

Appendix G
Hydrology and Utility Report

ZEITOUNY & ASSOCIATES

18243 Senteno Street, Rowland Heights CA 91748 Tel. (323)892-1168
zeitounyc@gmail.com

7940 Lankershim Blvd. N Hollywood CA 91605.

Utility Narrative

Existing Conditions

Topography and drainage

The existing site area consisting of 6 lots (approximately 4.7 acres pre-dedication) generally slopes southwest towards Arminta Street at a rate of about 1%. There is a drainage inlet on Strathern Street with a curb drain on Blyth Street. As the site is 4.7 % impervious, the project has a volume of 2,531 cubic feet for an 85th Percentile storm. Based on a 50-year storm event, the existing peak discharge is 6.6 cubic feet per second.

Storm Drain

Storm water runs easterly on Strathern Street and southerly on Lankershim Blvd. There exists a storm drain inlet located at the south east corner of Strathern Street & Lankershim Blvd. also another Strom drain culvert located next to the alley at 11650 Strathern Street Just east of the project site.

Sanitary Sewer

There exist public sanitary sewer main lines adjacent to the project. The City of Los Angeles Sanitation Department own and maintain such sewer lines.

- Lankershim Blvd - 8 inches vitrified clay pipe (VCP) and is running north to south.
- Strathern Street - 8 inches vitrified clay pipe (VCP) and is running west to east.

The Site is located within The City of Los Angeles Valley District Sewer Map 1043-A and Wye Map 1043-A.

Domestic /Fire Water

The existing water main lines near the project are owned and maintained by the Los Angeles Department of Water & Power. An existing main lie exists on Lankershim Blvd. & Strathern Street and can serve the proposed project.

- Lankershim Blvd - 8 inch main line.

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- Strathern Street - 8 inch main line.

Two existing fire hydrant are located adjacent to the site.

Fire hydrant ID 58276 is located at the corner of Blyth Street and Lankershim Blvd. right across the project site. Fire hydrant ID 61657 located on Strathern Street is located just south of the project site.

Proposed Development

Storm Drain

The project will be designed to comply with the City of Los Angeles latest Low Impact Development (LID) Design Standards. Based on the Soil report performed by Twining Consulting Inc.; ground water was not encountered within the deepest exploratory boring at a depth of approximately 50 1/2 feet below the existing grade. After development of the project, the proposed impervious area would be 20 %, with a volume of 4,782 cubic feet for an 85th percentile storm. The 50 year event peak discharge would be 6.6 cubic feet per second. So a design of Dry well to treat the storm water will be implemented.

Sanitary Sewer

Based on input from the Developer and Client a proposed facility Description was submitted to the City Of Los Angeles Bureau Of Engineering for the generation of Sewer Capacity Availability Report. The estimated proposed total flow based on the proposed facility description is 72,220 gallons per day (GPD). Points of connections can be either on Strathern Street or On Lankershim Blvd and will be determined by the Plumbing Engineer during design.

Domestic / Fire Water

The proposed size and locations for the domestic water and fire water points of connection will be determined by the Plumbing Engineer and Fire Sprinkler Engineer, respectively during design. The location of the double detector check assembly and fire department connection will be determined based on feedback from the City of Los Angeles Fire Department. LADWP will coordinate with accordingly based on the final location both domestic and fire water points of connection.



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<http://eng.lacity.org>

08/21/2019

CAMILLE ZEITOUNY
18243 SENTENO
ROWLAND HEIGHTS, CA, 91748

Dear CAMILLE ZEITOUNY,

SEWER AVAILABILITY: 7940 LANKERSHIM BLVD

The Bureau of Sanitation has reviewed your request of 08/14/2019 for sewer availability at **7940 LANKERSHIM BLVD**. Based on their analysis, it has been determined on 08/21/2019 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,

Christine Reusch

Valley District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

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

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

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:	7940 LANKERSHIM BLVD	Sanitation Scar ID:	64-4774-0819
Date Submitted	08/14/2019	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	CAMILLE ZEITOUNY		
Address:	18243 SENTENO	City :	ROWLAND HEIGHTS
State:	CA	Zip:	91748
Phone:	3238921168	Fax:	
Email:	ZEITOUNYC@GMAIL.COM	BPA No.	
S-Map:	1043-A	Wye Map:	1043-A

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	STRATHERN ST	40005034	40005033	8	50.00	UNKNOWN, WHICH LATERAL WILL BE USED DURING CONSTRUCTION FOR PROJECT
2	LANKERSHIM BLVD	40005032	40005055	8	50.00	UNKNOWN, WHICH LATERAL WILL BE USED DURING CONSRTRUCTION FOR PROJECT

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	72	7,920
2	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	180	27,000
3	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	180	34,200
4	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	80	2,400
5	RETAIL AREA (GREATER THAN or EQUAL TO 100,000 SF)	50	KGSF	14,000	700

Proposed Total Flow (gpd): 72,220

Remarks 1] This SCAR supersedes previous ID 64-4712-0719. 2] Approved for the maximum allowable capacity of 72,220 GPD (50.15 gpm).3] Discharge as indicated on SCAR letter. Developer may choose one discharge at 100% proposed flow. 4] IWMD permit required.

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

Date Processed: **08/21/2019** Expires On: **02/17/2020**

Scar Request Number: 3080

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Ricardo Avendano**
on **08/20/2019**

Submitted by: **Christine Reusch**
Bureau of Engineering
Valley District
Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:705) \$1,996.50
Date Collected	08/14/2019	SCAR Status: Completed

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