

Appendix K  
**Utilities Technical Reports**



**LAS PALMAS  
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER  
DECEMBER 2022**

**PREPARED BY:**

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# 1. INTRODUCTION

## 1.1. PROJECT DESCRIPTION

The 1151 N. Las Palmas Avenue Project (the Project) proposes the construction of a new creative office building, the renovation, expansion, and change of use of an existing manufacturing building, and the retention of four existing buildings with minor interior renovations, but no exterior renovations, change in use, or expansion, on a site located in the Hollywood Community Plan area at 1128-1146 N. Las Palmas Avenue, 1139-1155 N. Las Palmas Avenue, and 1138-1150 N. McCadden Place (Project Site) in the City of Los Angeles (the City). The overall Project Site is 89,752 square feet. The western side of the site which will be re-developed is 52,537 square feet and the existing development to remain on the eastern side is 37,215 square feet.

The Project's proposed development activities would occur on the western portion of the Project Site located between North McCadden Place and North Las Palmas Avenue. The Project would demolish the existing 45,000-square-foot parking lot and construct a three-story, approximately 45-foot tall (50-foot tall to the top of the parapet), 80,987 square-foot, creative office building with a three-level subterranean garage at 1139-1149 N. Las Palmas Avenue. The Project would also renovate the existing building at 1155 N. Las Palmas Avenue, change its existing use to office, and construct an approximately 695 square-foot retail and office addition on the ground floor. The Project would retain the four existing buildings located on the east side of North Las Palmas Avenue, at 1128 to 1146 N. Las Palmas Avenue, where only minor interior renovations are currently anticipated; no exterior renovations, change in use, or expansion of these buildings are proposed at this time. The Project would provide 213 vehicular parking spaces and 26 bicycle spaces. The Project would provide 81,682 square feet of new development with 41,728 square feet of existing development to remain, for a total of 123,410 square feet of floor area, resulting in a Floor Area Ratio (FAR) of approximately 1.38 to 1.

## 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 potential impacts of the Project to the existing water infrastructure systems.

## 2. REGULATORY FRAMEWORK

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 pertinent State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- LADWP's 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP was approved by the LADWP Board of Water and Power Commissioners in March 2021.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:
  - 1) A proposed residential development of more than 500 dwelling units.
  - 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons

- 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
- 4) A proposed hotel or motel of more than 500 rooms
- 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons
- 6) A mixed-use project that falls in one or more of the above-identified categories
- 7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

Due to the size of the Project, the Project does not trigger one of the above thresholds per SB 610, therefore a WSA is not necessary.

### **3. EXISTING CONDITION**

The Project Site is located within the East Hollywood Neighborhood Subarea in the Hollywood Community Plan. The Project Site is approximately 89,752 sq. ft. (2.06 acres). The Project Site is located at 1128-1146 N. Las Palmas Avenue, 1139-1555 N. Las Palmas Avenue, and 1139-1155 N. McCadden Place within the Hollywood community of the City of Los Angeles. The Project Site is located mid-block between Lexington Avenue to the north and Santa Monica Boulevard to the south, and N. McCadden to the west. N. Las Palmas Avenue runs north-south through the Project Site, separating 1139-1155 N. Las Palmas Avenue and 1138-1150 N. McCadden Place in the western portion from 1128-1146 N. Las Palmas Avenue in the eastern portion. The western portion of the Project Site is currently developed with a one-story, 30-foot-tall manufacturing building and a surface parking lot. The eastern portion of the Project Site is currently developed with four office buildings ranging from one- to two stories and 27 to 30 feet tall.

LADWP owns and maintains the water infrastructure to the Project Site.

#### **3.1. DOMESTIC INFRASTRUCTURE**

Based on the water service maps provided by the City (Exhibit 3), there is an 8-inch water main on Las Palmas Avenue and a 4-inch water main on McCadden Place.

Water consumption estimates have been prepared based on 100 percent of the City of Los Angeles Bureau of Sanitation (BOS) sewerage generation factors and are summarized in Table 1 below.

| Table 1 – Estimated Existing Water Consumption  |          |  |                               |
|---|----------|--|-------------------------------|
| Land Use  | Units    | Consumption Rate (gpd/unit) <sup>(1)</sup> | Total Water Consumption (gpd) |
| <b>Existing</b>   |          |  |                               |
| 1155 Manufacturing  | 5,498 SF | 50 KGSF                                    | 275                           |
| 20% Contingency <sup>(2)</sup>  |          |  | +20% = 330                    |
| <b>Subtotal Existing</b>  |          |  | <b>330</b>                    |
| <p>(1) Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories</p> <p>(2) An additional 20% contingency for overall water use has been included in this water demand table to provide a conservative estimate of water usage.</p> <p><a href="https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf">https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf</a></p> |          |  |                               |

### 3.2. FIRE INFRASTRUCTURE

Based on the water service maps provided by the City (Exhibit 3), there is an 8-inch water main on Las Palmas Avenue, and a 4-inch water main in McCadden Place. Exhibit 1 shows the location of six (6) hydrants within the vicinity of the Project Site. The signed IFFAR from LADWP can be found in Exhibit 1.

### 4. SIGNIFICANCE THRESHOLDS

The City has determined to adopt the checklist questions set forth in Appendix G of the State of California’s California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) as thresholds for assessing the significance of a project’s potential impacts with regard to water infrastructure capacity. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or

telecommunication facilities, the construction or relocation of which would cause significant environmental effects?

- Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

In the context of assessing the significance of a project's potential impacts under the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering, inter alia, the following pertinent factors:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout

This guidance is applicable to the Project and as such are used to determine if the Project would have a significant water impact.

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

## 5. METHODOLOGY

The methodology for determining the potential significance of a project's impact on water infrastructure capacity and distribution infrastructure is based on the L.A. CEQA Thresholds Guide and 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*

- Description of major water infrastructure serving the Project site, including the type of facilities, location and sizes, and any planned improvements.
- Description of the water supply conditions for the Project area and known improvement plans.

### *Project Impacts*



- Evaluate the Project's water demand, taking into account design or operational features that would reduce or offset water demand.
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Describe the degree to which presently scheduled off-site improvements offset impacts.

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

The existing and proposed water demand is based upon available site and Project information and utilizes 100 percent of the BOS sewerage generation factors. An additional 20% has been added to the total sewerage generation factor for a more conservative approach to the estimate of water usage.

LADWP will perform a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the Project fire hydrant flow needs based on existing infrastructure. See Exhibit 1 for the signed Information of Fire Flow Availability Request (IFFAR).

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the Project. Based on the results, LADWP determines whether they can meet the Project's needs based on existing infrastructure. See Exhibit 2 for the results of the Service Advisory Requests (SARs).

## **6. PROJECT IMPACTS**

### **6.1. CONSTRUCTION**

Water for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal, and re-compaction, etc. Based on 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). The estimated construction-period demand would be significantly less than the Project's estimated operational demand,

which as described below, could be accommodated by the existing infrastructure. It is therefore anticipated that the existing water infrastructure would similarly meet the limited and temporary water demand associated with construction of the Project.

The Project would require construction of new, on-site water distribution lines to serve the new building. Construction impacts associated with the installation of water distribution lines would primarily involve trenching 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. LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. Further, construction associated with new water distribution lines would occur as part of Project construction generally, which, as concluded in the MND, would result in less than significant impacts.

Impacts on the water infrastructure due to construction activity would therefore be less than significant.

## **6.2. OPERATION**

### **6.2.1. INFRASTRUCTURE CAPACITY**

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand would be the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, a conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 2 for the results of the SAR, which demonstrates that adequate water infrastructure capacity exists. See Exhibit 1 for the submitted Information of Fire Flow Availability Request (IFFAR).

### **6.2.2. FIRE WATER DEMAND**

Article 7 of the Fire Protection and Prevention, Section 57.507 of the LAMC sets the fire flow requirements for the Project. These guidelines, in addition to the requirements set by the City Fire Chief, will prescribe the fire flow requirements and hydrant spacing requirements for the Project. Per Section 57.513, the Fire Chief also determines the supplemental fire protection systems that would be required for the Project. Supplemental fire protection systems consist of the following:

- Fire protection signaling systems
- Fire hydrants
- Automatic fire extinguishing systems

- Smoke removal systems
- Standpipe systems

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project Site falls within the industrial commercial, which requires 6,000-9,000 gallons per minute (gpm) from 4-6 adjacent hydrants flowing simultaneously. This translates to 1,000-1500 gpm flowing from each hydrant and a minimum residual pressure of 20 pounds per square inch (psi). See Exhibit 1 for the approved IFFAR, which shows that the fire hydrants near the Project meet the 6,000 gpm and 20 psi minimum requirement.

The Project would incorporate a fire sprinkler suppression system to reduce or eliminate the demands on public hydrants, which system would be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, an SAR and IFFAR were submitted to LADWP, to determine if the existing public water infrastructure could meet the demands of the Project. The SAR results show that 1,400 gpm can be delivered to the Project with a minimum residual pressure of 82 psi. Based on this information, the existing infrastructure can provide adequate water flow and pressure to the proposed Project. The approval of the SAR signifies that the Project would have a less than significant impact on the City infrastructure. See Exhibit 2 for the results of the SAR. As shown by the SAR, fire flow impacts to LADWP's water infrastructure capacity would be less than significant.

### **6.2.3. DOMESTIC WATER DEMAND**

Water consumption estimates have been prepared based on 100 percent of the City of LA Bureau of Sanitation sewerage generation factors for commercial categories and are summarized in Table 2 below. An additional 20% has been added to all sewerage generation factors in order to be more conservative in the approach to Project Site water consumption.

As shown below, the water demand that would be generated by operation of the Project would be 14,464 gpd, which would be an increase of 14,134 gpd over existing conditions.

To accommodate the Project's estimated future water demand, the Project proposes to use the existing 1.5" water connection to the existing 1155 Las Palmas building and provide one 4-inch connection for domestic water and one 6-inch connection for fire water to the existing 8-inch main in Las Palmas Avenue. The capacity of the 4-inch

connection is 400 gpm and the capacity of the 6-inch connection is 1400 gpm. Per the Projects plumbing engineer the existing connection is sufficient to handle the Projects increased demand. There are two types of connections that can be made to the City main. One type of connection is a combo service, which has one connection to the main and splits to serve both fire and domestic. The second type of connection provides independent connections for fire and domestic. This project would utilize the second type of connection mentioned above. In addition, the services would include backflow preventers and will be metered separately per City requirements.

Further, the Project's water demand would be reduced by its incorporation of ultra-low flow plumbing fixtures throughout the Project's new development. Additionally, all drains would feed into a rainwater harvesting cistern, to be used for irrigation of the on-site landscaping. The irrigation system would be designed to meet or exceed the state Model Water Efficient Landscape Ordinance. The system would utilize a dedicated landscape water meter and automatic weather-based controllers with electronically operated control valves and seasonal irrigation schedules. All areas would include high efficiency irrigation emitters, including micro spray and drip irrigation. Bubblers would be used for trees or shrubs where drip irrigation is not feasible. Therefore, the Project's impacts on water infrastructure capacity would be less than significant.

**Table 2 – Estimated Proposed Water Consumption**

| <b>Land Use</b>   | <b>Units</b> | <b>Generation Rate (gpd/unit) <sup>(1)</sup></b> | <b>Total Wastewater Generation (gpd) <sup>(2)</sup></b> |
|---|--------------|--|---|
| <b>Existing</b>   |              |  |   |
| 1155 Manufacturing  | 5,498 SF     | 50 KGSF  | 275   |
| 20% Contingency <sup>(2)</sup>  |              |  | +20% = 330  |
| <b>Subtotal Existing</b>  |              |  | <b>330</b>  |
| <b>Proposed</b>   |              |  |   |
| (E) 1155 Office Building  | 5,498 SF     | 50 KGSF  | 275   |
| 20% Contingency <sup>(2)</sup>  |              |  | +20% = 330  |
| 1155 Office Building  | 695 SF       | 120 KGSF   | 83  |
| 20% Contingency <sup>(2)</sup>  |              |  | +20% = 99.6   |
| 1151 Office Building  | 80,987 SF    | 120 KGSF   | 9,718   |
| 20% Contingency <sup>(2)</sup>  |              |  | +20% = 11,662   |
| Auto Parking  | 98,872 SF    | 20 KGSF  | 1,977   |
| 20% Contingency <sup>(2)</sup>  |              |  | +20% = 2,372  |
| <b>Gross Water Generation</b>   |              |  | <b>14,464</b>   |
| <b>Subtotal Existing</b>  |              |  | <b>(330)</b>  |
| <b>Net Increase</b>   |              |  | <b>14,134</b>   |
| <p>(1) Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories</p> <p>(2) An additional 20% contingency for overall water use has been included in this water demand table to provide a conservative estimate of water usage.</p> <p><a href="https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf">https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf</a></p> |              |  |   |

### 6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative impact analysis on water infrastructure is the LADWP service area, which includes the entirety of the City. LADWP, as a public water service provider, is required to prepare and periodically update a UWMP to plan and provide for water infrastructure to serve existing and projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2045,<sup>1</sup> based on SCAG's 2020 RTP/SCS,<sup>2</sup> which provides the population forecasts that LADWP's 2020 UWMP relies on in projecting future water demand and, therefore, future water infrastructure needs.<sup>3</sup> The MND concludes that the Project is consistent with the SCAG 2020 RTP/SCS.

In addition, there are 15 related projects, which consist of commercial, residential, mixed use and office use. The total increase in water demand for the related projects is approximately 0.258 million gallons per day (MGD). Combined with the Project, the increase in water demand is approximately 0.273 MGD. Refer to Exhibit 4 for a breakdown of the related projects and associated wastewater generation. The 2020 UWMP has estimated a water demand of 1,998 MGD by the year 2045 which means the Project combined with the related projects would account for approximately 0.014 percent of the total daily demand.<sup>4</sup>

Based on the above, it is anticipated that LADWP would have adequate infrastructure to accommodate the Project as well as related Projects. Therefore, impacts on water infrastructure capacity would be less than significant.

## 7. LEVEL OF SIGNIFICANCE

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

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<sup>1</sup> <https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf>

<sup>2</sup> <https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf>

<sup>3</sup> "Los Angeles Department of Water and Power Urban Water Management Plan." *Water*, LADWP, <https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf>. P. ES-6

<sup>4</sup> 2020 UWMP, p. 11-6, Exhibit 11b

## **EXHIBIT 1**



# City of Los Angeles

## Los Angeles Department of Water and Power - Water System

### INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W146-186

LAFD Fire Flow Requirement: 6,000-9,000 GPM from 6 hydrants flowing simultaneously

LAFD Signature: \_\_\_\_\_  
Date Signed: 9/26/2022

Applicant: Sean Low  
Company Name: KPFF Consulting Engineers  
Address: 700 S Flower Street, Suite 2100, Los Angeles 90017  
Telephone: (714)716-6836  
Email Address: [sean.low@kpff.com](mailto:sean.low@kpff.com)

|   | FH-35701                      | FH-42219  | FH-35523                           |
|---|-------------------------------|---|------------------------------------|
| Location:                                   | Lexington Ave and McCadden Pl | Along Las Palmas between Lexington and Fountain | N Las Palmas and Santa Monica Blvd |
| Distance from Nearest Pipe Location (feet): | 30                            | 23  | 21                                 |
| Hydrant Size:                               | 2 1/2 X 4D                    | 2 1/2 X 4D                                      | 4D                                 |
| Water Main Size (in):                       | 8                             | 8   | 8                                  |
| Static Pressure (psi):                      | 122                           | 119   | 125                                |
| Residual Pressure (psi):                    | 90                            | 89  | 93                                 |
| Flow at 20 psi (gpm):                       | 1,500                         | 1,500   | 400                                |

KATHRINE CRUZ  
OCT 03 2022

RICARDO BUANTELLLO  
OCT 07 2022

**NOTE: Data obtained from hydraulic analysis using peak hour.**

Remarks: ECMR No. W2022/007015  
ENG. NOTES: Max flow of 7,400 GPM from 6 hydrants flowing simultaneously.

Water Purveyor: Los Angeles Department of Water & Power Date: 10/25/2022

Signature: *Oscar E. Tupul* Title: Associate Engineer

**Requests must be made by submitting this completed application, along with a \$271.00 check payable to: "Los Angeles Department of Water and Power", and mailed to:**  
**Los Angeles Department of Water and Power**  
**Distribution Engineering Section - Water**  
**Attn: Business Arrangements**  
**P.O. Box 51111 - Room 1425**  
**Los Angeles, CA 90051-5700**

\* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.





# City of Los Angeles

## Los Angeles Department of Water and Power - Water System

### INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W144-186

LAFD Fire Flow Requirement: 6,000-9,000 GPM from 6 hydrants flowing simultaneously

LAFD Signature: \_\_\_\_\_  
Date Signed: 9/26/2022

Applicant: Sean Low  
Company Name: KPFF Consulting Engineers  
Address: 700 S Flower Street, Suite 2100, Los Angeles 90017  
Telephone: (714)716-6836  
Email Address: sean.low@kpff.com

KATHRINE CRUZ

OCT 03 2022

|   | FH-35718                 | FH-43460   | FH-35720                  |
|---|--------------------------|--|---------------------------|
| Location:                                   | Lexington and Las Palmas | Along Las Palmas between Lexington and Santa Monica Blvd | Lexington and N. Cherokee |
| Distance from Nearest Pipe Location (feet): | 25                       | 25   | 24                        |
| Hydrant Size:                               | 4D                       | 2 1/2 X 4D   | 2 1/2 x 4D                |
| Water Main Size (in):                       | 8                        | 8  | 8                         |
| Static Pressure (psi):                      | 121                      | 124  | 121                       |
| Residual Pressure (psi):                    | 90                       | 92   | 90                        |
| Flow at 20 psi (gpm):                       | 1,500                    | 1,000  | 1,500                     |

RICARDO BUANTELO

OCT 07 2022

**NOTE: Data obtained from hydraulic analysis using peak hour.**

Remarks: \_\_\_\_\_ ECMR No. W20221007015  
ENG. NOTES: Max flow of 7,400 GPM from 6 hydrants flowing simultaneously.

Water Purveyor: Los Angeles Department of Water & Power Date: 10/25/2022

Signature: Oscar E. Tupul Title: Associate Engineer

**Requests must be made by submitting this completed application, along with a \$271.00 check payable to:**

**“Los Angeles Department of Water and Power”, and mailed to:**

**Los Angeles Department of Water and Power**

**Distribution Engineering Section - Water**

**Attn: Business Arrangements**

**P.O. Box 51111 - Room 1425**

**Los Angeles, CA 90051-5700**

\* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.



FOUNTAIN AVE

CHEROKEE AVE

JUNE ST

FH-42219

FH-35701

BURN WAY

FH-35718

GARBO LANE

FH-35720

LEXINGTON AVE

PROJECT SITE

MCCADDEN PL

FH-43460

LAS PALMAS AVE

FH-35523

SANTA MONICA BLVD

## **EXHIBIT 2**

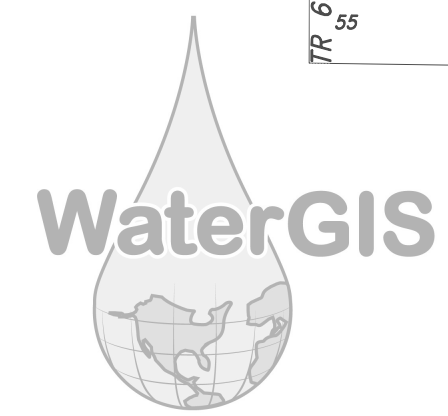


## **EXHIBIT 3**



The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.

| LEGEND MAP<br>SCALE 1" = 1500' |  | SYMBOLS AND NOTATIONS |  | SCALE 1" = 100' |  | PLOTTED DATE         |  | CHKD DATE |  | FIRE HYDRANTS            |  | REFERENCES             |  |
|--------------------------------|--|-----------------------|--|-----------------|--|----------------------|--|-----------|--|--------------------------|--|------------------------|--|
| AS SHOWN                       |  | GIS MAP IN SERVICE    |  | D LEE           |  | 10-26-2010 (SERRANO) |  | 12-9-2010 |  | 2 1/2" SINGLE            |  | MAPS REPLACED          |  |
|                                |  | CONVERTED MAINS       |  | A GARCIA        |  | 08-19-2003           |  | NAME      |  | 2 1/2" S. BUILT UP       |  | GATE BK.               |  |
|                                |  | CONVERTED SERVICES    |  | J LUI           |  | 09-02-2006           |  | NAME      |  | 4" SINGLE                |  | 143-183, 149-183       |  |
|                                |  | MISC                  |  | NAME            |  | 30-XXXXXX            |  | NAME      |  | 4" S. BUILT UP           |  | 212 NS, 253 NS, 264 NS |  |
|                                |  |                       |  |                 |  |                      |  |           |  | 4" DOUBLE                |  |                        |  |
|                                |  |                       |  |                 |  |                      |  |           |  | LARIA AERIAL             |  | LANDBASE               |  |
|                                |  |                       |  |                 |  |                      |  |           |  | 6405, 18025, 6405, 18026 |  | 146181, 146185         |  |
|                                |  |                       |  |                 |  |                      |  |           |  | 6405, 18026, 6405, 18028 |  | 146181, 146185         |  |
|                                |  |                       |  |                 |  |                      |  |           |  | DIN                      |  | 146181, 146185         |  |
|                                |  |                       |  |                 |  |                      |  |           |  | 2 1/2" x 4" DOUBLE       |  |                        |  |
|                                |  |                       |  |                 |  |                      |  |           |  | APPROVED                 |  |                        |  |



E. 6,456,769



N. 1.856.151

E. 6.459.776

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.



| LEGEND MAP |  | SYMBOLS AND NOTATIONS |            | SCALE: 1" = 100' |      | PLOTTED DATE |                    | CHKD DATE |      | FIRE HYDRANTS |                           | REFERENCES                            |      |
|------------|--|-----------------------|------------|------------------|------|--------------|--------------------|-----------|------|---------------|---------------------------|---------------------------------------|------|
| AS SHOWN   |  | MAP                   | NAME       | DATE             | NAME | DATE         | NAME               | DATE      | NAME | DATE          | NAME                      | DATE                                  | NAME |
|            |  | CONVERTED MAINS       | T.HARRANTA | 05-01-2003       | NAME | 05-01-2003   | 2 1/2" SINGLE      |           |      |               | MAPS REPLACED             | GATE BK.                              |      |
|            |  | CONVERTED SERVICES    | F.CHANDD   | 05-01-2003       | NAME | 05-01-2003   | 2 1/2" S. BUILT UP |           |      |               | 146 NS, 147 NS            | 149-186C                              |      |
|            |  | MISC                  | NAME       | 05-01-2003       | NAME | 05-01-2003   | 2 1/2" DOUBLE      |           |      |               | 188 NS, 189 NS            |                                       |      |
|            |  |                       |            |                  |      |              | 4" SINGLE          |           |      |               | LANDBASE                  |                                       |      |
|            |  |                       |            |                  |      |              | 4" S. BUILT UP     |           |      |               | 147A185, 147A187, 147A189 |                                       |      |
|            |  |                       |            |                  |      |              | 4" DOUBLE          |           |      |               | 147B185, 147B189          |                                       |      |
|            |  |                       |            |                  |      |              | 2 1/2" x 4" DOUBLE |           |      |               | DATUM                     | N.A. 1983, ZONE 8<br>LEVELS: U.S.G.S. |      |
|            |  |                       |            |                  |      |              |                    |           |      |               | APPROVED                  |                                       |      |

| WATER SERVICE MAP      |                   |
|------------------------|-------------------|
| SERVICE ZONE ELEVATION | DISTRICT: WESTERN |
| <b>146-186</b>         |                   |

## EXHIBIT 4

| Related Projects - Estimated Water Consumption Table  |         |   |  |
|---|---------|---|--|
| Land Use  | Units   | Consumption Rate <sup>(2)</sup><br>(gpd/unit) | Total<br>Consumption<br>(gpd) <sup>(3)</sup> |
| Hotel   | 62      | 120/RM  | 7,440  |
| 20% Contingency <sup>(2)</sup>  |         |   | +20% = 8,928                                 |
| Restaurant  | 24,209  | 300/1000 SF                                   | 7,263  |
| 20% Contingency <sup>(2)</sup>  |         |   | +20% = 8,716                                 |
| Retail  | 69,332  | 50/1000 SF                                    | 3,467  |
| 20% Contingency <sup>(2)</sup>  |         |   | +20% = 4,160                                 |
| Office  | 905,012 | 120/1000 SF                                   | 108,601                                      |
| 20% Contingency <sup>(2)</sup>  |         |   | +20% = 130,321                               |
| Apartment <sup>(1)</sup>  | 511     | 150/DU <sup>(1)</sup>                         | 76,650                                       |
| 20% Contingency <sup>(2)</sup>  |         |   | +20% = 91,980                                |
| Gym   | 58,417  | 200/1000 SF                                   | 11,683                                       |
| 20% Contingency <sup>(2)</sup>  |         |   | +20% = 14,020                                |
| <b>TOTAL</b>  |         |   | <b>258,125</b>                               |
| <p>SF= SQUARE FEET, GPD = GALLONS PER DAY, DU= DWELLING UNIT</p> <p><sup>1</sup> For calculation purposes all units assumed as 2-Bedroom</p> <p><sup>2</sup> Consumption rates based on 100% of Bureau of Sanitation Sewer Generation Factors for Residential and Commercial Categories.</p> <p><sup>3</sup> An additional 20% contingency for overall water use has been included in this water demand table to provide a conservative estimate of water usage.</p> <p><a href="https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart">https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart</a></p> |         |   |  |







**LAS PALMAS  
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER  
DECEMBER 2022**

**PREPARED BY:**

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700 South Flower, Suite 2100  
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(213) 418-0201

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### Appendix

Exhibit 1 – City of Los Angeles “Sewer Capacity Availability Request” SCAR Letter

Exhibit 2 – Related Projects Sewer Generation Table

# **1. INTRODUCTION**

## **1.1 PROJECT DESCRIPTION**

The 1151 N. Las Palmas Avenue Project (the Project) proposes the construction of a new creative office building, the renovation, expansion, and change of use of an existing manufacturing building, and the retention of four existing buildings with minor interior renovations, but no exterior renovations, change in use, or expansion, on a site located in the Hollywood Community Plan area at 1128-1146 N. Las Palmas Avenue, 1139-1155 N. Las Palmas Avenue, and 1138-1150 N. McCadden Place (Project Site) in the City of Los Angeles (the City). The overall Project Site is 89,752 square feet. The western side of the site which will be re-developed is 52,537 square feet and the existing development to remain on the eastern side is 37,215 square feet.

The Project's proposed development activities would occur on the western portion of the Project Site located between North McCadden Place and North Las Palmas Avenue. The Project would demolish the existing 45,000-square-foot parking lot and construct a three-story, approximately 45-foot tall (50-foot tall to the top of the parapet), 80,987 square-foot, creative office building with a three-level subterranean garage at 1139-1149 N. Las Palmas Avenue. The Project would also renovate the existing building at 1155 N. Las Palmas Avenue, change its existing use to office, and construct an approximately 695 square-foot retail and office addition on the ground floor. The Project would retain the four existing buildings located on the east side of North Las Palmas Avenue, at 1128 to 1146 N. Las Palmas Avenue, where only minor interior renovations are currently anticipated; no exterior renovations, change in use, or expansion of these buildings are proposed at this time. The Project would provide 213 vehicular parking spaces and 26 bicycle spaces. The Project would provide 81,682 square feet of new development with 41,728 square feet of existing development to remain, for a total of 123,410 square feet of floor area, resulting in a Floor Area Ratio (FAR) of approximately 1.38 to 1.

## **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 potential 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.<sup>1</sup>

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).<sup>2</sup>

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

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<sup>1</sup> 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

<sup>2</sup> Ibid.

two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

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

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.<sup>4</sup> 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.<sup>5</sup> 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 is located within the East Hollywood Neighborhood Subarea in the Hollywood Community Plan. The entire Project Site is 89,752 sq. ft. (2.06 acres) and is currently occupied by a parking lot and office buildings. The Project Site is located at 1128-1146 N. Las Palmas Avenue, 1139-1555 N. Las Palmas Avenue, and 1139-1155 N. McCadden Place within the Hollywood community. The Project Site is located mid-block between Lexington Avenue to the north and Santa Monica Boulevard to the south, and N. McCadden to the west. N. Las Palmas Avenue runs north-south through the Project Site, separating 1139-1155 N. Las Palmas Avenue and 1138-1150 N. McCadden Place in the western portion from 1128-1146 N. Las Palmas Avenue in the eastern portion. The western portion of the Project Site is currently developed with a one-story, 30-foot-tall manufacturing building and a surface parking lot. The eastern portion of the Project Site is currently developed with four office

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<sup>3</sup> 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>.

<sup>4</sup> 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>

<sup>5</sup> City of Los Angeles, Department of Public Works, LA Sanitation, One Water LA 2040 Plan, Executive Summary, April 2018.

buildings ranging from one- to two stories and 27 to 30 feet tall. 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).<sup>6</sup>

There are existing developments to the north and south of the Project Site. The Project Site is bounded by McCadden Place to the west and Las Palmas Avenue to the east. Based on available record data provided by the City, there is an 8-inch concrete sewer line and a 30-inch VCP (Vitrified Clay Pipe) line in Las Palmas Avenue. Both pipes run from Lexington Avenue south towards Santa Monica Boulevard. There is an 18-inch concrete sewer line in McCadden Place. The pipe runs south from Lexington towards Santa Monica Boulevard. Based on the City of Los Angeles Bureau of Engineering's online Navigate LA database, the 8-inch sewer main in Las Palmas Avenue has a calculated capacity of 1.20854 cubic feet per second (cfs) (0.78110 million gallons per day (MGD)), the 30-inch sewer main in Las Palmas Avenue is 48.77556 cfs (31.52447 MGD), and the 18-inch sewer line in McCadden Place is approximately 10.68499 cubic feet per second (cfs) (6.90589 MGD).<sup>7</sup> Available records show that the 8-inch main in Las Palmas Avenue has six (6) sewer wyes and seventeen (17) laterals, the 30-inch main in Las Palmas Avenue has zero (0) sewer wyes and zero (0) laterals, and the 18-inch main in McCadden Place has two (2) wyes and twenty-four (24) laterals.

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

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<sup>6</sup> 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.

<sup>7</sup> <https://navigatela.lacity.org/navigatela/>

| Table 1 – Estimated Existing Wastewater Generation   |          |   |                               |
|--|----------|---|-------------------------------|
| Land Use   | Units    | Generation Rate (gpd/unit) <sup>(1)</sup> | Total Sewage Generation (gpd) |
| <b>Existing</b>  |          |   |                               |
| 1155 Manufacturing   | 5,498 sf | 50 KGSF                                   | 275                           |
| <b>Subtotal Existing</b>   |          |   | <b>275</b>                    |
| <sup>(1)</sup> Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories<br><a href="https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf">https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf</a> |          |   |                               |

#### 4. SIGNIFICANCE THRESHOLDS

The City has determined to adopt the checklist questions set forth in Appendix G of the CEQA Guidelines as thresholds for assessing the significance of a project’s potential impacts with regard to wastewater. These questions are as follows:

Would the project:

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

In the context of assessing the significance of a project’s potential impacts under the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant wastewater impact if:

- 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.

These thresholds are 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's potential impacts 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 from the City's Website, "Navigate LA;"
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.

### *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 would be generated 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 resulting 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 would require construction of new on-site infrastructure to serve the new building, but the existing building would reuse the existing infrastructure. Construction impacts associated with the installation of new wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure would 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 would be required in order to connect to the public main.

### **6.2. OPERATION**

The estimated sewer flows were based on the sewer generation rates per the Bureau of Sanitation for the Project's uses. Wastewater demands attributed to the four existing buildings on the east side of Las Palmas are not included in Table 2 below as their demands would not change as a result of the Project. Based on the type of use and generation factors, the Project will generate a net increase of approximately 11,778 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) <sup>(1)</sup> | Total Wastewater Generation (gpd) |
| <b>Existing</b>  |           |   |                                   |
| 1155 Manufacturing   | 5,498 SF  | 50 KGSF                                   | 275                               |
| <b>Subtotal Existing</b>   |           |   | <b>275</b>                        |
| <b>Proposed</b>  |           |   |                                   |
| (E) 1155 Building  | 5,498 SF  | 50 KGSF                                   | 275                               |
| 1155 Office Building   | 695 SF    | 120 KGSF                                  | 83                                |
| 1151 Office Building   | 80,987 SF | 120 KGSF                                  | 9,718                             |
| Auto Parking   | 98,872 SF | 20 KGSF                                   | 1,977                             |
| <b>Gross Wastewater Generation</b>   |           |   | <b>12,053</b>                     |
| <b>Subtotal Existing</b>   |           |   | <b>(275)</b>                      |
| <b>Net Increase</b>  |           |   | <b>11,778</b>                     |
| <sup>(1)</sup> Generation Rates per Bureau of Sanitation – Sewer Generation Factors for Residential and Commercial Categories<br><a href="https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf">https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf</a> |           |   |                                   |

The SCAR was submitted to determine whether the existing public infrastructure can accommodate the Project’s wastewater generation. The City of LA Bureau of Sanitation has analyzed the Project’s demand in conjunction with existing conditions and forecasted growth and has approved the Project to discharge up to 11,778 gpd. See Exhibit 1 for sewer SCAR will serve letter.

The Project’s net increase in sewage generation of approximately 11,778 GPD (0.012 MGD) would be directed to the existing 8-inch main in Las Palmas Avenue via a new 6-inch lateral. The existing capacity of the 8-inch sewer line in Las Palmas Avenue is approximately 1.21 cubic feet per second (cfs) (0.65 MGD).<sup>8</sup>

The proposed sewerage flow from the Project into the main is approximately 0.0182 cfs (0.012 MGD). Therefore, the Project sewerage discharge would

<sup>8</sup> <https://navigatela.lacity.org/navigatela/>

account for 1.8% percent of the available capacity in the Las Palmas Avenue main with 0.638 MGD remaining.

Due to these facts, and the approved SCAR generated by the City of LA Bureau of Sanitation-Wastewater Engineering Services Division, impacts on wastewater infrastructure would be less than significant.

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).<sup>9</sup> The Project’s proposed wastewater generation is approximately 0.012 MGD. Currently up to 300 MGD is treated at the Hyperion Treatment Plant, resulting in an available treatment capacity of 150 MGD, which means the Project would account for approximately 0.008 percent of the available capacity of the Hyperion Treatment Plant.<sup>8</sup> Consequently, impacts on wastewater treatment capacity would be less than significant.<sup>10</sup>

### 6.3. CUMULATIVE IMPACTS

The Project would result in the additional generation of sewer flow. However, as discussed above, BOS has conducted an analysis of existing and planned capacity as it relates to the Project. Similarly, future projects connecting to the same sewer system would also be required to obtain sewer connection permits and submit SCARs to BOS during the design phase of the projects. As with the Project, all related projects in the City of Los Angeles would be subject to the provisions of the LAMC requiring provision of on-site infrastructure, improvements to address local capacity issues and payment of fees for future sewerage replacement and/or relief improvements. 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 15 related projects. The total increase in wastewater

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<sup>9</sup> 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.

<sup>10</sup>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 December 12, 2022.

generation for the related projects is approximately 0.215 MGD. Combined with the Project, the increase in wastewater generation would be approximately 0.335 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)<sup>11</sup> and the existing average daily flow for the system is approximately 300 MGD.<sup>12</sup> Currently up to 300 MGD is treated at the Hyperion Treatment Plant resulting in a treatment capacity of 150 MGD, The estimated wastewater generation increase of the Project would be 0.012 MGD, which represents approximately 0.008 percent of the available capacity in the system. The estimated wastewater generation increase of the Project and related projects combined would be 0.223 MGD, which would represent approximately 0.15 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 would be 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.

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<sup>11</sup> 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.

<sup>12</sup> City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

## **EXHIBIT 1**



### **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*



## EXHIBIT 2

| Related Projects - Estimated Sewage Consumption Table   |         |   |                            |
|---|---------|---|----------------------------|
| Land Use  | Units   | Consumption Rate <sup>(2)</sup><br>(gpd/unit) | Total Consumption<br>(gpd) |
| Hotel   | 62      | 120/RM  | 7,440                      |
| Restaurant  | 24,209  | 300/1000 SF                                   | 7,263                      |
| Retail  | 69,332  | 50/1000 SF                                    | 3,467                      |
| Office  | 905,012 | 120/1000 SF                                   | 108,601                    |
| Apartment <sup>(1)</sup>  | 511     | 150/DU <sup>(1)</sup>                         | 76,650                     |
| Gym   | 58,417  | 200/1000 SF                                   | 11,683                     |
| TOTAL   |         |   | 215,104                    |
| <p>SF= SQUARE FEET, GPD = GALLONS PER DAY, DU= DWELLING UNIT</p> <p><sup>1</sup> For calculation purposes all units assumed as 2-Bedroom</p> <p><sup>2</sup> Consumption rates based on 100% of Bureau of Sanitation Sewer Generation Factors for Residential and Commercial Categories.<br/> <a href="https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart">https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart</a></p> |         |   |                            |