

APPENDIX D

Utility Report





656 South San Vicente Boulevard

**Utility Technical Report: Water, Wastewater
July 9, 2019**

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

650–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC (the Applicant) proposes to develop a mixed-use medical office and retail-commercial development on an approximately 0.76 acre (33,087 square feet, 32,290 net square feet) site (Project Site) located at 656 South San Vicente Boulevard. The Project Site is located at the corner of Wilshire Boulevard and San Vicente Boulevard in the Wilshire Community Plan Area (CPA) in the City of Los Angeles (City) and is bounded by South San Vicente Boulevard to the west/southwest, Wilshire Boulevard to the south, Sweetzer Avenue to the east, and Orange Street to the north. The Project Site is currently developed with a Montessori Children’s World School, which is currently vacant, and a Big 5 Sporting Goods store and associated surface parking. The Project Site is located in an urbanized and active area adjacent to commercial, office, residential, and medical related uses.

The 656 San Vicente Project (Project) would include up to of 145,305 square feet of floor area that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor retail use, of which up to 4,000 square feet may be a small restaurant use and 1,000 square feet may be other commercial uses, such as a pharmacy or soft good store. The proposed building would be 12 stories and approximately 218 feet in height. The Project would include a seven floors of medical office uses over four floors of parking, and a ground level containing a lobby for the medical office and other commercial uses. The Project would include 454 parking spaces and 891 bicycle spaces.^{[RS1][JDLR2]}

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project on water and wastewater.

2. REGULATORY FRAMEWORK

2.1. WATER

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

Below are the State and Regional water supply regulations:

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

- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- LADWP’s 2015 UWMP outlines the City’s long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.
- Senate Bill (SB) 610 and SB 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a “will serve” letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:
 - 1) A proposed residential development of more than 500 dwelling units.
 - 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
 - 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
 - 4) A proposed hotel or motel of more than 500 rooms
 - 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons
 - 6) A mixed use project that falls in one or more of the above-identified categories
 - 7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,700 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System,

Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In February 2017, a Sewer System management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)¹.

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

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

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

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry

¹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2017.

weather flow depth during their planning period shall not exceed one-half the pipe diameter.²

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

3. EXISTING CONDITION

3.1. WATER SERVICE

3.1.1. DOMESTIC

The existing site currently has two buildings, one serves as a retail store located on South San Vicente, and the other building north on South San Vicente serves as a Montessori school. There is also an at grade asphalt parking lot on South San Vicente Blvd and South Sweetzer Avenue, and a second a parking lot located between South San Vicente and the alley northeast of the two buildings. Based on City Substructure Map 135-173-D, there is an 8” water main in South San Vicente Blvd and a 12-inch water main in South Sweetzer Avenue. LADWP water facility map 134-174 indicate that the 656 South San Vicente Boulevard lot is served by an existing water service off of Orange Street.

The domestic water generation estimate has been prepared based on the City of LA Bureau of Sanitation sewerage generation factor for school and retail store, and is summarized in Table 1 below.

Table 1 – Estimated Existing Water Consumption			
Land Use	Units	Generation Rate (gpd/unit)^(a)	Total Water Consumption (gpd)
Existing			
Elementary School	20 students	9 / student	180
Retail Store	8,225 sf	25 / 1000 sf	206
Subtotal Existing			386
^(a) The average daily flow based on 100% of City of Los Angeles BOS sewerage generation factors.			

² <http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf>.

³ City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

3.1.2. FIRE

Navigate LA indicates that the closest existing public fire hydrant is located at the corner of the intersection of South San Vicente Blvd and Orange Street, there is another one located at in the corner of the intersection of Sweetzer Avenue and Orange Street approximately 165 feet northeast of the project site on Sweetzer Avenue and one by Sweetzer Avenue and South San Vicente Boulevard. There are several other hydrants within 500 feet of the project site.

3.2. WASTEWATER

Sanitary sewer service to the Project Site from the surrounding streets is provided by the BOS. Based on the City's Central District Sewer Wye Map 135B173, there is a 21-inch reinforced concrete pipe (RCP) sewer line in South San Vicente Boulevard flowing southeast, an 8-inch VCP sewer line flowing east in Orange Street, and a 33-inch RCP flowing south in South Sweetzer Avenue.

The City's Central District Sewer Wye Map 135B173 also indicate that Orange Street has a sewer wye and lateral allocated to the Project Site. A sewer wye is defined as a connection point between a private sewer lateral and public sewer main.

The existing Montessori school and retail store on the Project Site are served by the 8-inch sewer main in Orange Street. Table 2 below shows the existing sewer demands.

Table 2 – Estimated Existing Sewer Generation			
Land Use	Units	Generation Rate (gpd/unit) ^(a)	Total Sewage Generation (gpd)
Existing			
Elementary School	20 students	9 / student	180
Retail Store	8,225 sf	25 / 1000 sf	206
Subtotal Existing			386
^(a) The average daily flow based on 100% of City of Los Angeles BOS sewerage generation factors.			

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

The City of Los Angeles considers the questions listed in Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) as significant thresholds for CEQA compliance regarding impact on water. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following factors from the CEQA Thresholds Guide (2006 *L.A. CEQA Thresholds Guide*) significance thresholds with regard to impacts on water:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

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

4.2. WASTEWATER

The City of Los Angeles considers the questions listed in Appendix G of the CEQA Guidelines as significant thresholds for CEQA compliance regarding impact on wastewater. These questions are as follows:

Would the Project:

- Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following factors from the CEQA Thresholds Guide (2006 *L.A. CEQA Thresholds Guide*) significance thresholds with regard to impacts on

wastewater:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or
- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.⁴

Based on these factors, the Project would have a significant impact if the City's wastewater infrastructure would not adequately serve the Project and would result in an increase in wastewater such that it exceeds available infrastructure capacity requiring construction of new facilities.

5. METHODOLOGY

5.1. WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures. 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

- 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.
- Consider water conditions for the Project area, known improvement plans, and the Project's water demand

⁴ The Wastewater Facilities Plan referenced in the City of Los Angeles CEQA Thresholds Guide has since been superseded by the City's Integrated Resources Plan. Accordingly, when analyzing the Project, the Integrated Resource Plan will be utilized.

- Describe any water conservation measures included in the proposed Project, particularly those that are beyond requirements of present regulations, and factor their impact on water use into the Project demand, to the extent possible

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.

The existing and proposed water demand is based on the 2012 BOS Sewer Generation Rates table.

LADWP performed a fire service pressure flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand) to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether or not they can meet the project needs based on existing infrastructure. Refer to Exhibit 1 for the results of the Fire Flow Pressure Report Service Advisory Request (SAR).

LADWP also performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model in the vicinity of the Project Site. Based on the results, LADWP determines whether they can meet the Project's fire hydrant flow needs with the existing infrastructure. See Exhibit 2 for the results of the Information of Fire Flow Availability Request (IFFAR).

5.2. WASTEWATER

The methodology for determining the significance of a project as it relates to impact on wastewater collection and treatment infrastructure involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures. 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 Wye Map;
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

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.

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.

The BOS, Wastewater Engineering Division performed a sewer capacity analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exist for future development. The BOS analysis studied 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 analysis. Refer to Exhibit 3 for results of the BOS analysis in the Sewer Capacity Analysis Request (SCAR).

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, and other construction activities. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water demand would be approximately 1000-2,000 gallons per day (gpd). The existing water demand at the Project Site is approximately 386 gpd. The construction water demand would be slightly higher than the existing water demand, however, this estimated construction-period demand is significantly less than the Project's estimated operational demand, which as described below, can be accommodated by the existing infrastructure. Correspondence from DWP and the City's BOS indicate there is adequate water supply, and sufficient water infrastructure to meet the temporary water demand associated with construction of the Project. Therefore, the potential impacts on water use and associated infrastructure due to construction activity will be less than significant.

The Project will require the construction of new on-site water distribution lines to serve the new building. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the lines below the 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 water lines and disruption of water service. The Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, Project

impacts on water and water infrastructure associated with construction activities would be less than significant.

6.1.2. WASTEWATER

It is estimated that the construction activities for the Project would result in a slight increase in wastewater generation because construction workers and activities would generate a slight increase in wastewater compared to the existing retail and school building activities. Wastewater generation would occur incrementally throughout the construction of the Project. However, such use would be temporary and nominal when compared with the wastewater generated by either the existing use or the Project. In addition, construction workers would typically utilize portable restrooms that would not contribute to wastewater flows to the City's wastewater system. Furthermore, this estimated construction-period generation is significantly less than the Project's estimated operational generation, which as described below, can be accommodated by the existing infrastructure. Therefore, the Project construction activity impacts to the wastewater system would be less than significant.

The Project would require construction of new on-site infrastructure to serve the new buildings and minor upgrades and/or relocation of existing 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. The Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects.

Overall, construction related impacts on wastewater generation and infrastructure are minor and anticipated to be less than the existing use. Therefore, impacts on wastewater associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. WATER CONSUMPTION

This report analyzed the water demand for the Project by assessing the demands for both fire suppression needs and domestic anticipated water usage. Domestic water demand is the main factor for overall water consumption needs. However, fire flow demands are factored in also and have a much greater instantaneous effect on the water infrastructure. Accordingly, the fire flow demand rates are used as the factor to analyze infrastructure capacity. The analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 1 for the results of the SAR and the Fire Service Pressure Flow Report from LADWP, which demonstrates that the Project Site has sufficient fire service pressure flow for the Project.

In addition, Table 3 below, identifies the estimated water demand for the Project as approximately 43,136 gallons per day (gpd). The anticipated water demand for the Project is based on the SCAR and the 2012 BOS Sewer Generation Rates table.

Moreover, the California Urban Water Management Planning Act requires that every urban water supplier prepare and adopt an Urban Water Management Plan (UWMP) every five years. LADWP's 2015 UWMP provides a complete analysis of the water supplies and demands and projects a sustainable water supply for the City for the next 25 years. LADWP approved the SAR, based in part, on the fact that the Project water demand falls within the LADWP's 2015 UWMP's projected increase in citywide water demands while anticipating multi-dry year water conditions occurring at the same time. Therefore the Project potential impacts on water supply and infrastructure would be less than significant.

6.2.1.2. WATER DEMAND FOR FIRE FLOW

Based on fire flow standards set forth in Section 57.507.3 of the LAMC and input received from the Los Angeles Fire Department, the Project falls within the Office building / Non-residential category, and the required Fire Flow will be set at 6,000 gallons per minute (gpm) from four to six fire hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). This translates to a required flow of 1,500 gpm for each of four hydrants, or 1,000 gpm for each of six hydrants flowing simultaneously. An Information of Fire Flow Availability Request (IFFAR) were submitted to LADWP to confirm adequate fire flow pressure for the Project from the existing infrastructure. LADWP indicated in the IFFAR results that the existing public water system can supply 6,300 gpm from six hydrants flowing simultaneously, with a residual pressure greater than 20 psi. See the IFFAR results in Exhibit 2 as provided by LADWP, which confirm that the Project has adequate fire flow available to comply with section 57.513 of the LAMC.

Furthermore, LAMC Section 57.513, Supplemental Fire Protection, states that:

Where the Chief determines that any or all of the supplemental fire protection equipment or systems described in this section may be substituted in lieu of the requirements of this chapter with respect to any facility, structure, group of structures or premises, the person owning or having control thereof shall either conform to the requirements of this chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems is necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project will also incorporate a fire sprinkler suppression system, which will be subject to fire department review and approval of the design and permitting of the Project. As noted, an SAR was submitted to LADWP in order to make sure the existing infrastructure could meet the demands of the project. The approved SAR is attached in Exhibit 1. The SAR shows a static pressure of 79 pounds per square inch and that a flow of up to 2,500 gpm can be delivered to the Project Site with a residual pressure of 47 pounds per square inch, which exceeds the 20 pounds per square inch requirement for the surrounding public hydrants. As shown in the SAR, IFFAR and through compliance with LAFD and LADWP requirements, the impact of the project to the water infrastructure would be less than significant.

6.2.1.3. DOMESTIC WATER FLOW AND WATER DEMAND

With respect to water consumption, the estimates have been prepared based on 100% of City’s BOS sewerage generation factors, see Table 3 below. The project proposes to connect to the existing 12-inch main in South Sweetzer Avenue for both fire and domestic services. The SAR confirms that a combo service, which has one connection to the main and splits to serve both fire and domestic was approved by LADWP. Refer to Exhibit 1 for the approved SAR.

Table 3 – Estimated Proposed Water Demand			
Land Use	Units	Generation Rate (gpd/unit) ^(a)	Total Water Demand (gpd)
Existing			
Elementary School	20 Students	9 / student	180
Retail Store	8,225 sf	25 / 1,000 sf	206
Subtotal Existing			386
Proposed			
Medical Office	140,305 sf	250 / 1,000 sf	35,076
Commercial Use	1,000 sf	50 / 1,000 sf	50
Restaurant: Full Service Indoor & Outdoor Seat	267 seats ^(b)	30/Seat	8,010
Subtotal Proposed			43,136
Net Increase			42,750
<p>^(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.</p> <p>^(b) The Project will not exceed 267 seats for a full service restaurant with indoor and outdoor seating.</p>			

6.2.2. WASTEWATER

6.2.2.1. SEWER GENERATION

The City sewer generation factors were used to determine the proposed wastewater demand. Based on the type of use and generation factors, the Project would generate approximately 43,136 gpd. The existing uses (which would be demolished as part of the Project) were estimated to generate 386 gpd. A SCAR was approved by the City’s BOS for each building and the SCAR determined that the existing public sewer infrastructure can accommodate the Project. The City’s BOS analyzed the Project demands in conjunction with existing conditions and forecasted growth and verified that there is sufficient capacity

in the existing sewer system for the Project to discharge to the municipal system. The Project would not require or result in the construction of new waste water facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts on wastewater would be less than significant. See Exhibit 3 for the approved SCAR. The estimated sewer flows have been summarized in Table 4 below.

Table 4 – Estimated Proposed Wastewater Generation			
Land Use	Units	Generation Rate (gpd/unit)^(a)	Total Sewage Generation (gpd)
Existing			
Elementary School	20 Students	9 / student	180
Retail Store	8,225 sf	25 / 1,000 sf	206
Subtotal Existing			386
Proposed			
Medical Office	140,305 sf	250 / 1,000 sf	35,076
Commercial Use	1,000 sf	50 / 1,000 sf	50
Restaurant: Full Service Indoor & Outdoor Seat	267 seats ^(b)	30/Seat	8,010
Subtotal Proposed			43,136
Net Increase			42,750
<p>^(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.</p> <p>^(b) The Project will not exceed 267 seats for a full service restaurant with indoor and outdoor seating.</p>			

The existing design capacity of the Hyperion Treatment Plant is approximately 450 mgd. Currently, approximately 275 mgd is treated at the Hyperion Treatment Plant resulting in residual treatment capacity of approximately 175 mgd. The Project’s proposed net wastewater generation is approximately 0.0428 mgd, which is equal to 0.0244 percent of the Hyperion Treatment Plant’s available capacity. Hence there is sufficient waste water treatment capacity in the existing infrastructure. Therefore, impacts on wastewater treatment infrastructure and capacity are less than significant.

7. LEVEL OF SIGNIFICANCE

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

Exhibit 1

Service Advisory Request (SAR)



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 77287

Fire Service Pressure Flow ReportSERVICE NUMBER **631184**

For: 656 S SAN VICENTE BLVD Approved Date: **6-3-2019**

Proposed Service 8 INCH off of the

12 inch main in SWEETZER AVE on the WEST side approximately

85 feet NORTH of NORTH of SAN VICENTE BLVD The System maximum pressure is

105 psi based on street curb elevation of 144 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	79	1830	61		
385	78	1885	60		
560	77	1940	59		
695	76	1990	58		
815	75	2040	57		
915	74	2090	56		
1010	73	2140	55		
1100	72	2190	54		
1185	71	2235	53		
1260	70	2280	52		
1335	69	2325	51		
1405	68	2370	50		
1470	67	2415	49		
1535	66	2460	48		
1600	65	2500	47		
1660	64				
1720	63				
1775	62				

Meter Assembly Capacities

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

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

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

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

Notes: With 1500 gpm simultaneous flow from 8" domestic service

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

This SAR is valid for one year from 06-03-19. 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**

ELIA SUN
Prepared by

ELIA SUN
Approved by

134-174
Water Service Map

Exhibit 2

Information of Fire Flow Availability (IFFAR)



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY For 656 South San Vicente Boulevard

Water Service Map No. 134-174, 136-174

LAFD Fire Flow Requirement 6000 GPM (4-6 Hydrants)

LAFD Signature: _____

Date Signed: _____

Applicant: Rickard Severinsson
 Company Name: KPFF Consulting Engineers
 Address: 700 S Flower Street Suite 2100
 Telephone: 213.418.0201
 Email Address: Rickard.Severinsson@kpff.com

	F-40340	F-34108	F-34370
Location:	Northeast corner of Sweetzer Avenue and Wilshere Boulevard	Southeast corner of Orange Street and South San Vicente Boulevard	Southwest corner of South Sweetzer Avenue and Orange Street
Distance from Nearest Pipe Location (feet):	15 N/O PL	10 E/O PL	7 W/O PL
Hydrant Size:	2 1/2 x4D	2 1/2 x4D	2 1/2 x 4D
Water Main Size (in):	12"	6"	6"
Static Pressure (psi):	105	106	105
Residual Pressure (psi):	91	92	91
Flow at 20 psi (gpm):	1050	1050	1050

Ethel Perez

NOTE: Data obtained from hydraulic analysis using peak hour.

MAY 30 2019 -W

Remarks: _____ ECMR No. W20190530004
GPM CAN BE ACHIEVED WITH 6 HYDRANTS FLOWING SIMULTANEOUSLY.

Water Purveyor: Los Angeles Department of Water & Power Date: 6/3/19

Signature: _____ Title: CE ASSOCIATE

Requests must be made by submitting this completed application, along with a \$230.00 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
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>.

E.H.J



City of Los Angeles

Los Angeles Department of Water and Power - Water System

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	F-34109	F-34371 ✓	F-41146 ✓
Location:	East of Wilshire Blvd and San Vicente Boulevard	Southwest corner of South Sweetzer Avenue and 6th Street	300 feet east of south Sweetzer avenue and orange street
Distance from Nearest Pipe Location (feet):			
Hydrant Size:	2 1/2 x 4D	2 1/2 x 4D	2 1/2 x 4D
Water Main Size (in):	8"	6"	6"
Static Pressure (psi):	106	104	105
Residual Pressure (psi):	92	90	91
Flow at 20 psi (gpm):	1050	1050	1050

Ethel Perez
MAY 30 2019 -W

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No. W20190570004
TOTAL OF 6300 GPM CAN BE ACHIEVED WITH 6 HYDRANTS FLOWING SIMULTANEOUSLY.

Water Purveyor: Los Angeles Department of Water & Power Date: 6/3/19

Signature: _____ Title: CE Associate

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Exhibit 3

Sewer Capacity Availability Request (SCAR) and Sewer Will Serve Letter

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.

Job Address:	656 S San Vicente Blvd	Sanitation Scar ID:	64-4652-0519
Date Submitted	05/22/2019	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Rickard Severinsson		
Address:	700 S FLOWER STREET, SUITE 2100	City :	Los Angeles
State:	CA	Zip:	90017
Phone:	2134180210	Fax:	
Email:	RICKARD.SEVERINSSON@KPFF.COM	BPA No.	
S-Map:	492	Wye Map:	5456-8

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	SAN VICENTE	49214063	49214109	21	75.00	
2	SWEETZER AVE	49214065	49214073	33	25.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	MEDICAL OFFICE/CLINIC	250	KGsf	140,305	35,076
2	COMMERCIAL USE	50	KGsf	1,000	50
3	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	267	8,010
Proposed Total Flow (gpd):					43,136

Remarks 1): This SCAR will supersede previous SCAR IDs # 61-3779-0717. 2): Approved for the maximum allowable capacity of 43,136 GPD (29.96 gpm). 3): Owner or developer must install and maintain private odor traps out of the public R/W. 4): BOE to approve connection methods. 5): IWMD Permit required.

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

Date Processed: 05/23/2019 Expires On: 11/19/2019

Processed by: Customer Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Sunbula Azieh on 05/23/2019	Submitted by: Elena Lopez Bureau of Engineering Central District Phone: 213-482-7048
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Fees Collected	Yes	SCAR FEE (W:37 / QC:704)	\$1,430.00
Date Collected	05/22/2019	SCAR Status:	Completed

Scar Request Number: 2936

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

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ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

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

<http://eng.lacity.org>

05/23/2019

RICKARD SEVERINSSON
700 S FLOWER STREET, SUITE 2100
LOS ANGELES, CA, 90017

Dear Rickard Severinsson,

SEWER AVAILABILITY: 656 S San Vicente Blvd

The Bureau of Sanitation has reviewed your request of 05/22/2019 for sewer availability at **656 S SAN VICENTE BLVD**. Based on their analysis, it has been determined on 05/23/2019 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.

Sincerely,

Elena Lopez

Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

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