

Appendix FEIR-G
**Modified Project Utility
Information**



Tamar Gharibian <tamar.gharibian@lacity.org>

FW: [EXTERNAL] Re: REVISED - Fourth and Central Project - Project's Scope Confirmation for Water Supply

Tamar Gharibian <tamar.gharibian@lacity.org>

Tue, Jun 11, 2024 at 10:53 AM

To: "Kim, Theresa" <Theresa.Kim@ladwp.com>

Hello Theresa,

Thank you for sending this over. Please see the attachment for the revisions to the Project's scope of work. Do you mind revising DWP's calculations for water demand produced by the Project and providing me with an update?

Thank you,

[Quoted text hidden]

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LOS ANGELES
CITY PLANNING

Tamar Gharibian (she/her)

Planning Assistant

Los Angeles City Planning

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T: (213) 978-1797 | planning.lacity.gov



Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see [here](#).



WSA - Modified Project Use Summary.docx

18K

Proposed Use ¹	Quantity
Residential:	
Residential Studio - Building 2, 5, 7, 9, 10	428 <u>449</u> units
Residential 1 Bedroom - Building 2, 5, 6,7, 9, 10	720 <u>791</u> units
Residential 2 Bedroom - Building 2, 5,6, 7, 9, 10	323 <u>284</u> units
Residential 3 bedroom - Building 2	42 <u>57</u> units
Residential Live/Work - Building 7, 9	8 units
Total dwelling units	1,521 <u>1,589</u> units
Hotel:	-
Hotel Rooms in Building 6	68 rooms
Residential Amenities:	
Gymnasium (Building 4,2,5,6,7,9,10)	11,000 <u>6,000</u> SF
Health Club (Building 4, 2, 5, 6,7,9,10)	8,000 <u>6,000</u> SF
Community room/Conference Rooms (Building 4, 2, 5,6,9,10)	41,360 <u>5,000</u> SF
Pet Grooming (Building 4,2,5,6,7,9,10)	3,500 <u>3,000</u> SF
Rooftop Terrace/Lounge Area with pool (Building 2,5,6,7,9)	54,608 <u>43,919</u> SF
Commercial:	
Retail (Building 1, 2, 3, 4, 5, 6, 7, 8, 9)	45,266 <u>67,596</u> SF
Office (Building 3, 4, 8)	411,113 SF
Restaurant, which includes indoor and outdoor space (Building 1, 2,3, 4, 5, 6, 7,8 9 - seating area)	68,299 <u>90,630</u> SF (Indoor Restaurant Area = 55,822 <u>78,153</u> SF) (Outdoor Restaurant Area = 12,477 SF) (Total seats are 4,553 seats) (Assumes ~75.4% seating areas and 24.6% non Seating Area – Seats stay the same)
Hotel Bar (Building 6)	547 SF (36 seats)
Car Wash (Building 4,5,6,7,8,9,10)	42 <u>36</u> cars (Total area is 4200 SF)
Landscaping and Pools	60,189 SF
Residential:	31,566 SF (includes 5,261 SF of pool area)
Non-Residential:	28,623 SF
Covered Parking and Bicycle Parking	1,014,982 sf
(excludes car wash area of 4,200 SF)	

Cooling Towers

4,000 ton

(for 8 of 10 buildings)



Tamar Gharibian <tamar.gharibian@lacity.org>

FW: [EXTERNAL] Re: REVISED - Fourth and Central Project - Project's Scope Confirmation for Water Supply

Kim, Theresa <Theresa.Kim@ladwp.com>
To: Tamar Gharibian <tamar.gharibian@lacity.org>
Cc: "Kuo, Steven" <Steven.Kuo@ladwp.com>

Wed, Jun 12, 2024 at 9:37 AM

Dear Tamar,

Thank you for providing the revised scope of work for the Fourth and Central Project. Based on the revisions to the attached scope of work for the Fourth and Central Project sent on 06/11/2024, LADWP has calculated the project's water demand utilizing the updated information. The revised project's net water demand will not result in a substantial increase to the previous water demand, as approved by the Board of Water and Power Commissioners on September 13, 2022 through LADWP Board Resolution No. 023 051.

Per California Water Code Section 10910(h), no additional water supply assessment is required for the revisions when the changes in the project does not result in a substantial increase in water demand for this project.

Please let me know if you have any questions.

Theresa Kim

Los Angeles Department of Water and Power

111 N. Hope Street, Room 314

Los Angeles, CA 90012

O: (213) 367-1491

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05/20/2024

**RICKARD SEVERINSSON, KPFF CONSULTING ENGINEERS
700 S FLOWER STREET, SUITE 2100
LOS ANGELES, CA, 90017**

Dear Rickard Severinsson, KPFF Consulting Engineers,

SEWER AVAILABILITY: 400 S CENTRAL AVE

The Bureau of Sanitation has reviewed your request of 05/10/2024 for sewer availability at **400 S CENTRAL AVE**. Based on their analysis, it has been determined on 05/20/2024 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Sincerely,

Trevor Quan

Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

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

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

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

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

Questions and Answers:

1. When is the SCARF applied, or charged?

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

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

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

3. Where does the SCARF get paid?

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

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation

The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Job Address:	400 S CENTRAL AVE	Sanitation Scar ID:	72-7058-0524
Date Submitted	05/10/2024	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Rickard Severinsson, KPFF Consulting Engineers		
Address:	700 S Flower Street, Suite 2100	City :	Los Angeles
State:	CA	Zip:	90017
Phone:	213.266.5206	Fax:	
Email:	richard.severinsson@kpf.com	BPA No.	
S-Map:		Wye Map:	

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Central Ave	51612058	51612082	10	67.00	MAXIMUM PARTIAL DISCHARGE 415,875 GPD.
2	Alameda St	51612060	51612083	20	33.00	MAXIMUM PARTIAL DISCHARGE 204,834 GPD.

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	OFFICE BUILDING W/COOLING TOWER	170	KGsf	411,113	69,889
2	RESIDENTIAL: APT - BACHELOR	75	DU	457	34,275
3	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	791	87,010
4	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	284	42,600
5	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	57	10,830
6	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	5,210	156,300
7	RESTAURANT: FULL SERVICE OUTDOOR SEAT	30	SEAT	833	24,990
8	GYMNASIUM - BASKETBALL, VOLLEYBALL *10	200	KGsf	6,000	1,200
9	RETAIL AREA (LESS THAN 100,000 SF)	25	KGsf	67,596	1,690
10	HEALTH CLUB/SPA *10	650	KGsf	6,000	3,900
11	LOBBY OF RETAIL AREA *1	50	KGsf	14,009	700
12	BARBER SHOP	120	KGsf	3,000	360
13	LOUNGE *1	50	KGsf	77,352	3,868

14	SWIMMING POOL (RESIDENTIAL WITH REPLACEABLE FILTER CARTRIDGES)		GPD	182,077	182,077
15	CAR WASH: HAND WASH *7		GPD	420	420
16	CONFERENCE ROOM OF OFFICE BLDG.		GPD	600	600

Proposed Total Flow (gpd): 620,709

Remarks 1] Approved for the maximum allowable capacity of 620,709 GPD (431.05 gpm). 2] Maximum partial discharges as indicated on SCAR notes. 3] Developer to install and maintain a private odor trap in the public ROW outside of the property line and before the mainline that adheres to standard plan S-112 for the 20-inch connection on Alameda St. BOE to confirm connection methods. 4] IWMD permit required.

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

Date Processed: **05/15/2024** *JRA*

Expires On: **11/11/2024**

Processed by: Bureau of Sanitation
 Phone: 323-342-6207
 Sanitation Status: **SAN Review Completed**
 Reviewed by: **Ricardo Avendano**
 on **05/15/2024**

Submitted by: **Trevor Quan**
 Bureau of Engineering
 Central District
 Phone:

Fees Collected **Yes** SCAR FEE (W:37 / QC:709) **\$3,135.00**
 Date Collected **05/15/2024** SCAR Status: **SAN Review Completed**



