Appendix I

Utilities Technical Memorandum

PSOMAS

Belmont Village – Westwood Presbyterian Project
Utilities Technical Memorandum

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TABLE OF CONTENTS

SECTION		PAGE
1.0	**OVERVIEW**	**3**
2.0	**SCOPE OF ANALYSIS**	**3**
3.0	**EXISTING UTILITIES AND REGULATORY FRAMEWORK**	**3**
3.1	*Existing Utility Providers*	*3*
3.2	*Regulatory Framework*	*4*
3.2.1	*Water*	*4*
3.2.2	*Sewer*	*5*
3.2.3	*Electricity*	*7*
3.2.4	*Natural Gas*	*8*
3.2.5	*Telecommunications*	*8*
4.0	**WATER**	**8**
4.1	*Existing Condition*	*8*
4.2	*Proposed Condition*	*9*
4.3	*Significance Thresholds – Water*	*10*
4.4	*Project Impacts*	*11*
4.4.1	*Construction*	*11*
4.4.2	*Operation*	*11*
5.0	**SEWER**	**12**
5.1	*Existing Condition*	*12*
5.2	*Proposed Condition*	*13*
5.3	*Significant Thresholds – Sewer*	*14*
5.4	*Project Impacts*	*15*
5.4.1	*Construction*	*15*
5.4.2	*Operation*	*16*
6.0	**ELECTRICITY**	**16**
6.1	*Existing Condition*	*16*
6.2	*Proposed Condition*	*17*
6.3	*Significance Thresholds – Electricity*	*17*
6.4	*Project Impacts*	*18*
6.4.1	*Construction*	*18*
6.4.2	*Operation*	*18*

7.0	**NATURAL GAS**	**18**
7.1	*Existing Condition*	*18*
7.2	*Proposed Condition*	*18*
7.3	*Significance Thresholds – Natural Gas*	*19*
7.4	*Project Impacts*	*20*
7.4.1	*Construction*	*20*
7.4.2	*Operation*	*20*
8.0	**TELECOMMUNICATIONS FACILITIES**	**20**
8.1	*Existing Condition*	*20*
8.2	*Proposed Condition*	*21*
8.3	*Significance Thresholds – Telecommunications*	*21*
8.4	*Project Impacts*	*22*
8.4.1	*Construction*	*22*
8.4.2	*Operation*	*23*
9.0	**LEVEL OF SIGNIFICANCE**	**23**
10.0	**APPENDICIES**	**24**

1.0 OVERVIEW

The Belmont Village – Westwood Presbyterian project involves the development of a new 12-story eldercare facility over three levels of subterranean parking, a new two-story church preschool and administrative offices, and associated site improvements (Project) on a 1.6-acre site that currently includes a surface parking lot, church sanctuary, church fellowship hall, church preschool buildings, and single-family residence. The existing church sanctuary building would be retained, and all other existing improvements would be removed to allow development of the project. The development site is located at 10822 Wilshire Boulevard and 10812 Ashton Avenue (Project Site), and is bounded by Wilshire Boulevard on the north, existing residential buildings to the east and south, and commercial buildings and a cemetery to the west.

2.0 SCOPE OF ANALYSIS

This analysis provides supporting information for the Project's environmental review pursuant to the California Environmental Quality Act (CEQA) and documents the results of Psomas' research regarding existing nearby utility infrastructure for the Project.

3.0 EXISTING UTILITIES AND REGULATORY FRAMEWORK

3.1 Existing Utility Providers

The following is a list of existing utilities and their service providers that are within the proximity of the Project Site found from a DigAlert request:

- Storm Drain – City of Los Angeles Flood Control District
- Sanitary Sewer – City of Los Angeles
- Water – Los Angeles Department of Water and Power
- Electricity – Los Angeles Department of Water and Power
- Natural Gas – Southern California Gas Company
- Telecommunications –
    - Century Link
    - Charter Communications
    - Zayo Abovenet
    - Frontier Communications
    - Wilshire Connection

Note that existing storm drain infrastructure, as well as the Project's potential impacts on this infrastructure, is discussed in the water resources technical report prepared for the Project by Psomas on June 5, 2020.

3.2 Regulatory Framework

3.2.1 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, 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.
- 2016 California Green Building Standards Code, CCR, Title 24, Part 11 (CALGreen), adopted on January 1, 2016, requires a water use reduction of 20 percent below 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 Commissioners on April 27, 2016.
- Senate Bill 610, 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. For certain projects subject to CEQA review, SB 610 requires that urban water suppliers prepare a WSA to determine whether the project water demand is included as part of the most recently adopted UWMP. All projects that meet any of the following criteria require a WSA:

- A proposed residential development of more than 500 dwelling units.
- A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
- A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
- A proposed hotel or motel of more than 500 rooms
- 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
- A mixed-use project that falls in one or more of the above-identified categories
- 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.

Since the proposed Project does not meet or exceed any of the above thresholds, a WSA will not be required from LADWP.

3.2.2 Sewer

The Los Angeles sewer system is comprised of three systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. To comply with Waste Discharge Requirements (WDRs), a Sewer System Management Plan (SSMP) was prepared for each of these systems.

The Project Site lies within the Hyperion Sanitary Sewer System. In February 2017, an SSMP was prepared for the Hyperion Sanitary Sewer System in accordance with WDRs adopted by the State Water Resources Control Board (SWRCB) on May 2, 2006.

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Availability Request (SCAR) 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.

During environmental and entitlement phases the City has determined that an alternative, but non-binding availability study can be performed which verifies the sewer capacity of the adjacent sewer mains through a process run by the Bureau of Sanitation called the Wastewater Services Information (WWSI) request. This preliminary evaluation reviews potential impacts to the wastewater system for the project in the same manner as the SCAR would, is not binding, but does not expire. As stated in the WWSI the evaluation will determine cumulative impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops. For the purpose of this Utilities Technical Memorandum the WWSI will be used in lieu of the SCAR for evaluating sewer impacts.

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 a Sewerage Facilities Charge. The rate structure for the Sewage 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 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. S006-0691). Per this 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 weather flow depth during their planning period shall not exceed one-half the pipe diameter.

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan. 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. 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. The City has published the One Water Los Angeles 2040 Plan, which builds on the premise of the Integrated Resources Plan to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities. As with the Integrated Resources Plan, such efforts would be organized in three phases over a 23-year period from 2018 to the planning horizon of 2040. The "Near-term" phase will be 2018-2020, the "Mid-term" phase will be 2021-2030, and the "Long-term" phase will be 2031-2040. The phasing plan will comprise of 35 integration opportunities that will demonstrate how water management benefits can be integrated in a project through multi-agency collaboration. The One Water Los Angeles 2040 Plan is currently in the "Near-term" phase.

3.2.3 Electricity

Title 24 of the California Code of Regulations regulates energy consumption in new construction. The standards regulate energy consumed in buildings for heating, cooling, ventilation and lighting. Title 24 is implemented through the local plan check and permit process. The current (2016) standards effective date is January 1, 2017 and it applies for new construction of both residential and non-residential buildings.

Los Angeles Department of Water and Power (LADWP) has expanded the Power Integrated Resource Plan (IRP) into the Power Strategic Long-Term Resource Plan (SLTRP), approved April 2018. The SLTRP dictates strategies for meeting LADWP's regulatory requirements and environmental policy goals through 2037 and extending to 2050. The SLTRP establishes the groundwork for updating LADWP's infrastructure and power grid to meet the City's growing electricity demands.

3.2.4 Natural Gas

As a public utility, the Southern California Gas Company (the Gas Co.) is under jurisdiction of the California Public Utilities Commission. As mentioned in section 3.2.3, Title 24 of the California Code of Regulations regulates energy consumption in new constructions. The standards regulate energy consumed in buildings for heating, cooling, ventilation and lighting. Title 24 is implemented through the local plan check and permit process.

The Gas Co.'s 2018 Gas Report states that residential gas demand is expected to decrease at an annual average rate of 1.4 percent whereas commercial and industrial demand is expected to increase at an annual rate of 0.2 percent. This is mainly due to increased efficiency of power plants and the statewide efforts to use renewable sources of energy for electricity generation.

3.2.5 Telecommunications

As a private utility, telecommunications service providers operate jurisdiction of the California Public Utilities Commission. As mentioned in section 3.2.3, Title 24 of the California Code of Regulations regulates energy consumption in new constructions. The standards regulate energy consumed in buildings for heating, cooling, ventilation and lighting. Title 24 is implemented through the local plan check and permit process.

4.0 WATER

4.1 Existing Condition

The water infrastructure in the vicinity of the Project Site includes an existing 12" water main in Wilshire Blvd, a 6" water main in Ashton Ave, and a 6" water main in Malcolm Ave. There are 2 existing fire hydrants along Wilshire Blvd adjacent to the Project Site: one at the southwest corner of Wilshire and Malcolm Ave, and another on the south side of Wilshire Blvd that is mid-block between Malcolm and Glendon Ave. In addition, there is one existing hydrant on the northwest corner of Ashton Ave and Malcolm Ave.

The City calculates anticipated water demand using the City's approved sewer generation rates. Using these generation rates, the existing Project Site generates the following water demands:

Existing Use	Average Daily Flow (GPD) [a]	Existing Number of Units	Average Daily Flow
Residential SFD: 2-BDRM	185 GPD	1 DU	185
Church: Sanctuary	3 GPD	210 seats	630
Church: Fellowship hall	3 GPD	120 seats	360
Office/Admin Space	120 /1000 SF	392 SF	47
School: Nursery – Day Care	9 GPD	80 children	720
Irrigation [b]	10%	-	194
Total	-	-	**2,136**

(a) The average daily flow based on City of Los Angeles' sewer generation factors dated April 6, 2012.

(b) Irrigation of the current landscape adds to the existing water demands and is conservatively estimated to constitute an additional 10% of demand generated by existing uses.

4.2 Proposed Condition

The City calculates development project's anticipated water demand using the City's approved sewer generation rates. The proposed Project includes independent-living spaces within the eldercare facility. They are being considered apartments as a conservative approach to analyze the water demand. Using these generation rates, the project is expected to generate the following water demands:

Proposed Use	Average Daily Flow (GPD) [a]	Proposed Number of Units	Average Daily Flow
Residential Apartment: 1-BDRM	110 GPD	40 DU	4,400
Residential Apartment: 2-BDRM	150 GPD	13 DU	1,950
Rest home	70 GPD	123 Beds	8,610
Dining/kitchen	300 GPD / 1,000 SF	8,488 SF	2,546
Beauty Parlor	425 GPD / 1,000 SF	724 SF	308
Lounge	50 GPD / 1,000 SF	8,072 SF	404
Library	50 GPD / 1,000 SF	801 SF	40
Theater room	3 GPD	33 Seats	99
Health Club	600 GPD / 1000 SF	1082 SF	650
School: Nursery – Day Care	9 GPD	105 Children	945
Office/Admin Space	120 GPD / 1,000 SF	2,341 SF	281
Church: Sanctuary	3 GPD	210 Seats	630
Church: Fellowship Hall	3 GPD	151 Seats	453
Pool [b]	13,651 GPD	1 Pool	13,651
Irrigation	10%		2,131
Total	-	-	**37,097**

(a) The average daily flow based on City of Los Angeles' sewer generation factors dated April 6, 2012.

(b) A depth of 5' was assumed in order to calculate the GPD of the pool. The latest architectural plans only provided a surface area of 365 SF. The daily pool discharge is conservatively assumed in order to calculate the maximum discharge that will enter the water network within a 24-hour period.

Domestic water is expected to be the main contributor of water consumption for the Project. The Project's water demand is calculated to be 37,097 GPD, representing a net increase of 34,961 GPD as compared to existing conditions. However, fire water demands will create a much greater immediate impact on the water network, and therefore are the primary means for analyzing infrastructure capacity. See Appendix for the results of the Information of Fire Flow Availability Report (IFFAR).

4.3 Significance Thresholds – Water

In accordance with the 2019 CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to water supply and infrastructure if it would:

- Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?
- [Not] have enough water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The 2006 LA CEQA Thresholds Guide identifies the following criteria to evaluate water supply and infrastructure:

- The total estimated water demand for the project. Proposed Water Demand Proposed water demand includes proposed indoor and outdoor water uses as well as cooling towers and/or parking. For indoor uses, base demand is first estimated by applying sewer generation factors (SGFs), published by City of Los Angeles Bureau of Sanitation, to elements of the project scope such as square footage and use type (restaurant, office, etc.).
- Whether enough capacity exists in the water infrastructure that would serve the project, considering 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

In assessing impacts related to water supply and infrastructure, the City will use Appendix G as the thresholds of significance. The criteria identified above from the 2019 CEQA Thresholds Guide will be used where applicable and relevant to assist in analyzing the Appendix G thresholds

4.4 Project Impacts

4.4.1 Construction

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (GPD). Considering temporary construction water use would be around the same as the existing water consumption at the Project Site which is currently adequately being met by the existing water infrastructure, it is anticipated that the existing water supplies would continue to meet the limited and temporary water demand associated with construction of the Project. Impacts on the water supply due to construction activity would therefore be less than significant.

The Project will require construction of new, on-site water distribution lines to serve the new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. During such construction activities, emergency access to the Project Site as well as existing vehicular and non-vehicular traffic flow would be preserved by the construction management plan approved by the City for the Project. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

4.4.2 Operation

According to the 2017 City of Los Angeles Fire Code Section 501.3, construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be

submitted to the fire department for review and approval prior to construction. In addition, Section 507.3 indicates the Fire Flow requirements according to land use. High-density Residential and Neighborhood Commercial land uses require 4,000 GPM from four adjacent fire hydrants flowing simultaneously. Industrial and commercial land uses require 6,000 to 9,000 GPM from four to six fire hydrants flowing simultaneously. The maximum distance between hydrants should be 300 ft. An IFFAR has been obtained from LADWP showing that there are four hydrants in the greater vicinity of the project flowing simultaneously at 6,000 GPM which meets the standard required for the likely highest intensity land use designation. There are currently only 3 hydrants within the immediate vicinity of the Project Site. Therefore, installation of a new additional fire hydrant is to be expected, which would be installed by the applicant in conformance with all applicable LAFD and City requirements. This approved IFFAR indicates the availability of enough water service for the anticipated fire-related water demands for the Project.

The Project's water demand is calculated to be 37,097 GPD, representing a net increase of 34,961 GPD as compared to existing conditions. Fire water demands will create a much greater immediate impact on the water network than that of the Project's domestic uses, and therefore are the primary means for analyzing infrastructure capacity. The building will be sprinklered. However, water demands for the fire hydrants are fixed per a max flow allowed through the hydrant nozzle and building sprinkler demands will be less than the required 6,000-9,000 gallons per minute for four to six hydrants. Cumulative demand from both the sprinkler system and the four to six hydrants flowing simultaneously will further reduce the pressure in the water system, but the approved IFFAR indicates the availability of sufficient water service, therefore no water service upgrades are expected as a result of the Project.

5.0 SEWER

5.1 Existing Condition

There is an existing 8" public sewer main on Wilshire Blvd, and an 8" sewer main on Ashton Ave. The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 MGD at the Hyperion Water Reclamation Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant).

Existing Use	Average Daily Flow (GPD) [a]	Existing Number of Units	Average Daily Flow
Residential SFD: 2-BDRM	185 GPD	1 DU	185
Church sanctuary	3 GPD	210 seats	630
Fellowship hall	3 GPD	120 seats	360
Office/Admin space	120 /1000 SF	392 SF	47
School: nursery – day care	9 GPD	80 children	720
Total	-	-	**1,942**

(a) The average daily flow based on City of Los Angeles' sewer generation factors dated April 6, 2012

5.2 Proposed Condition

Using the project architect's program summary as provided in the latest Entitlement Package on June 4th, 2020, the table below shows the proposed Project's wastewater flows by land use type:

Proposed Use	Average Daily Flow (GPD) [a]	Proposed Number of Units	Average Daily Flow
Residential Apartment: 1-BDRM	110 GPD	40 DU	4,400
Residential Apartment: 2-BDRM	150 GPD	13 DU	1,950
Rest home	70 GPD	123 Beds	8,610
Dining/kitchen	300 GPD /1,000 SF	8,488 SF	2,546
Beauty Parlor	425 GPD /1,000 SF	724 SF	308
Lounge	50 GPD /1,000 SF	8,072 SF	404
Library	50 GPD /1,000 SF	801 SF	40
Theater room	3 GPD	33 Seats	99
Health Club	600 GPD / 1000 SF	1082 SF	650
Pool [b]	13,651 GPD	1 Pool	13,651
School: Nursery – Day Care	9 GPD	105 Children	945
Office/Admin Space	120 GPD /1,000 SF	2,341 SF	281
Church: Sanctuary	3 GPD	210 seats	630
Church: Fellowship Hall	3 GPD	151 seats	453
Total	-	-	**34,966**

(a) The average daily flow based on City of Los Angeles' sewer generation factors dated April 6, 2012.

(b) A depth of 5' was assumed in order to calculate the GPD of the pool. The latest architectural plans only provided a surface area of 365 SF. The daily pool discharge is conservatively assumed in order to calculate the maximum discharge that will enter the water network within a 24-hour period.

The sewer generation factor for a rest home is a conservative factor that takes into consideration the staff/care personnel that caters to each resident. The proposed Project includes independent-living spaces within the eldercare facility. They are being considered apartments as a

conservative approach to analyze the sewer demand. The net increase in sewer demand for the Project is 33,024 GPD. As a result of this sewer demand, the project will likely require multiple 8" sewer laterals to connect to main lines in the street. A Wastewater Service Information (WWSI) was submitted to the City of Los Angeles Bureau of Sanitation (BOS) for a split discharge with 50% of the project sewer flowing to Wilshire Blvd and 50% of the project sewer flowing to Ashton Ave. 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. A WWSI was requested from BOS on May 19, 2020 and was approved on May 27, 2020 for the Project demand of 34,966 GPD.

5.3 Significant Thresholds – Sewer

In accordance with the 2006 LA CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to wastewater if it would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- 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; or
- 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.

The 2006 LA CEQA Thresholds Guide identifies the following criteria to evaluate wastewater impacts:

- 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.

In assessing impacts related to wastewater, the City will use Appendix G as the thresholds of significance. The criteria identified above from the L.A. CEQA Thresholds Guide will be used where applicable and relevant to assist in analyzing the Appendix G thresholds.

5.4 Project Impacts

5.4.1 Construction

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the local wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, the Project construction impacts to the wastewater system would be less than significant.

The Project will require construction of new wastewater infrastructure to serve the new buildings and facilities of the proposed Project. 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. Although no upgrades to the public main are anticipated, minor off-site work is required to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, 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.

5.4.2 Operation

A WWSI was submitted on May 19, 2020 and approved on May 27, 2020 to see if the existing public infrastructure can accommodate the Project. The BOS has analyzed the Project demands in conjunction with existing conditions and forecasted growth and has approved the Project to discharge up to 34,966 GPD of wastewater to the existing sewer main/mains in both Wilshire and

Ashton, according to the approved WWSI. Please note that, as calculated above, the Project's net discharge will be less than this approved amount on the WWSI due to the removal of several existing uses. Impacts on local wastewater infrastructure should therefore be less than significant.

As discussed above, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 MGD at the Hyperion Water Reclamation Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant). The Project's proposed wastewater generation is approximately 34,966 GPD. This is equivalent to far less than one percent of the Hyperion Water Reclamation Plant's capacity where the Project's wastewater would be treated. Consequently, impacts on wastewater treatment capacity are less than significant.

The existing half full capacity of the 8-inch sewer line in Wilshire is approximately 0.50 cfs (323,158 GPD) and the existing half full capacity of the 8-inch sewer line in Ashton is 1.47 cfs (950,086 GPD). The Project's net increase in sewage generation is approximately 33,024 GPD; this discharge will split equally to Wilshire and Ashton which will be 16,512 GPD each. This represents approximately 5.11% of the pipe's half full capacity of the 8-inch line in Wilshire and approximately 1.73% of the pipe's half full capacity of the 8-inch line in Ashton. Due to this fact, impacts on wastewater infrastructure should be less than significant.

6.0 ELECTRICITY

6.1 Existing Condition

The existing power service in the vicinity of the Project site is supplied by Los Angeles Department of Water and Power. Based on our substructure review, there are existing underground electric lines within the vicinity of the project along Wilshire Blvd. There is also an above ground electrical pole line that supplies electricity to the adjacent residential homes south of the project. These lines will need to be avoided during construction.

6.2 Proposed Condition

The proposed energy use is listed in the table below:

Type Description	Electricity Demand (kWh/Year)
Assisted Living	696,974
Day Care Center	59,437
Parking with Elevator	457,080
Parking lot	980
Total	**1,214,471**

These figures are preliminary estimates of electricity usage. The proposed energy demand will be lower than these preliminary estimates due to the Project being designated for LEED Silver accreditation.

6.3 Significance Thresholds – Electricity

Appendix G of the 2019 CEQA Guidelines was prepared in response to the requirement in Public Resources Code Section 21100(b)(3), which asks if the Project would require or result in the relocation of construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects.

In addition, regarding potential impacts to energy, the 2006 LA CEQA Thresholds Guide states that a determination of significance shall be made on a case-by-case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities:
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

The analysis herein focuses on impacts related to infrastructure capacity

6.4 Project Impacts

6.4.1 Construction

The Project will require construction of new electrical mains to serve the new buildings and facilities of the proposed Project. Construction impacts associated with electrical infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of electrical infrastructure will be limited to on-site electrical distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, when considering impacts resulting from the installation of any required electrical 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 electrical associated with construction activities would be less than significant.

6.4.2 Operation

Based on the will serve letter dated August 30, 2018, LADWP has indicated they have enough capacity to provide electricity to the Project Site. LADWP states that the estimated power requirement for this project is part of the total load growth forecast for the City and has been considered in the planned growth of the power system.

7.0 NATURAL GAS

7.1 Existing Condition

The existing natural gas service in the vicinity of the Project site is supplied by Southern California Gas Company (SoCal Gas). From record substructure maps it has been determined that there is one existing 6” gas line in Wilshire Blvd, one 4” gas line in Malcolm Ave, and one 3” gas line in Ashton Ave.

7.2 Proposed Condition

The lateral connection size and location for this site are currently unknown. No upgrades to the gas system are expected. This gas connection will be constructed by the utility service provider

and follow all appropriate regulatory requirements of such a connection. New laterals to provide natural gas service to the new buildings will be provided in conformance with all applicable So Cal Gas and City requirements.

7.3 Significance Thresholds – Natural Gas

Appendix F of the CEQA Guidelines was prepared in response to the requirement in Public Resources Code Section 21100(b)(3), which states that an EIR shall include a detailed statement setting forth "[m]itigation measures proposed to minimize significant effects of the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy. Although an EIR is not being prepared for the Project, this language may guide the analysis of potential impacts related to natural gas use.

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to natural gas if it would:

- Require or result in the relocation or construction of new or expanded natural gas facilities, the construction or relocation of which could cause significant environmental effects?

The determination of significance shall be made on a case-by-case basis, considering the following factors:

- The extent to which the project would require new (off-site) natural gas supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities:
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, the Project would have a significant impact on energy use if it would:

- Cause wasteful, inefficient, and unnecessary consumption of energy during construction, operation, and/or maintenance;
- Result in an increase in demand for electricity or natural gas that exceeds available supply of distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Conflict with adopted energy conservation plans; or
- Violate state or federal energy standards

The analysis herein focuses on impacts related to infrastructure capacity.

7.4 Project Impacts

7.4.1 Construction

The Project will require construction of new natural gas mains to serve the new buildings and facilities of the proposed Project. Construction impacts associated with electrical infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of electrical infrastructure will be limited to on-site electrical distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, when considering impacts resulting from the installation of any required natural gas 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 natural gas associated with construction activities would be less than significant.

7.4.2 Operation

Based on the will serve letter dated December 4, 2017, Southern California Gas Company has indicated they have enough capacity to provide electricity to the Project Site. SoCal Gas states that it has facilities in the area where the above-named project is being proposed and the gas service will be provided in accordance with the rules and regulations in effect at the time service is provided.

8.0 TELECOMMUNICATIONS FACILITIES

8.1 Existing Condition

The existing telecommunications services in the vicinity of the Project site are supplied by various utilities providers such as Century Link, Charter Communications, Zayo Abovenet, Frontier Communications, and Wilshire Connection. From a records request through the utility providers it has been determined that aerial and underground facilities exist and serve the property from Ashton Avenue.

8.2 Proposed Condition

The proposed connection size and locations for telecom connections for this site are currently unknown. No upgrades to the telecom systems are expected. Letters of "will serve" have been requested and are provided in the appendix for reference from the telecommunications service providers. These connections will be constructed by the private utility service provider and follow all appropriate regulatory requirements of such a connection. New service point connections to provide telecommunications services to the new buildings will be provided in conformance with all applicable federal, state, and City requirements.

8.3 Significance Thresholds – Telecommunications

Appendix G of the 2019 CEQA Guidelines was prepared in response to the requirement in Public Resources Code Section 21100(b)(3), which asks if the Project would require or result in the relocation of construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects.

In accordance with the 2019 CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to telecommunications if it would:

- Require or result in the relocation or construction of new or expanded telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The determination of significance shall be made on a case-by-case basis, considering the following factors:

- The extent to which the project would require new (off-site) telecommunication supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities:
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, the Project would have a significant impact on energy use if it would:

- Cause wasteful, inefficient, and unnecessary consumption of energy during construction, operation, and/or maintenance;

- Result in an increase in demand for electricity, natural gas, or telecommunications services that exceeds available supply of distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Conflict with adopted energy conservation plans; or
- Violate state or federal energy standards

The analysis herein focuses on impacts related to infrastructure capacity

8.4 Project Impacts

8.4.1 Construction

The Project will require construction of new telecommunication ducts to serve the new buildings and facilities of the proposed Project. Construction impacts associated with telecommunication infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of telecommunication ducts will be limited to on-site telecommunication distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Overall, when considering impacts resulting from the installation of any required telecommunication 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 telecommunication associated with construction activities would be less than significant.

8.4.2 Operation

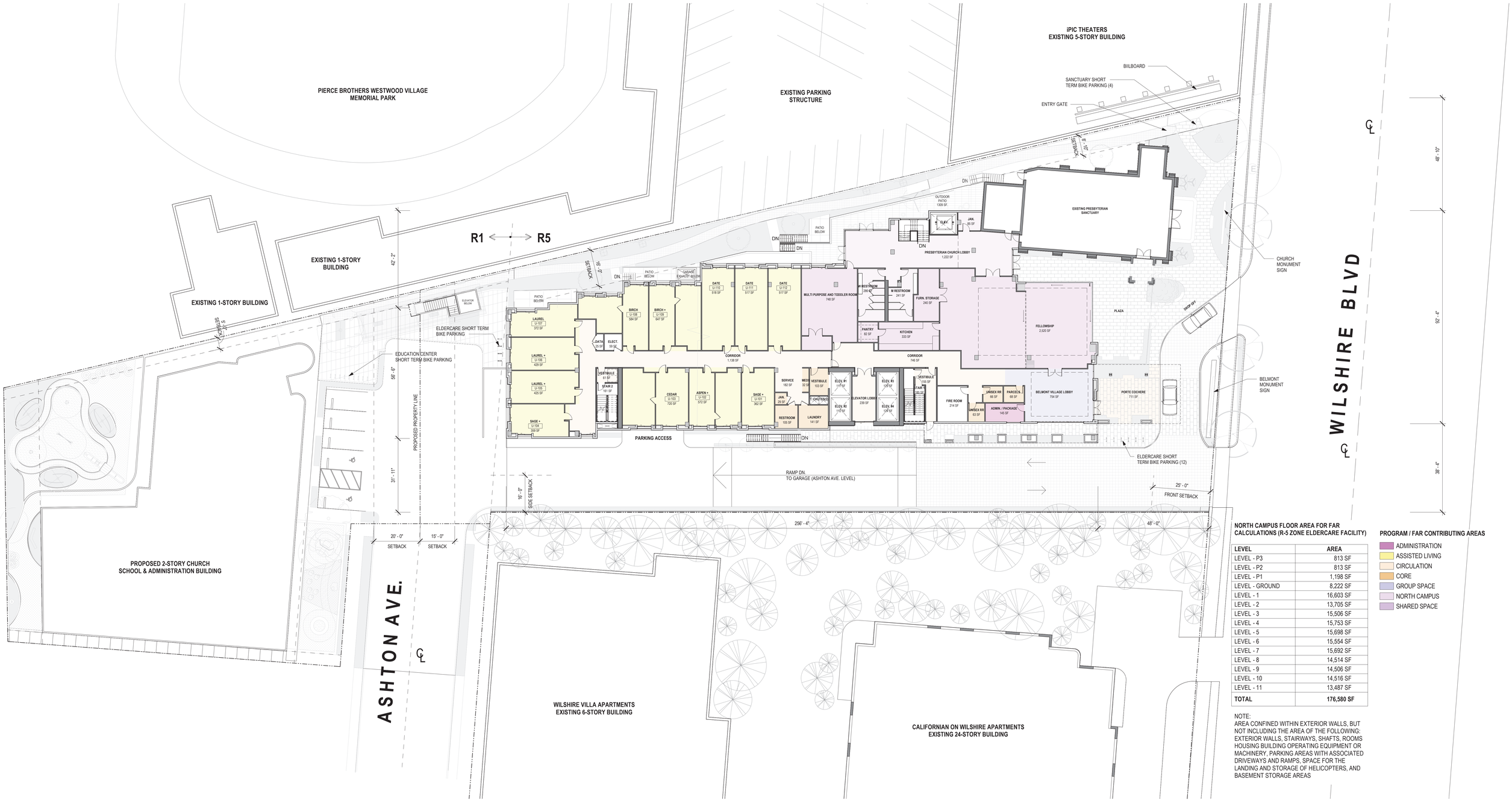
Based on the will serve letter dated November 20, 2017, Charter Communications has indicated they have enough capacity to provide communications connections to the Project Site. Charter Communications states that it has facilities in the area and will need to extend the plant from the existing aerial poles and underground facilities to the proposed project site(s). Charter states that they may require a non-exclusive access agreement from the project owners to be completed prior to providing design and engineering for the project connection. In addition, the connection

will be provided in accordance with the rules and regulations in effect at the time service is provided.

9.0 LEVEL OF SIGNIFICANCE

Based on the analysis of the proposed Project, no significant impacts have been identified for water, sewer, electrical, natural gas, or telecommunications facilities.

10.0 APPENDICIES



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

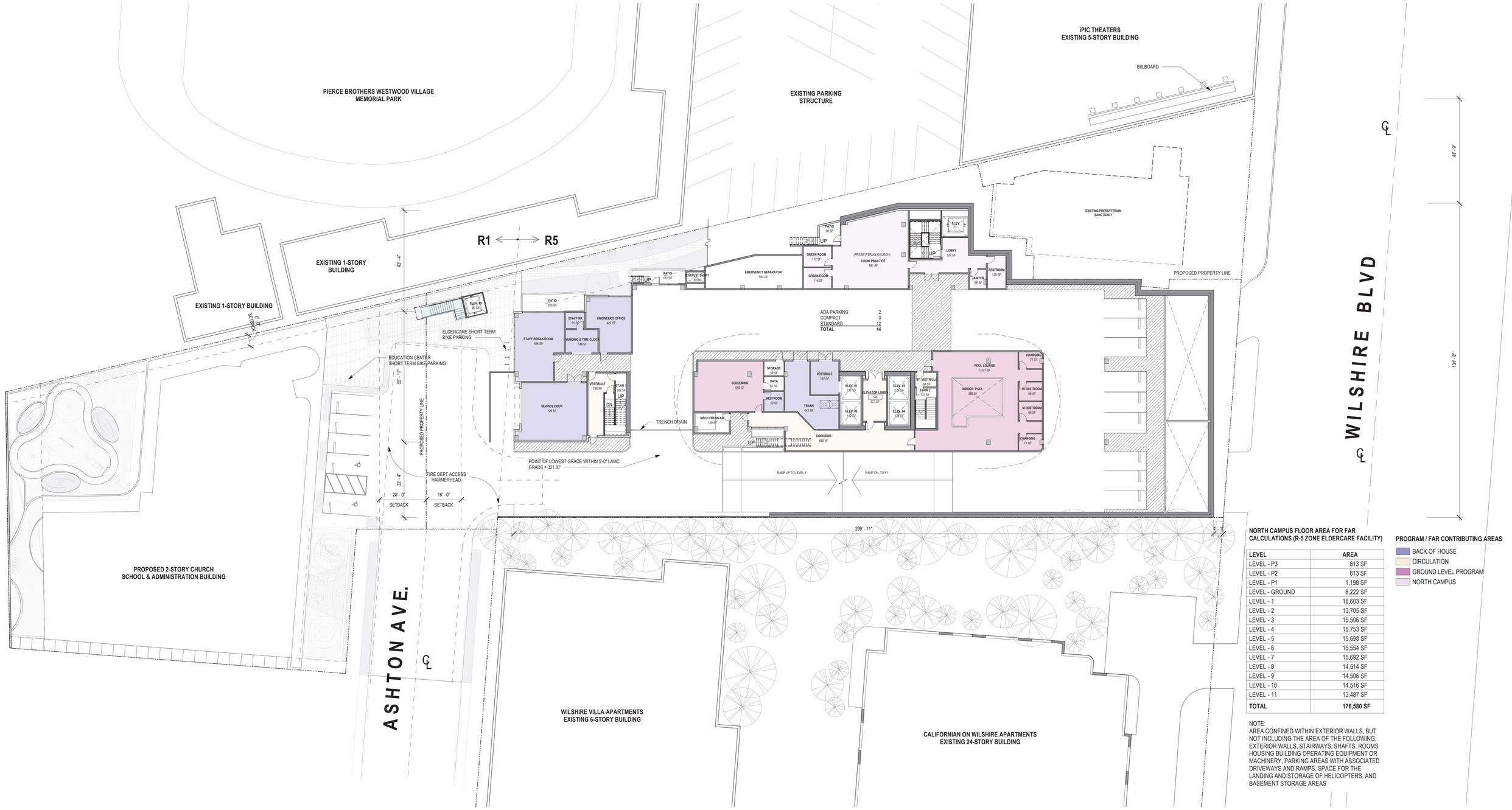
PROGRAM / FAR CONTRIBUTING AREAS

- ADMINISTRATION
- ASSISTED LIVING
- CIRCULATION
- CORE
- GROUP SPACE
- NORTH CAMPUS
- SHARED SPACE

SCALE: 1/16"=1'0"

FLOOR PLAN - FIRST FLOOR (WILSHIRE BLVD.)

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
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LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

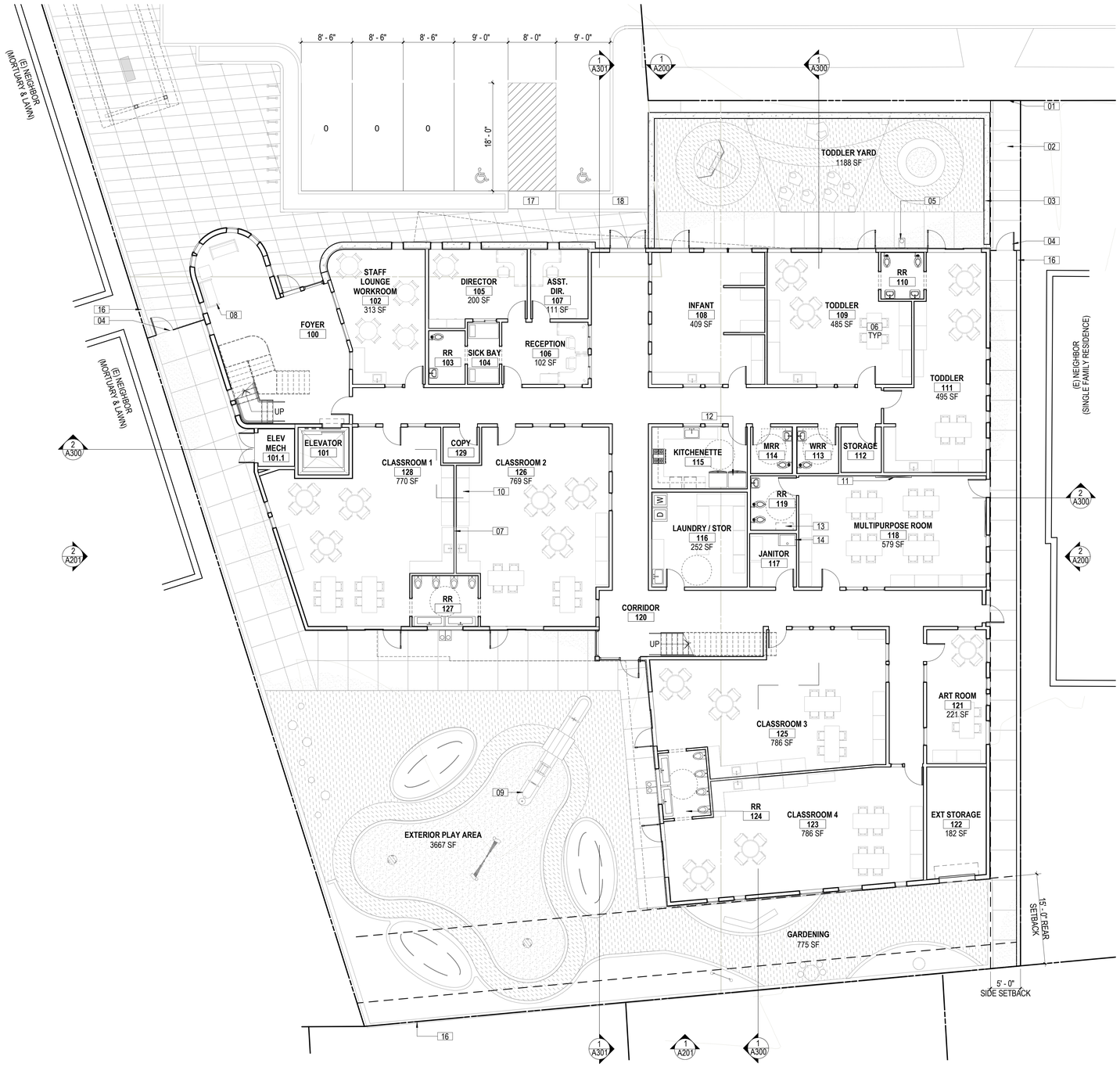
PROGRAM / FAR CONTRIBUTING AREAS

- BACK OF HOUSE
- CIRCULATION
- GROUND LEVEL PROGRAM
- NORTH CAMPUS

SCALE: 1/16"=1'0"

FLOOR PLAN - GROUND FLOOR (ASHTON AVE.)

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.



0' 4' 8' 16' 32'

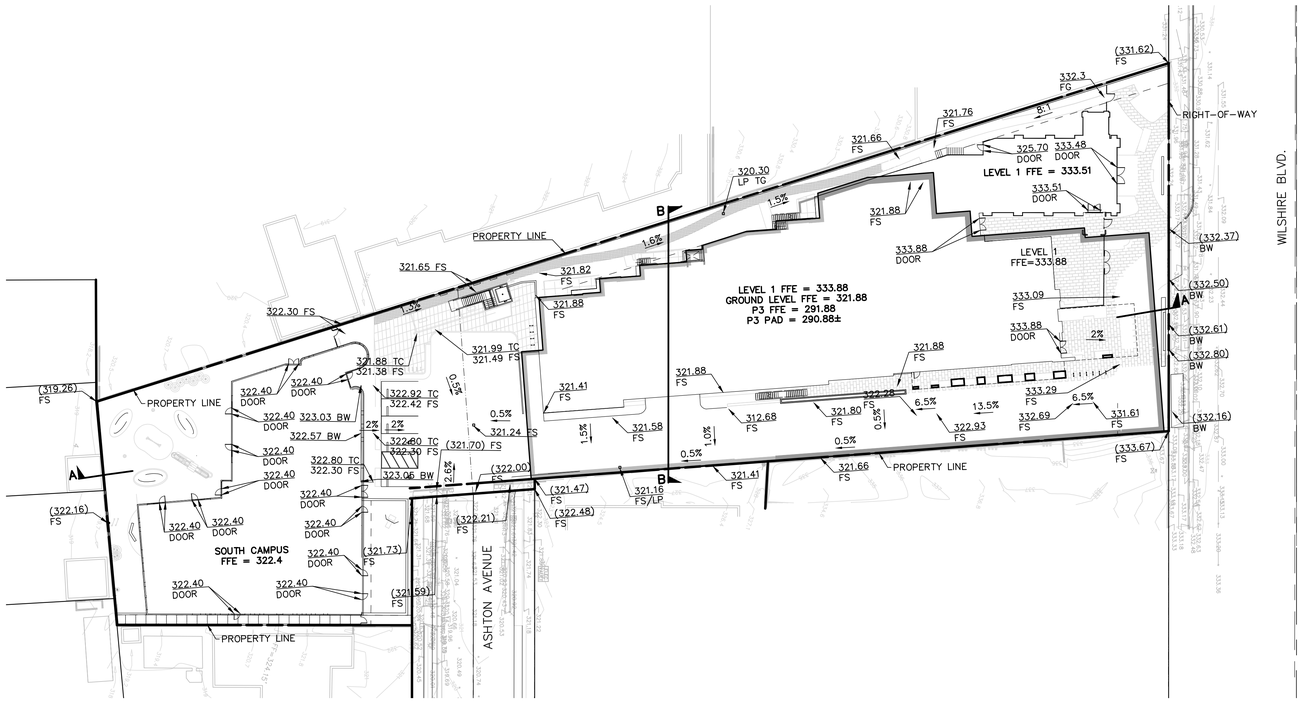
FIRST FLOOR PLAN
1/8" = 1'-0"

NOTES

01 PROPERTY LINE
02 CONCRETE PAVERS
03 SECURITY WALL, 6'-0" ABOVE FINISH GRADE
04 DECORATIVE METAL FENCE & GATE
05 DRINKING FOUNTAIN
06 CLASSROOM FURNITURE
07 24" COUNTERTOP, 30" ABOVE FINISH FLOOR
08 FURNITURE BY OWNER
09 PLAY EQUIPMENT PER LANDSCAPE
10 STORAGE SHELVES
11 WALL-MOUNTED TV, PROVIDE 8" WALL BLOCKING
12 REFRIGERATOR
13 RECESSED FOLDING CHANGING TABLE
14 MOP SINK
16 6'-0" CMU WALL AT PROPERTY LINE
17 DETECTABLE WARNING SURFACE
18 PLANTING BED PER LANDSCAPE

LEGEND

NEW WALL
30" X 48" CLEAR SPACE
60" TURNING RADIUS



LEGEND AND ABBREVIATIONS:

BW	BACK OF SIDEWALK
EG	EDGE OF GUTTER
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
TC	TOP OF CURB
TG	TOP OF GRATE
(100.1)	EXISTING ELEVATION
100.00	PROPOSED ELEVATION
BOW	BOTTOM OF WALL
	LIMIT OF BASEMENT BELOW GRADE
	LIMIT OF BUILDING WALL
	STANDARD LA FIRE DEPARTMENT HAMMER-HEAD TURN-AROUND ZONE

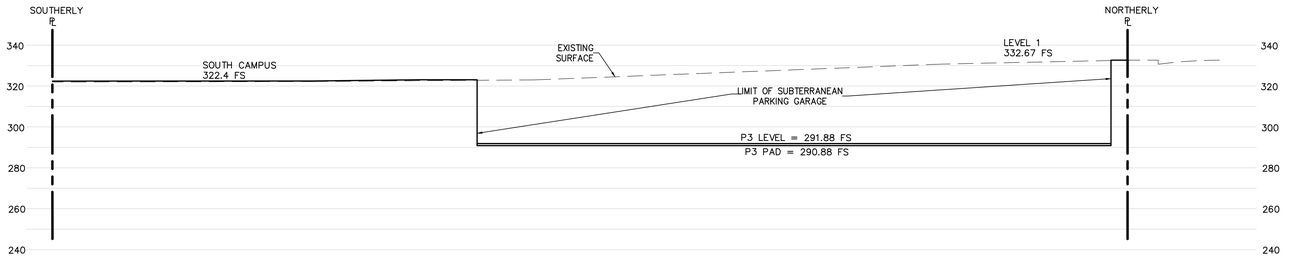
ESTIMATED EARTHWORK QUANTITIES:

FILL CALCULATION:	
RAW FILL	1,000 CY
CUT CALCULATION:	
RAW CUT	55,000 CY
BALANCE CALCULATION:	
TOTAL CUT	55,000 CY (CUT)
TOTAL FILL	– 1,000 CY (FILL)
RAW EXPORT	54,000 CY
5 FT REMOVE AND RECOMPACT	4,000 CY
90% COMPACTION FROM R&R	-400 CY
15% CONTINGENCY	8,000 CY
	62,000 CY EXPORT (ROUNDED)

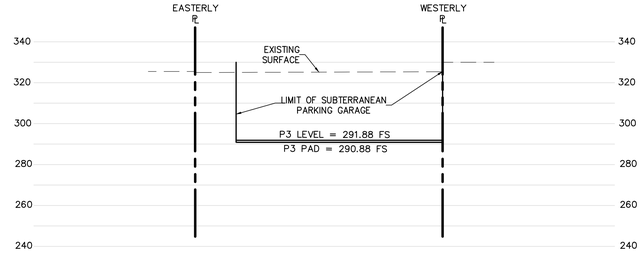
THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE EARTHWORK VOLUMES. 10% BULKING IS ASSUMED.

THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY, AND NOT FOR CONTRACT PURPOSES.

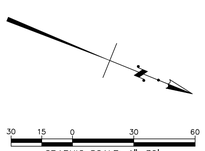
THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES



SECTION A–A (1)
SCALE: H 1"=30'
W 1"=30'



SECTION B–B (2)
SCALE: H 1"=30'
W 1"=30'



DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

BELMONT VILLAGE
BELMONT VILLAGE WESTWOOD PRESBYTERIAN

SEAL

DATE: 11/28/2017
SCALE: 1"=1"=30'
PROJECT NUMBER: 18EL010200

PSOMAS
555 South Flower Street, Suite 4400
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

REV	DATE	DESCRIPTION	BY	APP'D

DESIGNED DC
DRAFTED AB
CHECKED DC

SHEET

OF

8 - INCH
39 - INCH
33 - INCH
33 - INCH
30 - INCH
33 - INCH
42 - INCH

Legend

- Project Location
- Discharge
- Secondary Lines
- Primary Lines

Gauges, d/D

DD

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
10822 Wilshire Blvd
Sewer Map

N W E S

0 375 750 1,500 2,250 3,000 Feet

8 - INCH
15 - INCH
24 - INCH
21 - INCH
24 - INCH
30 - INCH
42 - INCH

Legend

Project Location
Discharge
Secondary Lines
Primary Lines

Gauges, d/D

DD

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 2
10822 Wilshire Blvd
Sewer Map

N
W
E
S

0 875 1,750 3,500 5,250 7,000 Feet

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

WASTEWATER ENGINEERING SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

May 27, 2020

Mr. Matthew Gooden
PSOMAS
555 Flower Street, Suite 4300
Los Angeles, CA 90071

Dear Mr. Gooden,

10822 WILSHIRE BLVD - REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your May 19, 2020 letter requesting a review of your proposed mixed-use project located at 10822 Wilshire Blvd, Los Angeles, CA 90024. The project will consist of residential, lounge, library, theater, and church. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Proposed			
Residential: 1-BDRM	110 GPD/ DU	40 DU	4,400
Residential: 2-BDRMS	150 GPD/ DU	13 DU	1,950
Rest home	70 GPD/ Bed	123 Beds	8,610
Dining/Kitchen	300 GPD/ 1000 SQ.FT	8,488 SQ.FT	2,546
Beauty Parlor	425 GPD/ 1000 SQ.FT	724 SQ.FT	308
Lounge	50 GPD/ 1000 SQ.FT	8,072 SQ.FT	404

Library	50 GPD/ 1000 SQ.FT	801 SQ.FT	40
Theater Room	3 GPD/ Seat	33 Seats	99
Health Club	600 GPD/ 1000 SQ.FT	1,082 SQ.FT	649
Pool	13,651 GPD	1	13,651
School-Day Care	9 GPD/Child	105 Children	945
Office	120 GPD/ 1000 SQ.FT	2,341 SQ.FT	281
Church- Sanctuary	3 GPD/ Seat	210 Seats	630
Church- Fellowship Hall	3 GPD/ Seat	151 Seats	453
Total			**34,966**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Wilshire Blvd and an existing 8-inch line on Ashton Ave. The sewage from the 8-inch line on Wilshire Blvd feeds into a 15-inch line on Kelton Ave, than a 30-inch line on Granville Ave before discharging into a 42-inch sewer line on McLaughlin Ave. The sewage from the 8-inch line on Ashton Ave feeds into a 33-inch line on Manning Ave, before discharging into a 42-inch sewer line on Manning Ave. Figures 1 & 2 show the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
Wilshire Blvd.			
8	Wilshire Blvd.	*	229,323 GPD
8	Wilshire Blvd.	42	229,323 GPD
15	Kelton Ave.	31	2.07 MGD
21	Ohio Ave.	28	4.36 MGD
30	Granville Ave.	44	9.61 MGD
42	McLaughlin Ave.	46	13.83 MGD
Ashton Ave.			
8	Ashton Ave.	*	676,405 GPD
33	Manning Ave.	28	18.44 MGD
33	Manning Ave.	23	19.04 MGD
42	Manning Ave.	54	20.25 MGD

* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check

approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-away to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb

more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of $1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,

Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: sa

Attachment: Figure 1 - Sewer Map
Figure 2 - Sewer Map

c: Shahram Kharaghani, LASAN
Michael Scaduto, LASAN
Wing Tam, LASAN
Christopher DeMonbrun, LASAN

8 - INCH
39 - INCH
33 - INCH
33 - INCH
30 - INCH
33 - INCH
42 - INCH

Legend

- Project Location
- Discharge
- Secondary Lines
- Primary Lines

Gauges, d/D

DD

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
10822 Wilshire Blvd
Sewer Map

N W E S

0 375 750 1,500 2,250 3,000 Feet

8 - INCH
15 - INCH
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24 - INCH
30 - INCH
42 - INCH

Legend

Project Location
Discharge
Secondary Lines
Primary Lines

Gauges, d/D

DD

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 2
10822 Wilshire Blvd
Sewer Map

N
W
E
S

0 875 1,750 3,500 5,250 7,000 Feet

POWER SYSTEM
ENGINEERING
DIVISION

NEW BUSINESS & CUSTOMER
SUPPORT SUBSECTION

METROPOLITAN SERVICE PLANNING

2633 Artesian Street, Suite 250, Los Angeles CA 90031 (213) 367-6000 ***FAX***: (213) 367-6089

Antoine S. Raad
District Engineer

August 30, 2018

Ms. Daisy Rosas
PSOMAS
555 S Flower St, Suite 4300
Los Angeles, CA 90071-2405

Dear Ms. Rosas:

10822 Wilshire Bl

This is in response to your letter dated August 28, 2018 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system

If you have any questions regarding this matter, please call Mr. Joseph Heitkemper at (213) 367-6230.

Sincerely,

Antoine S. Raad SSH

ANTOINE S. RAAD
District Engineer
Metro West Service Planning

Cc: Engr
File

Daisy Rosas

From: Heitkemper, Joseph <Joseph.Heitkemper@ladwp.com>
Sent: Thursday, August 30, 2018 4:13 PM
To: Daisy Rosas
Subject: RE: Will Serve Request for 10822 Wilshire Blvd
Attachments: Will Serve Letter (2018 signed).pdf

Ms. Rosas,

I attached a copy of the Will Serve Letter. The hard copy will be mailed. If you need any additional information please contact me.

Joseph Heitkemper
LADWP – Metro West Service Planning
2633 Artesian St, Room 250
Los Angeles, CA 90031
Office: 213-367-6230
Cell: 818-489-6450

To find the right person for your job please search at LADWP:
https://www.ladwp.com/ladwp/faces/wcnav_externalId/r-cs-fnd-rite-prsn

The job status of your electrical service may be checked online at http://wmisweb.LADWP.com/powerwmis/

The LADWP's Electric Service Requirements may be found online at *www.ladwp.com/codes*

From: Daisy Rosas [mailto:daisy.rosas@psomas.com]
Sent: Tuesday, August 28, 2018 3:26 PM
To: Heitkemper, Joseph
Subject: Will Serve Request for 10822 Wilshire Blvd

Dear Mr. Heitkemper,

We are requesting for LADWP to issue a will serve letter for electric service to our proposed project. Our project is a twelve-story convalescent home and a two-story education center. The temporary working address for this project is 10822 Wilshire Blvd, Los Angeles, CA 90024.

Your prompt attention to this matter will be greatly appreciated. Please feel free to contact me if there are any questions regarding the project limits or type of information required.

Daisy Rosas
PSOMAS | Balancing the Natural and Built Environment
Civil Engineer Designer
Facilities, Infrastructure and Development

555 S. Flower Street, Suite 4300
Los Angeles, CA 90071

Direst Office: 213.223.1498
www.Psomas.com

PSOMAS

Balancing the Natural and Built Environment

November 16, 2017

City of Los Angeles
Records Section
1149 S Broadway #200
Los Angeles, CA 90015
(213) 847-1498

Subject: **10822 Wilshire Blvd.**
Los Angeles, CA 90024
As-Built and Will Serve Request

To whom this may concern:

We are in the process of gathering as-built utility and will-serve information on the subject location. In running a digalert design lookup, we have you listed as a regional utility provider. Attached for your use please find a highlighted copy of the Los Angeles Thomas Guide Map page 632 B3, indicating the project limits and location. As shown in the attached sheet, the project is located along Wilshire Blvd. in City of Los Angeles between Wilshire Blvd. and Ashton Ave.

If possible, we'd request that you please provide us with any as-builts or plans of record disclosing lines or structures you may have in the project area. In addition we are requesting if you could provide us with the procedure for getting will serve approval. Your prompt attention to this matter will be greatly appreciated. Please feel free to contact me at (213) 223-1400 if there are any questions regarding the project limits or type of information required.

Sincerely,

PSOMAS

Anastasia Benavidez

Enclosure

UNDERGROUND STREET LIGHTING FACILITIES
Have no installations ☐
Have existing installations ☒
Have proposed installations ☒
Further information may be obtained at:
Bureau of Street Lighting
Records Section
1149 South Broadway, 2nd Floor
Los Angeles, CA 90015
(213) 847-1492/1552 LILIA MENDOZA
12/13/17

555 South Flower Street
Suite 4300
Los Angeles, CA 90071-2405

Tel 213.223.1400
www.Psomas.com

December 13, 2017

Re: 10822 Wilshire Blvd. As-built Request

Ms. Benavidez,

The following is the list of plan(s) that would show the street-lighting facilities at your project location:

SL5545
P26446
P35875
M2430 (Proposed)

P plans are available online at http://engvault.lacity.org/epps/. I have attached the SL and M plans for your reference. Feel free to contact me if you need any further assistance or have any questions.

Regards,

Lilia Mendoza
Bureau of Street Lighting
1149 S. Broadway, Suite 200
Los Angeles, CA 90015
213.847.1552

Southern California Gas Company

A Sempra Energy utility®

December 4, 2017

PSOMAS
555 S. Flower St, Suite 4300
Los Angeles, Ca 90071

RE: Will Serve Letter Request for – 10822 Wilshire Blvd, Los Angeles, CA 90024

To whom it may concern:

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Gamaliel Vazquez

Gamaliel Vazquez

Planning Associate

Compton Headquarters

Anastasia Benavidez

From: john.bachelder@verizon.com
Sent: Tuesday, November 21, 2017 11:44 AM
To: Anastasia Benavidez
Subject: RE: Utility Notice Request for 10822 Wilshire Boulevard

Follow Up Flag: Follow up
Flag Status: Flagged

Anastasia,
Verizonbusiness (MCI) has NO facilities at the project location.

PLEASE DO NOT REPLY TO THIS MESSAGE. THIS E-MAIL DOES NOT ACCEPT MESSAGES.
PLEASE SEND INQUIRIES TO Investigations@verizon.com

Thanks,
John Bachelder

From: Investigations [mailto:Investigations@one.verizon.com]
Sent: Thursday, November 16, 2017 4:15 PM
To: Bachelder, John
Subject: FW: Utility Notice Request for 10822 Wilshire Boulevard

---
From: Anastasia Benavidez[SMTP:ANASTASIA.BENAVIDEZ@PSOMAS.COM]
Sent: Thursday, November 16, 2017 5:14:21 PM
To: Investigations
Subject: Utility Notice Request for 10822 Wilshire Boulevard
Auto forwarded by a Rule

Good afternoon,

We are in the process of gathering as-built utility and will-serve information for a new project in Los Angeles. We found your contact information through dig alert. Attached to this email you will find the request letter as well as all supplementary items. If you are not the correct party to contact for this request, please let me know and provide the contact information of the person I should get in touch with.

Thank you,

Anastasia Benavidez, ENV SP
PSOMAS | Balancing the Natural and Built Environment
Civil Engineering Designer I
555 South Flower Street, Suite 4300
Los Angeles, CA 90071| 213.223.1511
www.psomas.com

at&t

CALIFORNIA

November 21, 2017

Anastasia Benavidez

PSOMAS

555 S. Flower St.

Suite 4300

Los Angeles, CA 90071-2405

RE: Utility Request-10822 Wilshire Blvd. Los Angeles. CA 90024

Dear Anastasia,

Your request for substructure utility maps has been received. However, your requested area is in Verizon/Frontier Communications local exchange network. AT&T California records do not exhibit having facilities in this area. Please be aware, map records may or may not be current.

CAUTION IS ADVISED PLEASE CALL DIG ALERT AT 1-800-422-4133.

Please refer all questions to Eric Lim 714-276-4731, eric.lim@att.com

Sincerely,

Cathy Hurtado

Engineering Administrator

ma2797@att.com

Charter
COMMUNICATIONS

Will Serve Letter

11/20/2017

Anastasia Benavidez
PSOMAS
555 South Flower St, Suite 4300
Los Angeles, CA 90071

Project Name:	WSL - 10822 Wilshire - PSOMAS
LOCATION:	10822 Wilshire Blvd in the city of Brentwood.

This letter will serve only as confirmation that the tract or property is in Charter's franchise. Charter will need to extend our plant from the existing aerial poles and underground facilities to the proposed building site(s). A complete survey will be required to gauge costs and feasibility to provide service. This letter is not a commitment to construct a system nor provide service. In some instances the costs to provide service will be outside the Spectrum financial parameters. In the event there are plans for utility joint trenching Charter requests advanced notification of this date and any related meetings. Charter may also require a non-exclusive access agreement to be completed prior to providing design and engineering for the project.

Please send any site plans, Power Company and Electrical plans to the to local Charter construction office shown below or email us the plans to: DL-SOCAL-CHARTER-ENGINEERING@Charter.com

Construction Manager Contact:
Ruiz, Al
Construction Manager - Zone 6
6357 Arizona Circle
Los Angeles, CA 90045
310-216-3510
Al.Ruiz@charter.com

Sincerely,

Anastasia Benavidez

From: Sheila M. Broeders <sheila.broeders@ccisystems.com>
Sent: Monday, November 20, 2017 10:13 AM
To: Anastasia Benavidez
Cc: Robert.Reihs@charter.com; Al.Ruiz@charter.com
Subject: WSL - 10822 Wilshire - PSOMAS
Attachments: WSL - 10822 Wilshire - PSOMAS Google Earth.pdf; SIGNED WILL SERVE LETTER.PDF; WSL - 10822 Wilshire - PSOMAS Map.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

We have received you will serve letter for this request. Please see attached for requested information. **If you should have any questions or concerns, please feel free to reach out to the following address. DL-socal-charter-engineering@charter.com**

Thank you

Sheila Broeders
Desktop Survey Drafter 2
sheila.broeders@ccisystems.com

Anastasia Benavidez

From: Vazquez, Gamaliel <GVazquez@semprautilities.com>
Sent: Friday, November 17, 2017 1:46 PM
To: Anastasia Benavidez
Subject: Copy of Remittance job id#43-2017-11-00051 10822 WILSHIRE BLVD PSOMAS .xls
Attachments: Copy of Remittance job id#43-2017-11-00051 10822 WILSHIRE BLVD PSOMAS .pdf; SCG_PAYMENT ADVICE LETTER.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Hello ,

Please refer to this Plan File # 43-2017-11-00051 when referring to this project.

Thanks,

Gamaliel "Gama" Vazquez
Planning Associate – Compton HQ
310-605-2194
gvazquez@semprautilities.com

Anastasia Benavidez

From: King, Caleb <caleb.king@centurylink.com>
Sent: Friday, November 17, 2017 7:50 AM
To: Anastasia Benavidez
Subject: Return to Requester: Utility Notice Request for 10822 Wilshire Boulevard
Attachments: Utility Map.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Anastasia,

Level 3 Communications, now CenturyLink, has received your utility notice dated 11/16/2017 regarding the 10822 Wilshire Boulevard ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the Level 3 telecommunications facilities (the "Facilities"). Note that the locations of Facilities shown on these drawings are only approximate and Level 3 hereby disclaims any responsibility for the accuracy of this information. Persons working in the area covered by these drawings must contact the statewide Call-Before-You-Dig System to ascertain the location of underground facilities prior to performing any excavation.

After reviewing the information you provided it is uncertain whether the Project will impact the Facilities.

The Facilities have been constructed on private property and/or public right of way with the authorization of the applicable property owner. Prior to any work being performed by or on behalf of Level 3 all costs associated with the adjustment and/or relocation of the Facilities are required to be paid in full to Level 3.

Please review the enclosed information. If it is determined that an adjustment and/or relocation of the Facilities is necessary to accommodate the Project, please contact the undersigned to discuss and reference the file number ***108344 CA*** with any future communications. Any changes or additions to the Project plans or parameters should be submitted to Level 3 for review of potential new impacts to the Level 3 facilities. Unless Level 3 receives information that such adjustment or relocation is necessary it will assume that any potential conflict between the Project and Facilities has been eliminated.

Thank you,

Caleb King
Business Analyst
OSP Relocations
CenturyLink
100 South Cincinnati Ave
Tulsa, OK 74103
p: 918.547.0007
e: caleb.king@centurylink.com

Level(3) IS NOW CenturyLink

**Please send all future utility requests via e-mail to Relo@centurylink.com with a detailed letter stating the project information and any existing plans. Electronic copies (opposed to physical copies) ensure efficient and accelerated communication between both parties. If there are outstanding circumstances in which this request cannot be met, please advise us of such. We appreciate your cooperation.*

From: Anastasia Benavidez [mailto:anastasia.benavidez@psomas.com]
Sent: Thursday, November 16, 2017 4:11 PM
To: Level3 Network Relocations <Relo@level3.com>
Subject: Utility Notice Request for 10822 Wilshire Boulevard

Good afternoon,

We are in the process of gathering as-built utility and will-serve information for a new project in Los Angeles. We found your contact information through dig alert. Attached to this email you will find the request letter as well as all supplementary items. If you are not the correct party to contact for this request, please let me know and provide the contact information of the person I should get in touch with.

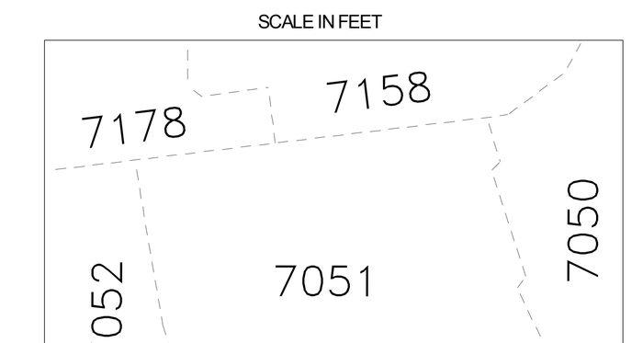
Thank you,

Anastasia Benavidez, ENV SP
PSOMAS | Balancing the Natural and Built Environment
Civil Engineering Designer I
555 South Flower Street, Suite 4300
Los Angeles, CA 90071| 213.223.1511
www.psomas.com

Consider the environment before printing this email

REVISED AND PLOTTED: 9/6/2017

0 50 100 200 300
SCALE IN FEET



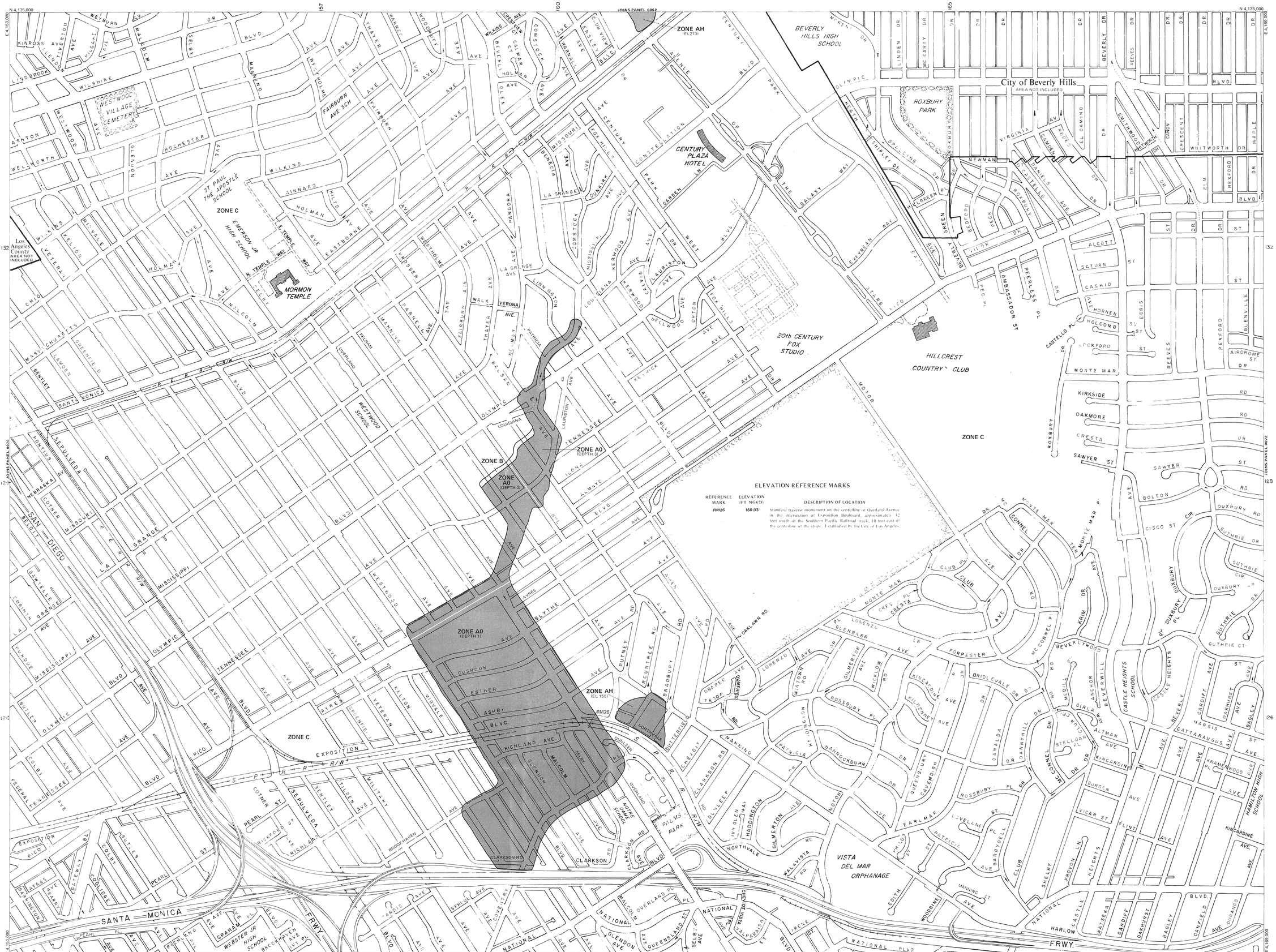
REVISED: SEP. 2016
DIMENSION SHOWN IN ( ) IS UNRECORDED

CITY OF LOS ANGELES

GARY LEE MOORE	CITY ENGINEER
BUREAU OF ENGINEERING	GIS MAPPING DIV.
EDMOND YEW	DIVISION ENGINEER
LUIS MONTEMAYOR GIS CHIEF	DATE: SEPT. 1983
GRAPHICS INPUT: A. AQUINO	CHECKED BY: C. LARSON

WEST LOS ANGELES INDEX MAP 123 F 153

132B153



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT NGVD)	DESCRIPTION OF LOCATION
RM26	160.03	Standard traverse monument on the centerline of Overland Avenue in the intersection of Exposition Boulevard, approximately 32 feet south of the Southern Pacific Railroad track, 10 feet east of the centerline of the stripe. Established by the City of Los Angeles.

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification e.g., 12/2/74
100-Year Flood Boundary
500-Year Flood Boundary

ZONE B
ZONE A1 DATE
ZONE A5 DATE
ZONE B

Base Flood Elevation Line With Elevation In Feet** — 513

Base Flood Elevation In Feet Where Uniform Within Zone** (EL 987)

Elevation Reference Mark RM7×

River Mile •M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
DECEMBER 13, 1977

FLOOD HAZARD BOUNDARY MAP REVISIONS:
APRIL 8, 1980

FLOOD INSURANCE RATE MAP EFFECTIVE:
DECEMBER 2, 1980

FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620, or (800) 424-8872.

APPROXIMATE SCALE
500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
LOS ANGELES, CALIFORNIA
LOS ANGELES COUNTY

PANEL 71 OF 112
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
060137 0071 C

EFFECTIVE DATE:
DECEMBER 2, 1980

federal emergency management agency
federal insurance administration

Landbase data is from the City of Los Angeles Survey and Mapping Division.
Contours are derived from USGS digital elevation models.
Drainage features are digitized from Stormwater Management drainage maps.
Coordinate system is shown in California State Plane, NAD83, Zone 5 (feet).
Cultural features are from Thomas Brothers maps digital data.

Drainage feature revised date: November, 2017
Landbase revised date: November, 2017
Contour revised date: September, 2006
Date Plotted: 11/2/2017

ENGINEERING
CITY OF LOS ANGELES

Drainage Map No. 519

Feet
0 500 1,000 2,000

- Inlet
- Flow Direction
- Relief Sewer
- Abandoned Pipe
- Miscellaneous Pipe

Contour Elevation Level

- 20 foot interval
- Other

- Buildings and Cultural Features
- Coast / Stormwater Channel
- City of Los Angeles
- Subarea
- Railroad
- Jetty
- Los Angeles City Limit

Stormwater Pipe Ownership

- City of Los Angeles
- County of Los Angeles
- State of California
- Other

Tile Index

Primary Office: WEST LA


7178-7
66-05
66-06
7158-7
7178-9
65-95
65-96
SEWER Y-RECORD MAP
SCALE 1" = 50'
CITY OF LOS ANGELES
BUREAU OF ENGINEERING
WESTERN DISTRICT
132-153-2
132-153-1
WESTWOOD BOULEVARD
BROXTON AVE.
KINROSS AVENUE
GLENDON AVENUE
TIVERTON AVENUE
WEYBURN AVENUE
HILGARD AVENUE
MALCOLM AVENUE
LINDBROOK DRIVE
LINDBROOK
WILSHIRE BOULEVARD
GAYLEY AVE.
MIDVALE AVENUE
ASHTON AVENUE
WELLWORTH AVENUE
PALM AVENUE
TRACT NO. 29367
TRACT NO. 24158
TRACT NO. 29963
TRACT NO. 32442
TRACT NO. 26249
TRACT NO. 30479
TRACT NO. 8235
TR. NO. 7803
TRACT NO. 10148
PARCEL MAP L.A. NO. 4094
SUBDIVISION OF RANCHO SAN JOSE DE BUENOS AYRES
PERMITS
H.C.
DO NOT ISSUE
PRINTS TO
WEST L.A.
CENTRAL
SEWER MAINT.
EAST VALLEY

765A

65 - 95 66 - 05

WESTWOOD BOULEVARD

GAYLEY AVENUE

MIDVALE AVENUE

KINROSS ALLEY

GLENDON AVENUE

LINDBROOK ALLEY

WESTWOOD

ASHTON AVENUE

WILSHIRE BOULEVARD

TIVERTON AVENUE

GLENDON ALLEY

LINDBROOK DRIVE

WELBURN AVENUE

HILGARD AVENUE

WELLWORTH AVENUE

ASHTON AVENUE

MALCOLM DRIVE

E 4,153,000

E 66,000 M

E 4,153,500

E 4,154,000

E 4,154,500

E 4,155,000

N 4,135,000

N 4,134,500

N 4,134,000

N 4,133,500

65 - 95 65 - 96

66 - 05 66 - 06

132-153-C

765A

764A

132-153-B

SUB 132 A 153

SUBSTRUCTURE MAP 65 - 96 66 - 06

SCALE 1" = 50'

DRAWN BY Kenneth T. Harada DATE May 18, 1964

CHECKED BY DATE

132 - 153 - A

CITY OF LOS ANGELES

BUREAU OF ENGINEERING WESTERN DISTRICT

ADDED GEN. TEL. LINE ON GLENDON BETWEEN LINDBROOK & WELLWORTH. ADDED GEN. TEL. LINE ON WEYBURN E/O GLENDON. 8-27-65 ADDED 2" GATE CONN. ON KINROSS AVE. 1-24-67 ADDED 30 CAL 693 LINE ON GLENDON AVE 4-13-66	ADD DWP VAULT CONDUIT - WEYBURN AND HILGARD 12-18-68 3-8-74
ADDED DWP VAULT AND CONDUIT ON LINDBROOK DRIVE AT WESTWOOD BLVD 5-23-68	

0 75 150 300
Feet

N

Notes:

ENGINEERING
CITY OF LOS ANGELES

WESTLA DISTRICT SEWER WYE MAP

Sewer Structures

- Clean Out
- Lamp Hole
- Terminal Cleanout
- Connectivity Node
- Physical Structure Abandoned
- Weir Maintenance Hole
- Gate Valve
- Other Valve
- Outfall
- Relief Valve
- Stub
- Transition-Non Structure
- Diversion Structure
- Drop Trap Maintenance Hole
- Flushing Structure
- Junction Chamber
- Junction Structure
- Maintenance Hole
- Offset Maintenance Hole
- Other Structure
- Siphon
- Special Shallow
- Special Structure
- Terminal Maintenance Structure
- Transition Structure
- Trap Structure
- Valve Vault
- Sewer Ease

Wyes

- Has Permit
- No Permit

Sewer Pipes

- In Service
- As Bld
- Inactive
- Proposed
- Abandoned
- Lateral

Land Development and GIS Division

Plotted Date: 12/7/2016
Revised :

132B153

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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

EFFECTIVE DATE: April 6, 2012

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

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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EFFECTIVE DATE: April 6, 2012

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

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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EFFECTIVE DATE: April 6, 2012

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

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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EFFECTIVE DATE: April 6, 2012

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

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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EFFECTIVE DATE: April 6, 2012

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