700 South Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

1200 CAHUENGA
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER
NOVEMBER 2022

PREPARED BY:

KPFF Consulting Engineers
700 South Flower, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

Table of Contents

Appendix

1. INTRODUCTION

1.1 PROJECT DESCRIPTION

The 1200 N. Cahuenga Boulevard Project (the "Project") is located at 1200 – 1210 N. Cahuenga Boulevard, 6337 – 6357 W. Lexington Avenue, and 6332 – 6356 W. La Mirada Avenue (the "Project Site") in the City of Los Angeles. The Project proposes to replace an existing, vacant private school campus, the Stratford School, at the Project Site with an approximately 75,262 square-foot creative office campus with ground-floor retail uses. The Project would be comprised of three buildings, Buildings A, B, and C, with an outdoor courtyard located between the buildings. The Project would demolish the school's subterranean parking lot and access ramp, topped with a recreational field and basketball court, and two playgrounds. The Project would also demolish 8,941 square feet of the existing approximately 28,389 square-foot private school building, but would otherwise preserve and upgrade with a few exterior modifications the remaining approximately 19,448 square feet of the building and its subterranean parking garage to be a creative office building (Building B). Building A would be new, located along the northern border of the Project Site, would contain 35,000 square feet, and would be four stories and a maximum of 57' 1" in height. Building C would be new, occupy the southwest corner of the Project Site, would contain approximately 20,814 square feet, and would be four stories and a maximum of 60' 11" in height. Building B would consist of 19,448 square feet of the existing two-story, 42' 6" tall school building; Building B's unusually tall first story would place its second story approximately in line with the third stories on Buildings A and C. All three buildings would provide decks and balconies adjacent to the creative offices. The buildings would surround an outdoor courtyard for the use of the buildings' tenants. The Project would provide 156 vehicular parking spaces and 22 bicycle spaces within the Project's one-level subterranean parking garage, which would extend under both Buildings A and B, and two at-grade parking areas on the first floors of Buildings A and C. The subterranean garage under Building A would contain automated parking stackers. The Project would be built on the 53,557 square-foot Project Site, resulting in a site-wide Floor Area Ratio (FAR) of approximately 1.41 to 1 and a total floor area of 75,262 square feet. The anticipated outbound haul route from the Project Site would be from Vine Street to Santa Monica Boulevard to the 101 freeway. Approximately 12,678 cubic yards of dirt is expected to be excavated and exported from the Project Site during construction.

1.2 SCOPE OF WORK

As a part of the Mitigated Negative Declaration for the Project, the purpose of this report is to analyze the Project's impact on the City's existing wastewater infrastructure system.

2. REGULATORY FRAMEWORK

The City of Los Angeles has one of the largest sewer systems in the world including approximately 6,439 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.[1]

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System and the Hyperion Treatment Plant. In January 2019, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs).[2]

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

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

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the

[1] City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 25, 2019. https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdm1/~edisp/cnt035427.pdf, Accessed October 31, 2022

[2] Ibid.

Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per this Special Order, laterals 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.[3]

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.[4] The Integrated Resources Plan was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In 2018, the City approved the *One Water LA 2040 Plan* which builds on the success of the Water IRP and extends the planning horizon to year 2040.[5] In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

3. EXISTING CONDITIONS

The Project Site consists of an existing but vacant school with a total area of approximately 53,557 square feet (1.23 acres). Sanitary sewer service to the Project Site from the surrounding streets is provided by the Bureau of Sanitation (BOS).

The Project Site is located within the Hyperion Sewer System Service Area, which is operated and maintained by the City's Bureau of Sanitation (BOS). The existing design capacity of the Hyperion Sewer System Service Area is approximately 550 million gallons per day (consisting of 450 MGD at the Hyperion Treatment Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant).[6]

There are existing residential developments to the north, south, and east of the Project Site. The Project Site is bounded by N. Cahuenga Blvd. to the west, La Mirada Ave. to

[3] City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006. http://www.environmentla.org/programs/thresholds/M- Public%20Utilities.pdf.

[4] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006. https://www.lacitysan.org/san/sandocview?docname=CNT025148

[5] City of Los Angeles, Department of Public Works, LA Sanitation, One Water LA 2040 Plan, Executive Summary, April 2018.

[6] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 25 2019, https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdm1/~edisp/cnt035427.pdf, accessed August 22, 2022.

the north, and Lexington Ave. to the South. Based on available record data provided by the City, there is an 8-inch vitrified clay pipe (VCP) sewer line in La Mirada Ave. beginning at La Mirada Ave that flows west towards N. Cahuenga Blvd. There is a 12-inch concrete, 8-inch VCP and a 12-inch VCP sewer line in N. Cahuenga Blvd. All three pipes run from the intersection of La Mirada Ave. and N. Cahuenga Blvd., to the intersection of N. Cahuenga Blvd. and Lexington Ave. There is a 15-inch concrete and 8-inch VCP sewer line in Lexington Ave. The 15-inch concrete pipe runs from the intersection of Lexington Ave. and Lillian Way to the intersection of N. Cahuenga Blvd and Lexington Ave. The 8-inch VCP runs from the intersection of Lexington Ave. and Lillian Way and terminates upstream on Lexington Ave. Based on the City of Los Angeles Bureau of Engineering's online Navigate LA database, the 8-inch sewer main in La Mirada Ave has a calculated capacity of 1.0063 cubic feet per second (cfs) (0.65038 million gallons per day (MGD)), the 12-inch sewer main in N. Cahuenga Blvd is 4.28807 cfs (2.77145 MGD), and the 8-inch sewer line in Lexington Ave is approximately 0.86917 cubic feet per second (cfs) (0.56175 MGD).[7] Available records indicate that the 8-inch main in La Mirada has twelve (12) sewer wyes and twelve (12) laterals, the 12-inch main in N. Cahuenga Blvd. has zero (0) sewer wyes and sixteen (16) laterals, and the 8-inch main in Lexington Avenue has thirteen (13) wyes and ten (10) laterals.

Wastewater generation estimates for the existing Project Site have been prepared based on BOS sewerage generation factors, as summarized in Table 1 below.

Table 1 – Estimated Existing Wastewater Generation

Land Use	**Units**	**Generation Rate (gpd/unit) (1)**	**Total Sewage Generation (gpd)**
Existing			
Elementary School	200 Students (2)	9 GPD/Student	1,800
		Subtotal Existing	**1,800**

(1) Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf

(2) The total number of students was approximated based on the area footprint of the existing school.

7 https://navigatela.lacity.org/navigatela/

4. SIGNIFICANCE THRESHOLDS

In accordance with Appendix G of the State CEQA Guidelines, a Project would have a significant impact related to wastewater supply if it would:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects; or

- Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

In assessing impacts related to wastewater infrastructure in this section, the City will use Appendix G as the thresholds of significance. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions. The L.A. CEQA Thresholds Guide identifies the following factors to evaluate wastewater capacity and infrastructure:

- The total estimated wastewater demand for the project;

- Whether sufficient capacity exists in the wastewater infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;

- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and

- The degree to which scheduled wastewater infrastructure improvements or project design features would reduce or offset service impacts.

This guidance is applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

5. METHODOLOGY

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

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;

- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.

- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;

- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

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

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. BOS's approach consisted of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS analysis. Refer to Exhibit 1 for the approved SCAR Application for the Project, which contains the results of the BOS analysis.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, construction workers would utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause any increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new building, and potential upgrade and/or relocation of existing infrastructure. Construction impacts associated with wastewater infrastructure would primarily be confined to

trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required in order 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, ensuring safe vehicle travel and safe pedestrian and emergency vehicle access. Overall, construction of any required wastewater infrastructure would be done in connection with construction of the Project, would be of a relatively short-term duration (i.e., months) and would cease to occur once the construction is complete. Therefore, Project impacts associated with construction of wastewater facilities and infrastructure would be less than significant.

6.2. OPERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project will generate a net increase of approximately 150,739 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors and are summarized in Table 2 below.

Table 2 – Estimated Proposed Wastewater Generation

Land Use	Units	Generation Rate (gpd/unit) [1]	Total Wastewater Generation (gpd)
Existing			
School	200 Students [2]	9 GPD/Student	1,800
		Subtotal Existing	**1,800**
Proposed			
Retail Area (Less than 100,000 SF)	592 SF	25 KGSF	15
Office Building	71,035 SF	120 KGSF	8,524
Sewage Ejector	144,000 GPD	1	144,000
		Gross Wastewater Generation	**152,539**
		Subtotal Existing	**1,800**
		Net Increase	**150,739** [3]

(1) Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories
https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf
(2) The total number of students was conservatively approximated based on the area footprint of the existing school.
(3) The approved SCAR displays a proposed total flow that is greater than the Net Increase displayed herein. Although the two numbers are different, the approved SCAR is still valid, as the Sewer infrastructure can accommodate a flow higher than what the Project proposes.

The SCAR was submitted to see whether the existing public infrastructure can accommodate the Project. The Bureau of Sanitation has analyzed the Project demands in conjunction with existing conditions and forecasted growth, and has approved the Project to discharge up to 152,539 gpd. Therefore, impacts on wastewater would be less than significant. See Exhibit 1 for sewer will serve letter.

As further 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 Treatment Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant).[14] The Project's proposed wastewater generation is approximately 0.151 MGD. Currently up to 300 MGD is treated at the Hyperion Treatment Plant resulting in a treatment capacity of 150 MGD, which means the project would account for approximately 0.10 percent of the available capacity. Consequently, impacts on wastewater treatment capacity are less than significant.

Although the Project's net increase in sewage generation is approximately 150,739 GPD (0.15 MGD), the total sewage generation will be split between the sewer mains located in Lexington Ave, La Mirada, and N. Cahuenga Blvd respectively. The existing capacity of the 8-inch sewer line in Lexington Ave is approximately 0.869 cubic feet per second (cfs) (0.56 MGD); the proposed sewerage flow into the main is approximately 0.0041 cfs (0.003 MGD). The existing capacity of the 8-inch sewer line in La Mirada is approximately 1.00 cfs (0.64 MGD); the proposed sewerage flow into the main is approximately 0.22 cfs (0.144 MGD). The existing capacity of the 12-inch main in Cahuenga Blvd. is 4.28 cfs (2.76 MGD); the proposed sewerage flow into the main is approximately 0.0037 cfs (0.002 MGD). The Project sewerage discharge would account for 0.06%, 22%, 0.08%, of the available capacity of Lexington Ave, La Mirada Ave, and N. Cahuenga Blvd respectively. Due to these facts, and the approved SCAR generated by the Bureau of Sanitation-Wastewater Engineering Services Division, impacts on wastewater infrastructure would be less than significant.

[14] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 25 2019, https://www.lacitysan.org/cs/groups/public/documents/document/y250/mdm1/~edisp/cnt035427.pdf, accessed August 22, 2022.

6.3. CUMULATIVE IMPACTS

The Project will result in the additional generation of sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned capacity as it related to the Project. Similarly, future projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to BOS during the design phase of the project.[15] The analysis by BOS takes into consideration previously approved SCARs as part of their review. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and BOS to construct the necessary improvements.

In addition to the City's SCAR analysis, a related projects list has been generated. There are 22 related projects, which consist of, but are not limited to, residential, restaurants, office, pharmacy, and retail. The total increase in wastewater generation for the related projects is approximately 0.943 million gallons per day (MGD). Combined with the Project, the increase in wastewater generation is approximately 1.09 MGD. Refer to Exhibit 2 for a breakdown of the related projects and associated wastewater generation.

Wastewater generated by the Project, would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from BOS, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (MGD)[16] and the existing average daily flow for the system is approximately 300 MGD.[17] The estimated wastewater generation increase of the Project would be 0.152 MGD, which represents approximately 0.050 percent of the available capacity in the system. The estimated wastewater generation increase of the Project and related projects combined would be 1.09 MGD, which represents approximately 0.36 percent of the available capacity in the system. The related projects would also be required to adhere to the BOS's annual wastewater flow increase allotment. Therefore, cumulative impacts on wastewater treatment capacity are less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified to wastewater infrastructure for this Project.

[15] City of Los Angeles Bureau of Engineering, Sewer Permits https://engpermits.lacity.org/spermits/index1.cfm, accessed November 29. 2022
[16] City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal, accessed May 7, 2019.
[17] City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

EXHIBIT 1

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

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

Job Address:	**1200 N CAHUENGA BLVD**	Sanitation Scar ID:	**70-6338-1122**
Date Submitted	10/31/2022	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	MATTHEW GOODEN		
Address:	700 S FLOWER ST, SUITE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	2134180201	Fax:	
Email:	MATTHEW.GOODEN@KPFF.COM	BPA No.	
S-Map:	144B185	Wye Map:	4669-2

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	LA MIRADA AVE	49301050	49301049	8	97.00	
2	CAHUENGA BLVD	49301046	49301072	12	2.00	
3	LEXINGTON AVE	49301074	49301076	8	1.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	592	15
2	OFFICE BUILDING	120	KGSF	71,035	8,524
3	SEWER EJECTOR		GPD	144,000	144,000
				Proposed Total Flow (gpd):	**152,539**

Remarks: 1] Approved for the maximum allowable capacity of 152,539 (105.93 gpm). 2] Approved sewer ejector discharge rate of 100 gpm. 3] Discharge as indicated in flow %s.

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

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

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Gregory Cole
on 11/08/2022

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

Scar Request Number: 4938

Fees Collected	Yes	SCAR FEE (W:37 / QC:706)	$2,282.50
Date Collected	11/02/2022	SCAR Status:	**Completed**

Scar Request Number: 4938

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

Scar Request Number: 4938

EXHIBIT 2

Related Projects - Estimated Sewage Generation Table			
Land Use	Units	Consumption Rate[2] (gpd/unit)	Total Consumption (gpd)
Hotel	1,293	120/RM	155,160
Restaurant	102,908	300/1000 SF	30,872
Retail	75,779	50/1000 SF	3,789
Office	1,770,764	120/1000 SF	212,492
Apartment	3,608	150/DU[1]	541,200
		TOTAL	943,513

SF= SQUARE FEET, GPD = GALLONS PER DAY, DU= DWELLING UNIT, RM=ROOM

[1] For calculation purposes all units assumed as 2-Bedroom

[2] Consumption rates based on 100% of Bureau of Sanitation Sewer Generation Factors for Residential and Commercial Categories. https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart