confirm if the Project demand can be sufficiently supplied. The Will Serve Letter dated 08.29.2022 confirmed that the proposed Project Site can be supplied with water from the municipal system (See **Attachment C – Water Service Will Serve Letter**). Therefore, from the affirming Will Serve Letter and received SARs, the existing infrastructure can be determined to be adequate to serve the Project.

5.2.1.3 FIRE FLOW REQUIREMENTS

Article 7 Fire Protection and Prevention, Section 57.507.3 of the LAMC sets the fire flow requirements for the Project. These guidelines, in addition to the requirements set by the City Fire Chief, will prescribe the fire flow requirements (pressure and duration) and hydrant spacing requirements for the Project.

The Project shall not require additional fire hydrants to be installed in or around the property. The surrounding hydrants on Lexington Avenue, La Mirada Avenue, and Vine Street would be adequate. The Project falls within the High Density Residential and Neighborhood Commercial category, which has a required fire flow of 4,000 gallons per minute (gpm) from four adjacent fire hydrants flowing simultaneously, per City of Los Angeles Fire Code Table 507.3.1. Ultimate Fire flow requirements will be governed by the Fire Department.

Adjacent to the site there are currently five (5) existing fire hydrants located within 300 feet of the Project Site boundary. Four hydrants were analyzed with flows of 1,500 gpm each, resulting in residual pressures of 90 – 92 psi. The existing water mains and hydrants surrounding the Project will adequately service the minimum 4,000 gpm from four (4) hydrants running simultaneously (See **Attachment A – Information of Fire Flow Availability (IFFA)**).

5.2.2 WASTEWATER

5.2.2.1 SEWER GENERATION

In accordance with the *City of Los Angeles CEQA Thresholds Guide*, the Project's estimated sewer flows were based on the BOS's sewage generation factors for residential categories. Based on the proposed uses and generation factors, the Project's projected wastewater generation is approximately 53,220 gpd, representing a net increase in wastewater generation at the Project Site of approximately 52,545 gpd. A summary of the wastewater generation calculations is provided in Table 4.

Table 4 – Estimated Proposed Wastewater Generation

| Land Use | Unit | Est. Avg. Daily Sewage Flow Rate Factor (gal/1000 SF gross area) ¹ (gpd/unit) | Total Average Daily Consumption (gpd) |
|--|---|--|---------------------------------------|
| Residential: Apt – 1 Bedroom | 89 Units | 110 /Unit | 9,790 |
| Residential: Apt – 2 Bedroom | 43 Units | 150 /Unit | 6,450 |
| Residential: Studio (Bachelor) | 21 Units | 75 /Unit | 1,575 |
| Restaurant: ² | 7,000 SF (approx. 235 seats) ³ | 25 /Seat | 5,875 |
| Pool: | 1 Unit | 29,330 /Unit | 29,330 |
| Gym: | 1,000 SF | 200 /1000 SF | 200 |
| Total Proposed Wastewater Demand | | | 53,220 |
| Total Existing Wastewater Demand (Per Table 1) | | | 675 |
| Project Net Wastewater Demand (Proposed – Existing) | | | 52,545 |
| Notes: | | | |
| ¹ Based on 100% of the BOS Sewer Generation Factors | | | |
| ² High-turnover Sit-down Restaurant | | | |
| ³ Assumes 50% of Restaurant Space Will be Usable Seating Area and 15 Square Feet per Seat | | | |

The total proposed wastewater demand for the Project is 53,220 gpd. The Sewage Facility Charge (SFC) is based on the net wastewater demand, therefore 675 gpd from the existing retail buildings were subtracted in order to get 52,545 gpd.

A Sewer Capacity Availability Request (SCAR) was submitted to the BOS to determine whether the existing wastewater infrastructure can accommodate the Project location (See **Attachment E – Sewer Capacity Availability Report (SCAR)**). BOS has analyzed the Project demands of a prior, more demanding Project scheme in conjunction with existing conditions and forecasted growth. The Project was approved to discharge up to 48,666 gpd into the city's system by connecting to the existing sewer lines in Vine Street and Lexington Avenue. A new SCAR was filed with a proposed total flow of 53,220 gpd. The original SCAR submitted was approved for a total of 48,666 gpd but will need to be amended to account for an additional 4,554 gpd. The results from the approved new SCAR, determined there are no wastewater service issues and the Project's wastewater infrastructure is serviceable.

5.2.2.2 INFRASTRUCTURE CAPACITY

The sewer mains in Vine Street and Lexington Avenue will serve the Project, and sewage from the Project Site is conveyed to the City's Hyperion Treatment Plant. The BOS's most current Integrated Resources Plan (IRP) 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), and that the existing average daily flow for the system as of 2021 is approximately 275 mgd. The Project's estimated wastewater generation increase of 52,545 gpd, or 0.052 mgd, comprises of less than 0.02 percent of the available capacity in the system and is within the system's remaining capacity of 275 mgd.

Based on these forecasts, the Project's increase in wastewater generation would be adequately accommodated by the Hyperion Service Area. In addition, the BOS's analysis confirms that the Hyperion Water Reclamation Plant has sufficient capacity and regulatory allotment for the proposed Project. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities. Related projects must go through the same analysis to determine if any facilities will need to be upgraded to accommodate for the increase in capacity. Therefore, based on the approved SCAR for the Project and the available wastewater treatment capacity, the Project's wastewater infrastructure would be serviceable.

6. PROJECT SERVICABILITY

Based on the results of the SAR, IFFAR and SCAR and the analysis contained in this report, no further service issues have been identified. The existing wastewater and water infrastructure shall be adequate to serve the proposed project. Additionally, less than significant water and wastewater impacts have been identified for this Project.

ATTACHMENT A

INFORMATION OF FIRE FLOW AVAILABILITY (IFFA)



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Western

LAFD Fire Flow Requirement: 4,000 GPM (from 4 Hydrants)

Water Service Map No.: 146-189

LAFD Signature: _____

Date Signed: _____

Applicant: Alejandra Santos

Company Name: Fusco Engineering

Address: 600 Wilshire Blvd, Suite 1470, Los Angeles, CA 90017

Telephone: 213-542-5625

Email Address: asantos-olivarez@fuscoe.com

KATHRINE CRUZ

AUG 31 2022

| | F- 44633 | F- 35764 | F- 35765 |
|--|------------------------------|------------------------------|------------------------------|
| Location: | SE Lexington Av / Vine St | NW Vine St / Lexington Av | SW Vine St / La Mirada Av |
| Distance from Nearest Pipe Location (feet): | 16' | 22' | 22' |
| Hydrant Size: | 2 1/2" x 4" DFH | 4" D | 4" D |
| Water Main Size (in): | 8" | 10" | 10" |
| Static Pressure (psi): | 118 max | 118 max | 120 max |
| Residual Pressure (psi): | 90 psi | 90 psi | 92 psi |
| Flow at 20 psi (gpm): | 1500 gpm | 1500 gpm | 1500 gpm |

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: Page 1 of 2

ECMR No. W20220901031

Please Include all Water Main Upsizing Requirements

4 Public Fire Hydrants (1- S/W corner of La Mirada Ave, 1- N/E corner of Vine St/La Mirada Ave, 1- S/E corner of Vine St/Lexington Ave, 1- N/W corner of Vine St/Lexington Ave)

High Density Residential and Neighborhood Commercial (Run Four Public Hydrants Simultaneously)

Water Purveyor: Los Angeles Department of Water & Power

Date: 9/14/2022

Signature: 

Title: Civil Engineering Associate II

Requests must be made by submitting this completed application, along with a \$271 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

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

Cynthia



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Western

LAFD Fire Flow Requirement: 4,000 GPM (from 4 Hydrants)

Water Service Map No.: 146-189

LAFD Signature: _____

Date Signed: _____

Applicant: Alejandra Santos

Company Name: Fusco Engineering

Address: 600 Wilshire Blvd, Suite 1470, Los Angeles, CA 90017

Telephone: 213-542-5625

Email Address: asantos-olivarez@fuscoe.com

| | F-42799 | F-_____ | F-_____ |
|--|------------------------------|---------|---------|
| Location: | NE La Mirada Av / Vine St | | |
| Distance from Nearest Pipe Location (feet): | 27' | | |
| Hydrant Size: | 2 1/2" x 4" DFH | | |
| Water Main Size (in): | 6" | | |
| Static Pressure (psi): | 120 max | | |
| Residual Pressure (psi): | 92 psi | | |
| Flow at 20 psi (gpm): | 1500 gpm | | |

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: Page 2 of 2

ECMR No. W20220901031

Please Include all Water Main Upsizing Requirements

4 Public Fire Hydrants (1- S/W corner of La Mirada Ave, 1- N/E corner of Vine St/La Mirada Ave, 1- S/E corner of Vine St/Lexington Ave, 1- N/W corner of Vine St/Lexington Ave)

High Density Residential and Neighborhood Commercial (Run Four Public Hydrants Simultaneously)

Water Purveyor: Los Angeles Department of Water & Power

Date: 9/14/2022

Signature: 

Title: Civil Engineering Associate II

Requests must be made by submitting this completed application, along with a \$271 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

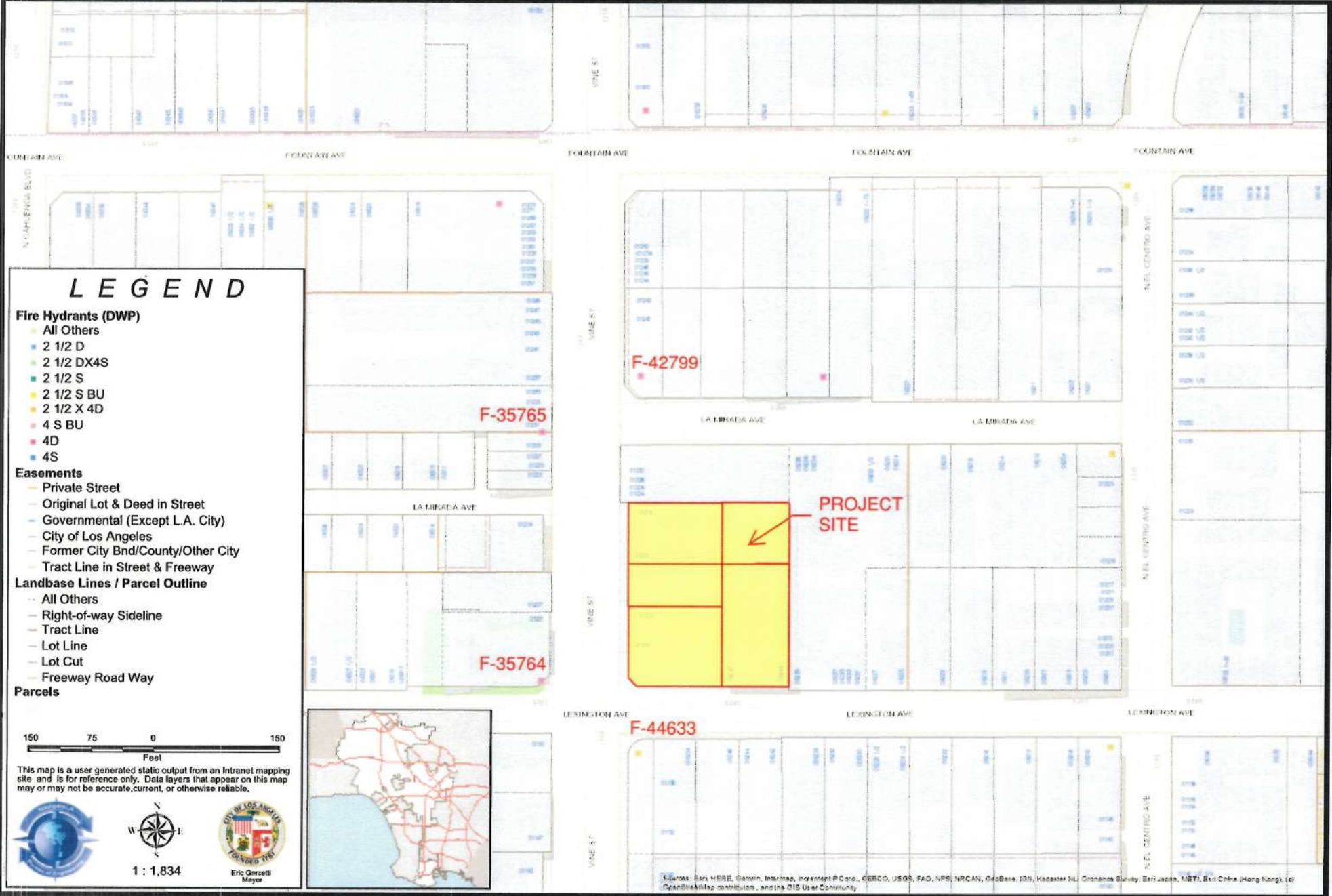
Attn: Business Arrangements

P.O. Box 51111 - Room 1425

Los Angeles, CA 90051-5700

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

1200-1218 N. Vine St & 6245-6247 W. Lexington Ave



LEGEND

Fire Hydrants (DWP)

- All Others
- 2 1/2 D
- 2 1/2 DX4S
- 2 1/2 S
- 2 1/2 S BU
- 2 1/2 X 4D
- 4 S BU
- 4D
- 4S

Easements

- Private Street
- Original Lot & Deed in Street
- Governmental (Except L.A. City)
- City of Los Angeles
- Former City Bnd/County/Other City
- Tract Line in Street & Freeway

Landbase Lines / Parcel Outline

- All Others
- Right-of-way Sideline
- Tract Line
- Lot Line
- Lot Cut
- Freeway Road Way

Parcels

150 75 0 150
Feet

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



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

ATTACHMENT B

FIRE SERVICE PRESSURE FLOW REPORT (SAR)



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 99816

Fire Service Pressure Flow Report

SERVICE NUMBER 640247

For: **1200 VINE ST** Approved Date: **9-16-2022**Proposed Service **6 INCH** off of the**4** inch main in **LEXINGTON AVE** on the **NORTH** side approximately**120** feet **EAST** of **EAST** of **VINE ST** The System maximum pressure is**121** psi based on street curb elevation of **312** feet above sea level at this location.The distance from the DWP street main to the property line is **43** 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 | 92 | 565 | 74 | | |
| 120 | 91 | 585 | 73 | | |
| 175 | 90 | 600 | 72 | | |
| 215 | 89 | 615 | 71 | | |
| 250 | 88 | 630 | 70 | | |
| 285 | 87 | 650 | 69 | | |
| 315 | 86 | 665 | 68 | | |
| 340 | 85 | 680 | 67 | | |
| 365 | 84 | 690 | 66 | | |
| 390 | 83 | 705 | 65 | | |
| 415 | 82 | 720 | 64 | | |
| 435 | 81 | 735 | 63 | | |
| 455 | 80 | 750 | 62 | | |
| 475 | 79 | 760 | 61 | | |
| 495 | 78 | 775 | 60 | | |
| 515 | 77 | 785 | 59 | | |
| 530 | 76 | 800 | 58 | | |
| 550 | 75 | | | | |

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: 800 gpm maximum flow from existing conditions. Requires upsize 160 feet of 4 inch pipe to 6 inch pipe to achieve 1400 gpm at this location.**This information will be sent to the Department of Building and Safety for plan checking.**

This SAR is valid for one year from 09-16-22. 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****MARK PATTERSON**

Prepared by

MARK PATTERSON

Approved by

146-189

Water Service Map

ATTACHMENT C

WATER SERVICE WILL SERVE LETTER

August 29, 2022

Map No. 146-189

Ms. Alejandra Santos
Fusco Engineering
600 Wilshire Boulevard, Suite 1470
Los Angeles, CA 90017

Dear Ms. Santos:

Subject: Water Availability - Will Serve
1200-1218 North Vine Street & 6245-6247 West Lexington Avenue
APN 5534-002-023, 5534-002-018 Colegrove Tract, Lot FR (Arb 3,4.5.6 and 8)

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 Ms. Stella Kim at (213) 367-0247. Correspondence may be addressed to:

LADWP
111 North Hope Street, Room 1425
Los Angeles, California 90012

Sincerely,

fgonzalez
Liz Gonzalez
Manager-Business Arrangements
Water Distribution Engineering

SK:kc
c: Ms. Stella Kim



E. 462.776

| LEGEND MAP SCALE 1" = 1500' | | SYMBOLS AND NOTATIONS | | SCALE: 1" = 100' | | PLOTTED DATE | | CHKD. DATE | | FIRE HYDRANTS | | REFERENCES | |
|--------------------------------|--|-----------------------|--|------------------|--|--------------|--|------------|--|---------------|--|------------------------|--|
| AS SHOWN | | | | | | | | | | | | | |
| | | MAP | | NAME | | 00-00-0000 | | NAME | | 00-00-0000 | | MAPS REPLACED | |
| | | CONVERTED MAINS | | F.HUEZO | | 05-19-2001 | | SIGN CHRG | | 04-16-2003 | | 147 NS, 148 NS, 149 NS | |
| | | CONVERTED SERVICES | | DLLEE | | 10-04-2006 | | NAME | | 00-00-0000 | | 160-180C, 149-180D | |
| | | MISC | | NAME | | 00-00-0000 | | NAME | | 00-00-0000 | | 186 NS, 187 NS, 188 NS | |
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ATTACHMENT D

CITY OF LOS ANGELES, LABOS – WILL SERVE LETTER

**BOARD OF PUBLIC WORKS
MEMBERS**

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

TED ALLEN, PE
CITY ENGINEER

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

<http://eng.lacity.org>

11/08/2022

ALEJANDRA SANTOS
600 W WILSHIRE BLVD, SUITE 1470
LOS ANGELES, CA, 90017

Dear ALEJANDRA SANTOS,

SEWER AVAILABILITY: 1200-1218 N VINE ST / 6245-6247 W LEXINGTON AVE

The Bureau of Sanitation has reviewed your request of 10/27/2022 for sewer availability at **1200-1218 N VINE ST / 6245-6247 W LEXINGTON AVE**. Based on their analysis, it has been determined on 11/08/2022 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

ATTACHMENT E

SEWER CAPACITY AVAILABILITY REPORT (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: **1200-1218 N VINE ST / 6245-6247 W LEXINGTON AVE** Sanitation Scar ID: **70-6342-1122**
Date Submitted: **10/27/2022** Request Will Serve Letter? **Yes**
BOE District: **Central District**
Applicant: **ALEJANDRA SANTOS**
Address: **600 W WILSHIRE BLVD, SUITE 1470** City: **LOS ANGELES**
State: **CA** Zip: **90017**
Phone: **213-542-5621** Fax:
Email: **ASANTOS-OLIVAREZ@FUSCOE.COM** BPA No.
S-Map: **493** Wye Map: **4669-2**

SIMM Map - Maintenance Hole Locations

| No. | Street Name | U/S MH | D/S MH | Diam. (in) | Approved Flow % | Notes |
|-----|---------------|----------|----------|------------|-----------------|------------|
| 1 | LEXINGTON AVE | 49302155 | 49302039 | 12 | 50.00 | 26,610 GPD |
| 2 | VINE ST | 49302023 | 49302040 | 10 | 50.00 | 26,610 GPD |

Proposed Facility Description

| No. | Proposed Use Description | Sewage Generation (GPD) | Unit | Qty | GPD |
|-----|--|-------------------------|------|--------|--------|
| 1 | RESIDENTIAL: APT - BACHELOR | 75 | DU | 21 | 1,575 |
| 2 | RESIDENTIAL: APT - 1 BDRM. *6 | 110 | DU | 89 | 9,790 |
| 3 | RESIDENTIAL: APT - 2 BDRMS *6 | 150 | DU | 43 | 6,450 |
| 4 | SWIMMING POOL (RESIDENTIAL WITH REPLACEABLE FILTER CARTRIDGES) | | GPD | 29,330 | 29,330 |
| 5 | GYMNASIUM - BASKETBALL, VOLLEYBALL *10 | 200 | KGSF | 1,000 | 200 |
| 6 | RESTAURANT: FAST FOOD INDOOR SEAT | 25 | SEAT | 235 | 5,875 |

Proposed Total Flow (gpd): **53,220**

Remarks: 1): Approved for the maximum allowable capacity of 53,220 GPD (36.96 gpm). 2): This SCAR will supersede previous SCAR IDs # 69-6230-0822. 3): Discharge as indicated in flow %s. 4): IWMD Permit required.

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

Date Processed: **11/08/2022** Expires On: **05/07/2023**

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Sunbula Azieh**
on **11/07/2022**

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

| | | |
|----------------|-------------------|--|
| Fees Collected | Yes | SCAR FEE (W:37 / QC:705) \$1,996.50 |
| Date Collected | 11/03/2022 | SCAR Status: Completed |

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

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3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
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