

# **4112-4136 Del Rey Avenue**

# **UTILITY TECHNICAL REPORT**

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## **Appendix**

- Exhibit 1- LADWP “Service Advisory Report” (SAR) Results
- Exhibit 2- LADWP “Information of Fire Flow Availability Request” (IFFAR)
- Exhibit 3- City of Los Angeles Wastewater Will Serve Letter
- Exhibit 4 – City of Los Angeles “Sewer Capacity Availability Request” (SCAR) Results
- Exhibit 5- Electricity Will Serve Letter
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- Exhibit 7 – LASAN Sewage Generation Factor Table



## **1. INTRODUCTION**

### **1.1 PROJECT DESCRIPTION**

David Evans and Associates, Inc. was hired by LaTerra Development to conduct a utility technical study for the Project below.

LaTerra Development is proposing a residential development at 4112-4136 Del Rey Avenue (Project) in Los Angeles, California. The Project Site consists of approximately 123,296 square feet or 2.83 acres. It is currently developed with a series of low-rise office buildings. 3 office buildings front Del Rey Avenue and are separated by surface parking from the office buildings to the rear of the lots. The Project is bounded by Del Rey Avenue to the west, multifamily residential to the north, multifamily residential and commercial to the east, and a FedEx ship center to the south.

The Project proposes to construct a 210-unit multifamily apartment building consisting of studio, 1 bedroom, 1 bedroom + den, 2 bedroom, and 3 bedroom units. Approximately 282 proposed parking stalls would be provided via a 5-story parking garage at the interior of the site. The garage would be wrapped by residential units and amenities. A roof deck and pool is proposed on the upper level of the parking. A courtyard is also proposed on ground level fronting Del Rey Avenue.

Vehicular access to the site is provided via an entry drive off of Del Rey Avenue to the north of the site. A fire lane is also proposed off of Del Rey Avenue to the south of the site.

### **1.2 SCOPE OF WORK**

The purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure system. All documentation presented below are general requirements and do not specifically outline the final determination/conditions established for the project. The final determination will be determined as part of the entitlement coordination with the City of Los Angeles.

## **2. REGULATORY FRAMEWORK**

### **2.1 WATER**

The California Urban Water Planning Act (UWPA), as codified in Water Code Section §10610-10656 and §10608, requires California water suppliers to prepare and adopt an Urban Water Management Plan (UWMP) every five years that describes the water supplier's historic and proposed future efforts in managing their water resources. The



California Department of Water Resources oversees and reviews these plans for compliance with the UWPA.

In the City of Los Angeles, the Department of Water and Power (LADWP) manages the water supply for the City and has responsibility for preparing, updating, and implementing the UWMP. LADWP has prepared a 2020 UWMP (adopted in May 2021) covering the period from 2020 to 2045. The UWMP includes “short-term and long-term sustainability targets through the City’s Green New Deal, to form a more reliable and resilient water supply. “ New requirements have been added to the UWPA Act since completion of the prior plan (2015) including the addition of a Water Shortage Contingency Plan and Drought Risk Assessment (SB 606) and requires a narrative in the annual water supply and demand assessment that describes water demand management measures to achieve its urban water use objective by January 2027 (AB 1414).

Los Angeles County Public Works in association with the County Waterworks Districts prepared the recently updated Water Shortage Contingency Plan (July 2021 update). Los Angeles County Waterworks District No. 29 supplies water to the Marina del Rey water system and purchases that water from the West Basin Municipal Water District (West Basin). At the time of this update, West Basin did not anticipate any water shortages and will be able to provide reliable water supplies under both the single and multiple-dry year conditions. West Basin has set a goal to double its water conservation efforts and recycled water production by “...expanding its water use efficiency programs, and introducing oceanwater desalination to its water portfolio.” Any shortfalls will be met by importing water from the Metropolitan Water District of Southern California, which manages its source through their planning processes.

The LADWP and LA Sanitation prepared a comprehensive water plan, called One Water LA 2040 Plan, that takes a holistic approach to water resources and considers surface water, groundwater, potable water, wastewater, recycled water, dry weather runoff, and stormwater, as well as increasing collaboration between various City departments, regional agencies, and stakeholders. The final draft was issued in April 2018 and is an outgrowth from several of the City’s earlier plans including: 2006 Water Integrated Resources Plan, 2015 Urban Water Management Plan, 2015 Stormwater Capture Master Plan, 2015 Enhanced Watershed Management Plan, 2015 LA Basin Stormwater Conservation Study, and 2015 Sustainable City pLAn. The One Water LA plan provides the vision, objectives, and guiding principles for managing water in a more integrated and sustainable manner.

California’s Water Code Section 10910 generally states that any project subject to CEQA shall prepare a water supply assessment and shall include “... a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed



project...” And goes on to state “ The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project...”

City planning staff consider new development proposals in relation to the various state and local water codes and water plan’s goals and objectives through the City’s land use approval and permit process. Los Angeles Municipal Code (LAMC) Section 99.05.303 describes the requirements for indoor water use, water use reduction, water reduction fixture flow rates and standards for plumbing fixtures and fittings. Section 99.05.304 and 99.95.305 describes the requirements for outdoor water use and water reuse systems, respectively, which must be met through their building permit requirements.

## **2.2 WASTEWATER**

The Los Angeles Department of Sanitation and Environment (LA Sanitation) is responsible for wastewater treatment in the City. The department plans and administers the City’s Clean Water Program and Watershed Protection Program, as well as one of the world’s largest wastewater collection and treatment systems. Their system is comprised of three service areas and the LaTerra Marina Del Rey project is located within the Hyperion Wastewater Reclamation Plant’s (HWRP) service area. There are two reclamation plants in this service area (Hyperion and Tillman) and wastewater from the project would discharge to the Hyperion reclamation plant. HWRP is subject to the National Pollutant Discharge Elimination System (NPDES) permit (Order No. R4-2020-0055) issued by the California Regional Water Quality Control Board – Los Angeles Region. This permit sets limitation on the amount of pollutants that the plant can discharge into receiving waters.

LA Sanitation prepared a Sewer System Management Plan (SSMP) in 2019 pursuant to the State Water Resources Control Board’s statewide Waste Discharge Requirements (WDRs). The WDRs require a biennial audit of the SSMP and periodic and five-year updates of the plan. The SSMP includes the HWRP’s service area and LA Sanitation has created a vision called Hyperion 2035. The vision calls for HWRP to recycle 100 percent of wastewater and source 70 percent of the recycled water locally to meet the sustainability goals in LA’s Green New Deal by 2035. As mentioned above, the One Water LA 2040 Plan includes goals and objectives for the entire City sewer system.

LA Sanitation requires that the wastewater from any new development proposal must connect to the City’s existing sewer system and construction and dedication of any new sewer lines must be coordinated with LA Sanitation (LAMC Section 64.17). Once dedicated to the City, future operation and maintenance would be the obligation of the City. LAMC Section 64.12 requires a Sewer and Storm Drain permit for any sewer connection to the City’s sewer system from the Los Angeles Department of Public Works. As part of the entitlement process, Public Works - Bureau of Engineering processes a



Sewer Capacity Availability clearance that is requested by the project proponent (Sewer Capacity Availability Request or SCAR).

## **2.3 ELECTRICITY**

The Los Angeles Department of Water and Power is the nation's largest municipal utility with an electrical capacity of 8,019 megawatts. The department is currently working on a 2022 Strategic Long-Term Resource Plan that provides a roadmap for reliable and sustainable electricity service over a 25-year planning horizon. This plan encompasses the work done in the LA100 Study published in March 2021 that assessed what measures the City could take to achieve a 100 percent renewable clean energy future. The study was a cooperative effort of the U.S. Department of Energy, National Renewable Energy Laboratory, and the City and the results indicated that the 100 percent goal was achievable by 2045.

Applicable electrical regulations are found in the California Building Code, California Fire Code, California Electrical Code, and City of Los Angeles Electrical Code (LAMC Article 3). Many of the state electrical codes have been adopted either in full or part into the LAMC. LAMC Section 93.0201 requires an electrical permit for any installation, alteration, reconstruction, or repair of an electrical line. City staff review the electrical requirements of a proposed development as part of the electrical permit review.

## **2.4 NATURAL GAS**

The City Council has recently (May 27, 2022) directed city officials by motion to develop an ordinance or regulation that would require all new residential or commercial buildings to be built to achieve zero-carbon emissions. While the motion does not prohibit natural gas hookups or require all electric construction at this point, it could in the future - with a change in the code - curb natural gas use in new buildings. Under LA's Green New Deal, the city is seeking to achieve net-zero carbon emissions from new buildings by 2030 and all buildings by 2050. Any proposed use of natural gas to supply the LaTerra Marina del Rey project would have to seek approval to use natural gas during the permit process, which could be denied.

## **3. EXISTING CONDITIONS**

The site is currently developed with low-rise one-story loft-type commercial structures. Three of these structures are fronting Del Rey Avenue. The middle of the site is developed with surface parking, while the rear of the site is also improved with three low-rise commercial structures. The buildings range from approximately 9,900 SF to



approximately 12,300 SF. Vehicular access to the site is available at two driveways along Del Rey Avenue. Vehicles can also access surface parking spaces fronting the Project directly from Del Rey Avenue. The Project site is relatively flat with a general slope from north to south. There are some hedges and shrubs, but the Project is mostly without maintained landscaping. The Del Rey Avenue frontage is currently improved with a sidewalk and no street trees or parkway. Overground utility poles are in the sidewalk adjacent to the Project.

### **3.1 WATER**

#### *3.1.1 Domestic*

Domestic water service to the Project is provided by LADWP. According to water service maps obtained from LADWP, there is an 8" water main located 18 feet east of Del Rey Avenue's western right-of-way line. This water main supplies an existing hydrant across the street from the Site in the right-of-way of Del Rey Avenue.

It is likely that small water service connections are servicing the Site. The existing internal fire suppression system that is in place for these buildings is unknown. There are existing fire hydrants located across the street from with site and within the public right-of-way that provide fire suppression services to these buildings, see Section 3.1.2 for more information.

#### *3.1.2 Fire*

There are three (3) existing public hydrant locations surrounding the Site. All three are on the western side of Del Rey Avenue across from the Site. One is directly across, one is slightly north, and one is slightly south. Additional hydrants are on Lincoln Boulevard and Glencoe Avenue.

### **3.2 WASTEWATER**

Sanitary sewer service to the Site from the surrounding streets is provided by the City's Bureau of Sanitation (BOS). According to the City's sewer wye maps, there are existing sewer facilities along the adjacent streets surrounding the site. There is an existing 10-inch vitrified clay pipe (VCP) within Del Rey Avenue which flows northerly. The City's sewer wye maps indicate that there are eight (8) sewer wyes on Del Rey Avenue fronting the Site.

### **3.3 ELECTRICITY**





LADWP is responsible for providing power supply to the City while complying with County, State, and Federal regulations. LADWP's Power system is the nation's largest municipal electric utility, and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 8,019 megawatts (MW) of generation capacity from a diverse mix of energy sources including renewable energy, natural gas, nuclear, large hydro, coal and other sources. The distribution network includes approximately 6,800 miles of overhead distribution lines and 3,597 miles of underground distribution cables.

Based on available substructure maps, there are overground power lines within the Del Rey Avenue right-of-way. The power lines are owned and maintained by LADWP. According to LADWP, there is existing electricity infrastructure within the Project vicinity to serve the Site. See Exhibit 5.

### **3.4 NATURAL GAS**

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas' natural gas system is the nation's largest natural gas distribution utility and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.

Based on available substructure maps, there are several SoCalGas mains located within the project vicinity. There is an 8.6" gas main in Del Rey Avenue, as well as an abandoned 3" gas main.

## **4. SIGNIFICANCE THRESHOLDS**

The City of Los Angeles' LA CEQA Thresholds Guide (2006) identifies the significance thresholds for the various elements of the environment to be considered in preparing CEQA documentation. The guidebook presents questions and factors that are used to determine if a project would have significant direct, indirect, or cumulative impacts. The



relevant threshold questions for the LaTerra Marina del Rey project are described below for water, wastewater, and energy.

#### **4.1 WATER**

Questions to consider:

- Would the project result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
- Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Determination of the significance threshold is based on consideration of the following factors on a case by case basis:

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

#### **4.2 WASTEWATER**

Questions to consider:

- Would the project result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
- Would the project 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?

A project would 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.



### **4.3 ENERGY**

Questions to consider:

- Would the project conflict with adopted energy conservation plans?
- Would the project use non-renewable resources in a wasteful and inefficient manner?
- Would the proposal result in a need for new systems, or substantial alterations to power or natural gas?

Determination of the significance threshold is based on consideration of the following factors on a case by case basis:

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

## **5. METHODOLOGY**

The methodology for determining the significance of a project is outlined in the LA CEQA Threshold Guide and is used here. First, review the environmental setting or baseline conditions of the element of the environment to be assessed, for example water, wastewater, and energy. Then analyze the changes and impacts (direct, indirect, and cumulative) to the environmental setting resulting from the project considering the questions and factors described above in the previous section, as well as both short-term (construction) and ongoing (operation) impacts. (Note: cumulative impacts consider the impacts from related projects – past, present, and reasonably foreseeable future projects.) Finally, develop potential mitigation measures for the identified impacts. During this process, it is important to consult with the various agencies serving the project site, for example LAPWD and SoCal-Gas. This methodology is used for the water, wastewater, and energy sections of this report.

### **5.1 WATER**

Environmental Setting

- Describe major water infrastructure serving the project site, including the type of facilities, location and sizes, and any planned improvements.
- Describe the water conditions for the project area and known improvement plans.
- The existing population, housing, and employment for the Community Plan area in which the project site is located.

Project Impacts



- Determine what improvement would be needed, if any, to adequately serve the project. These may include water mains, storage tanks, reservoirs, filtration plants, pumps, wells and other connection or distribution facilities.
- Determine the degree to which presently scheduled off-site improvement may offset the project's impact on water capacity and facilities.
- Consider the water conditions for the project area and the project's water demand, which includes potable water, water for fire flow, and any use of recycled water, such as for irrigation.
- Describe any water conservation measures included in the proposed project, particularly those that are beyond requirements of present regulations and their impact on water use factored into the project demand, to the extent possible. These would include such measures as water reuse, drip irrigation systems, and/or computerized (moisture-sensitive) irrigation systems.

## **5.2 WASTEWATER**

### Environmental Setting

- Describe the location of the proposed development and appropriate point of connection to the wastewater collection system on the pertinent Sewer Wye Map.
- Describe the existing wastewater system which would serve the project, including its capacity and current flows. Include plans for additions or expansions of the existing system, and the population projected for the planning subregion.
- Summarize adopted wastewater-related plans and policies that are relevant to the project area.

### Project Impacts

- Evaluate the project's wastewater demand (anticipated average daily wastewater flow), considering the design or operation features that would reduce or offset service impacts. If applicable, compare the maximum average daily flows anticipated to the maximum flows that could be produced under the existing land use designation and zoning.
- Compare the project's wastewater system needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan (i.e., Los Angeles Sewer System Management Plan) or General Plan.

## **5.3 ENERGY**

### Environmental Setting

- Describe the electrical and natural gas supply and distribution infrastructure serving the project site, including plans for new transmission facilities or expansion of existing facilities.
- Summarize adopted energy conservation plans and policies relevant to the project.



## Project Impacts

- Evaluate the new energy supply and distribution systems which the project would require.
- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.
- If project demand would require new infrastructure, determine whether the infrastructure was anticipated by adopted plans, such as applicable utility plans, specific plans, the General Plan and its elements, or the Community Plan.
- If the new energy supply or distribution system was anticipated at a later time by adopted plans, consider the impact of accelerating additions or alterations.

## 6. PROJECT IMPACTS

### 6.1 CONSTRUCTION

#### 6.1.1 WATER

Water demand for construction of the Project would be required but not limited to dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of a construction project of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Considering temporary construction water use will be less than the existing water consumption at the Project Site, it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

The Project will also require construction of new, on-site water distribution lines to serve new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connection to the public main if required. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service.

#### 6.1.2 WASTEWATER

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to



cause a measurable 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 buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for 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, if required. No upgrades to the public main are anticipated. A Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e. months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

### *6.1.3 ENERGY*

Electrical power would be consumed to construct the new buildings and project facilities. Typical uses include but not limited to temporary power for lighting, equipment operation, and construction trailers. The demand would be supplied from existing electrical services within the Project Site and would not affect other services. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Construction equipment and trailers typically do not use natural gas; therefore, no natural gas usage is expected to occur during construction.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable requirements and regulations, which are expected to and would ensure that there is no impact to the systems or adjacent properties. To reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel.

## **6.2 OPERATION**



### *6.2.1 WATER*

When analyzing the Project for infrastructure capacity, the Projected demands for both fire suppression and domestic water are considered. Although domestic water demand is 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, conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. Refer to Exhibit 1 and Exhibit 2 for the results of the SAR and IFFAR, respectively, which together demonstrate that adequate water infrastructure capacity exists (per Donald F. Dickerson Associates, wet utilities are proposed as follows: 600 gpm with a 6" domestic water meter and 500 gpm with a 6" fire service).

### *6.2.2 WASTEWATER*

In accordance with the Los Angeles CEQA Thresholds Guide, the base estimated sewer flows were based on the Bureau of Sanitation (BOS) sewerage generation factors for commercial, office, and residential categories.

A Sewer Capacity Availability Request (SCAR) was submitted to the Bureau of Engineering on July 5<sup>th</sup>, 2022. It was reviewed by the BOS on July 26<sup>th</sup>, 2022. Please see Exhibit 4 the full results. The SCAR found that the 10 inch sewer in Del Rey Ave (between manholes 56005014 and 56005004) could handle 100 percent of the sewage flow generated by the Project at an estimated 26,540 gallons per day. The Project was approved for the maximum allowable capacity of 18.43 gallons per minute. Therefore, adequate wastewater capacity exists to serve the Project.

### *6.2.3 ENERGY*

#### *6.2.3.1 ELECTRICITY*

The Project may increase the demand for electricity resources. Based on information provided by Donald F. Dickerson Associates, electrical is 5,000 amps at 480/277. This uses the new code with 40 percent electrical vehicles and assumes electric pool and domestic water heating.

A will serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 5), electrical service is available and can serve the Project.



### 6.2.3.2 NATURAL GAS

The Project would be all electric with no natural gas consumption for operations. Pool and domestic water heating will be done by solar with heat pump back up.

A will serve letter was sent to SoCal Gas to determine if there is sufficient capacity to serve the Project. Based on the response from SoCal Gas (see Exhibit 6), natural gas service is available and can serve the Project if needed, but the project is planning on being all electric.

## 7. CUMULATIVE IMPACTS

### 7.1 WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and Projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of Senate Bill 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "Project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of Senate Bill 610 tend to be larger projects that may or may not have been included within the growth Projections of the 2015 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed. As stated above, the Project and related projects would be required to meet the Green Building Code, which requires all projects to reduce the overall potable water use by 20 percent. The baseline used for the 20 percent reduction is the maximum allowable water use per the Plumbing Code.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.





## **7.2 WASTEWATER**

The proposed Project will result in the additional generation of sewer flow. However, as discussed above the Bureau of Sanitation will conduct an analysis of existing and planned capacity and will determine that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a Sewer Capacity Availability Request to the BOS as part of the related project's development review. Impact determination will be provided following the completion of the SCAR analysis. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and the Bureau of Sanitation to construct the necessary improvements.

Wastewater generated by the proposed 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 the BOS, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (MGD) and the existing average daily flow for the system is approximately 260 MGD (million gallons per day). The estimated wastewater of the Project is 26,540 GPD, which is less than the available capacity in the system and a small percentage of the allotted annual wastewater flow increase for the Hyperion Treatment Plant. It is expected that the related projects would also be required to adhere to the BOS's annual wastewater flow increase allotment.

Based on these forecasts the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the BOS's analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the proposed Project. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities.

## **7.3 ENERGY**

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCal Gas' service area. Similarly, transportation energy use is the City of Los Angeles. Growth within these collective areas is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation, and cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. During the 2026-2027 fiscal year (the



Project buildout year) energy use will be 23,807 gigawatt-hours (GWh)<sup>1</sup>. Based on the Project's estimated net new electrical consumption of 1.87 GWh/year, and 14,622 kWh of temporary power which will be utilized during construction, the Project would account for approximately .008% of LADWP's projected sales for the Project's build-out year.

Although future development would result in the irreversible use of renewable and non-renewable electricity resources during Project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable, and thus would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2015 Power Integrated Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Integrated Resource Plan incorporates the estimated electricity requirement for the Project. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable, and thus would be less than significant.

Natural gas would not be supplied to support Project construction activities; thus, there would be no expected demand generated by construction of the Project. Based on the 2018 California Gas Report, the California Energy Commission estimates natural gas consumption within SoCal Gas' planning area will be approximately 3,775 million cubic feet/day in 2022. The Project would be all-electric. As such the Project would result in a net decrease of approximately 399,285 cubic feet (cf) of natural gas per year relative to

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<sup>1</sup> LADWP, 2017 Power Integrated Resource Plan, Appendix A, Table A-1.



the existing site natural gas usage from the existing creative office and warehouse uses, which would be removed as part of the Project. As such, cumulative impacts with respect to natural gas infrastructure would be less than significant.

**8. LEVEL OF SIGNIFICANCE**

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



## Exhibit 1 - LADWP “Service Advisory Report” (SAR) Results



## Exhibit 2- LADWP “Information of Fire Flow Availability Request” (IFFAR)

SAR - For County   inch Fire Service

Service Number: F41230

From: Water Services

To: Water Distribution Systems Design Section

Receipt Number: W20220808024

Information is needed for Water Services as indicated below:

County \_\_\_\_\_ Size \_\_\_\_\_ Type \_\_\_\_\_

Address: 4112 DEL REY AVE LOS ANGELES, CA 90292

Name(Organization or Firm): DAVID EVANS & ASSOCIATES

Mailing Address: 201 S FIGUEROA ST STE 240 LOS ANGELES, CA 90012

SAR Applicant: ALEX MOORE Phone: (213) 337-3948 FAX:  

The 8 -inch main is located Approximately 37 -feet from the property line.

The Requested Location is Approximately W OF DEL REY AVE & 869' NN ALLEY S/O BCH

On the West side of DEL REY AVE

Notified by: Mail/FAX  Phone  Plan Check  LAFD

Remarks: please e-mail: AOM@DEAINC.COM

Engineering Report

PRESSURE IN STREET MAIN				
<input type="checkbox"/> Dom. Ser.	Enter Service Zone Below			Street _____
<input type="checkbox"/> Fire Ser.	205			Water Main Charge _____
<input type="checkbox"/> F.M. Ser.				ASC District _____
Hydraulic Grade	Grade Elevation	Pressure ,		Charges per Acre _____
Max. <u>220'</u>	Lowest <u>20'</u>	Max. <u>86 psi</u>		Area(acreage) _____
Min. <u>182'</u>	Highest <u>20'</u>	Min. <u>70-psi</u>		Chargeable Size _____
Dom. Only		Dom. Only		Steel or Other _____
				Plotted/Checked by _____

This section has reviewed the applicant's request for a \_\_\_\_\_ County at the location noted above. Attached is a Fire Service "Pressure Report" showing the existing system's capability to serve at this location.

The existing system is not capable of providing the service capacity.

If a larger (demand) is required, a cost estimate for main replacement(s) will be prepared upon written request by the applicant.

Domestic service to this parcel is available from the existing main in \_\_\_\_\_

Other remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**REVIEWED**  
By Mark Patterson at 1:36 pm, Aug 19, 2022

**REVIEWED**  
By Mark Patterson at 1:36 pm, Aug 19, 2022

**REVIEWED**  
By Mark Patterson at 1:36 pm, Aug 19, 2022

Coord. No. 106-153

Prepared by

Checked by

Approved by

Pipe Map No.

SAR - For County                      inch Fire Service

Service Number: F38311

From: Water Services

To: Water Distribution Systems Design Section

Receipt Number: W20220808024

Information is needed for Water Services as indicated below:

County                      Size                      Type                     

Address: 4112 DEL REY AVE LOS ANGELES, CA 90292

Name(Organization or Firm): DAVID EVANS & ASSOCIATES

Mailing Address: 201 S FIGUEROA ST STE 240 LOS ANGELES, CA 90012

SAR Applicant: ALEX MOORE Phone: (213) 337-3948 FAX:                     

The 8 -inch main is located Approximately 37 -feet from the property line.

The Requested Location is Approximately W OF DEL REY AVE & 622' SS BEACH AVE

On the West side of DEL REY AVE

Notified by:                      Mail/FAX  Phone  Plan Check  LAFD

Remarks: please e-mail: AOM@DEAINC.COM

Engineering Report

PRESSURE IN STREET MAIN			Street	
<input type="checkbox"/> Dom. Ser.	Enter Service Zone Below		Water Main Charge	<u>                    </u>
<input type="checkbox"/> Fire Ser.	<u>205'</u>		ASC District	<u>                    </u>
<input type="checkbox"/> F.M. Ser.			Charges per Acre	<u>                    </u>
Hydraulic Grade	Grade Elevation	Pressure	Area(acreage)	<u>                    </u>
Max. <u>220'</u>	Lowest <u>20'</u>	Max. <u>86 psi</u>	Chargeable Size	<u>                    </u>
Min. <u>182'</u>	Highest <u>20'</u>	Min. <u>70 psi</u>	Steel or Other	<u>                    </u>
Dom. Only		Dom. Only	Plotted/Checked by	<u>                    </u>

This section has reviewed the applicant's request for a                      County at the location noted above. Attached is a Fire Service "Pressure Report" showing the existing system's capability to serve at this location.

The existing system is not capable of providing the service capacity.

If a larger (demand) is required, a cost estimate for main replacement(s) will be prepared upon written request by the applicant.

Domestic service to this parcel is available from the existing main in                     

Other remarks:                       
                      
                    

**REVIEWED**  
By Mark Patterson at 1:38 pm, Aug 19, 2022

**REVIEWED**  
By Mark Patterson at 1:38 pm, Aug 19, 2022

**REVIEWED**  
By Mark Patterson at 1:38 pm, Aug 19, 2022

Coord. No. 108-150

Prepared by

Checked by

Approved by

Pipe Map No.

SAR - For County            inch Fire Service

Service Number: F37624

From: Water Services

To: Water Distribution Systems Design Section

Receipt Number: W20220808024

Date SAR Prepared-

Date SAR Initiated-

Date SAR Released-

August 8, 2022

Requested by:

Information is needed for Water Services as indicated below:

County            Size            Type           

Address: 4112 DEL REY AVE LOS ANGELES, CA 90292

Name(Organization or Firm): DAVID EVANS & ASSOCIATES

Mailing Address: 201 S FIGUEROA ST STE 240 LOS ANGELES, CA 90012

SAR Applicant: ALEX MOORE Phone: (213) 337-3948 FAX:           

The 8 -inch main is located Approximately 37 -feet from the property line.

The Requested Location is Approximately W OF DEL REY AVE & 626' NN MAXELLA AVE

On the West side of DEL REY AVE

Notified by:            Mail/FAX  Phone  Plan Check  LAFD

Remarks: please e-mail: AOM@DEAINC.COM

Engineering Report

PRESSURE IN STREET MAIN			Street	
<input type="checkbox"/> Dom. Ser.	Enter Service Zone Below		Water Main Charge	<u>          </u>
<input type="checkbox"/> Fire Ser.	<u>205'</u>		ASC District	<u>          </u>
<input type="checkbox"/> F.M. Ser.			Charges per Acre	<u>          </u>
Hydraulic Grade	Grade Elevation	Pressure ,	Area(acreage)	<u>          </u>
Max. <u>220'</u>	Lowest <u>19'</u>	Max. <u>86 psi</u>	Chargeable Size	<u>          </u>
Min. <u>182'</u>	Highest <u>19'</u>	Min. <u>71 psi</u>	Steel or Other	<u>          </u>
Dom. Only		Dom. Only	Plotted/Checked by	<u>          </u>

This section has reviewed the applicant's request for a            County at the location noted above. Attached is a Fire Service "Pressure Report" showing the existing system's capability to serve at this location.

The existing system is not capable of providing the service capacity.

If a larger (demand) is required, a cost estimate for main replacement(s) will be prepared upon written request by the applicant.

Domestic service to this parcel is available from the existing main in           

Other remarks:             
            
          

**REVIEWED**  
By Mark Patterson at 1:40 pm, Aug 19, 2022

**REVIEWED**  
By Mark Patterson at 1:40 pm, Aug 19, 2022

**REVIEWED**  
By Mark Patterson at 1:40 pm, Aug 19, 2022

Coord. No. 106-153

Prepared by            Checked by            Approved by            Pipe Map No.





COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION

FORM 196  
Rev. 09/20

Fire Prevention Engineering  
5823 Rickenbacker Road  
Los Angeles, CA 90040  
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than One and Two Family Dwellings (R-3), Townhomes,  
and Accessory Dwelling Unit's

**INSTRUCTIONS:**

Complete parts I & II:

Verifying fire flow, fire hydrant location and fire hydrant size.

KATHRINE CRUZ

JUL 12 2022

**PROJECT INFORMATION**  
(To be completed by applicant)

KATHRINE CRUZ

**PART I**

AUG 04 2022

Building Address: 4112 ~~4106~~ Del Rey Avenue

City or Area: Los Angeles, CA 90292 APN: 4230-005-005;-047;-048

Nearest Cross Street: Maxella Avenue (900' to south)

Distance of Nearest Cross Street to Property Line: 900'

Applicant: Alex Moore Telephone: ( ) 213-337-3948

Address: 201 S. Figueroa Street, Suite 240

City: Los Angeles, CA 90012

Occupancy (Use of Building): Residential Fire Sprinklered: Yes  No

Type of Construction: \_\_\_\_\_

Square Footage: 260,463sq' Number of Stories: 6

Applicant's Signature

8.2.22  
Date

**PART II**

**INFORMATION ON FIRE FLOW AVAILABILITY  
(Part II to be completed by Water Purveyor)**

Location of hydrant West side of Del Rey Ave, 869' north of north Maxella Ave

Hydrant Number 41230

Distance from Nearest Property Line 12' Size of Hydrant 2 1/2" x 4" DFH Size of Water main 8"

Static PSI 86 max Residual PSI 70 psi Orifice size 4" Pitot NA

Fire Flow at 20 PSI 1050 gpm Duration Continuous  Flow Test Date / Time 8/19/2022  
 Hydraulic model

Location of hydrant West side of Del Rey Ave, 622' south of south Beach Ave

Hydrant Number 38311

Distance from Nearest Property Line 12' Size of Hydrant 2 1/2" x 4" DFH Size of Water main 8"

Static PSI 86 max Residual PSI 70 psi Orifice size 4" Pitot NA

Fire Flow at 20 PSI 1050 gpm Duration Continuous  Flow Test Date / Time 8/19/2022  
 Hydraulic model

(Check box if Simultaneous/ Dual flow test was performed) Combined flow at 20 psi \_\_\_\_\_

Location of hydrant West side of Del Rey Ave, 626' north of north Maxella Ave

Hydrant Number 37624

Distance from Nearest Property Line 12' Size of Hydrant 2 1/2" x 4" DFH Size of Water main 8"

Static PSI 86 max Residual PSI 71 psi Orifice size 4" Pitot NA

Fire Flow at 20 PSI 1050 gpm Duration Continuous  Flow Test Date / Time 8/19/2022  
 Hydraulic model

(Check box if Simultaneous/ Triple flow test was performed) Combined flow at 20 psi 3150 gpm

**LADWP - Water System**

Water Purveyor \_\_\_\_\_

Signature *Mark Patterson*

213-367-1225

Civil Engineering Associate II

Phone Number \_\_\_\_\_ Date 8/19/2022

Title \_\_\_\_\_

**This Information is Considered Valid for Twenty Four Months**

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.



Department Of Water & Power  
City Of Los Angeles

### Cash Memorandum Receipt

Receipt No. W20220808024

#### Water Revenue Fund

Office Issued By: .WD 1425-RB Date: 8/8/2022  
 Office Issued To: Water New Business Assigned To: RB  
 Amount: FIVE HUNDRED FORTY-TWO DOLLARS And 00/100 CENTS  
 Received Of: DAVID EVANS AND ASSOCIATES, INC. Telephone No.: (213) 337-3689  
 Collection Address: 2100 S RIVER PARKWAY PORTLAND, OR 97201  
 Comments: SAR

Fee Type	Size/other	Rate	Rate Per	Units	Amount	ID No. / Location / Map
Service Install-Service Advisory Req.	8" Fire w/ Dom	\$271.00	SAR	x 1.00 =	\$271.00	640007 / 4112 Del Rey Ave / 106-153
Hydrant Work-County/LAUSD/State Flow Rept.	2 1/2" X 4" DBL	\$271.00	SAR	x 1.00 =	\$271.00	

Payment Method: Check Payment Ref. No.: 522718 \$542.00

Department Of Water & Power

Received By Cashier: \_\_\_\_\_ On: / / By: \_\_\_\_\_ Printed On: 8/8/2022

Internal Comments:

*Processing and installation time for services 3-inches and smaller takes approximately 100 days, and approximately 140 days for services 4 inches and larger, from the time full payment and all required information is received. This time could vary based on the Los Angeles Department of Public Works, Bureau of Engineering permitting conditions and requirements and the availability of the DWP construction crews.*



To check the status of your job, go to <https://mywaterservice.waterapps.ladwp.com/>  
(Water Services ONLY)



## Exhibit 3- City of Los Angeles Wastewater Will Serve Letter

**BOARD OF PUBLIC WORKS  
MEMBERS**

**AURA GARCIA**  
PRESIDENT

**M. TERESA VILLEGAS**  
VICE PRESIDENT

**DR. MICHAEL R. DAVIS**  
PRESIDENT PRO TEMPORE

**VAHID KHORSAND**  
COMMISSIONER

**SUSANA REYES**  
COMMISSIONER

**DR. FERNANDO CAMPOS**  
EXECUTIVE OFFICER

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI**  
MAYOR

**DEPARTMENT OF  
PUBLIC WORKS**

**BUREAU OF  
ENGINEERING**

**TED ALLEN, PE**  
CITY ENGINEER

1149 S BROADWAY, SUITE 700  
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

07/28/2022

**DAVID EVANS AND ASSOCIATES, INC.  
201 S. FIGUEROA STREET, SUITE 240  
LOS ANGELES, CA, 90292**

Dear David Evans and Associates, Inc.,

**SEWER AVAILABILITY: 4112-4136 S DEL REY AVE**

The Bureau of Sanitation has reviewed your request of 07/05/2022 for sewer availability at **4112-4136 S DEL REY AVE**. Based on their analysis, it has been determined on 07/28/2022 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

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

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

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

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

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

Sincerely,

Anthony Mainez

West LA District, Bureau of Engineering

City of Los Angeles  
Bureau of Engineering

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

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

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

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

**Questions and Answers:**

**1. When is the SCARF applied, or charged?**

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

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

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

**3. Where does the SCARF get paid?**

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



## Exhibit 4 – City of Los Angeles “Sewer Capacity Availability Request” (SCAR) Results



## 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:	<b>4112-4136 S DEL REY AVE</b>	Sanitation Scar ID:	<b>69-6157-0722</b>
Date Submitted:	<b>07/05/2022</b>	Request Will Serve Letter?	<b>No</b>
BOE District:	<b>West LA District</b>		
Applicant:	<b>David Evans and Associates, Inc.</b>		
Address:	<b>201 S. Figueroa Street, Suite 240</b>	City :	<b>Los Angeles</b>
State:	<b>CA</b>	Zip:	<b>90292</b>
Phone:	<b>213-337-3948</b>	Fax:	
Email:	<b>amoore@deainc.com</b>	BPA No.	
S-Map:	<b>560</b>	Wye Map:	<b>7190-2 7190-1</b>

### SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	DEL REY AVE	56005014	56005004	10	100.00	

### Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	32	2,400
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	80	8,800
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	82	12,300
4	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	16	3,040

**Proposed Total Flow (gpd): 26,540**

Remarks **1): Approved for the maximum allowable capacity of 26,540 GPD (18.43 gpm).**

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

Date Processed: **07/28/2022** Expires On: **01/24/2023**

Processed by: <b>Albert Lew</b> Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: <b>Approved</b> Reviewed by: <b>Sunbula Azieh</b> on <b>07/26/2022</b>	Submitted by: <b>Anthony Mainez</b> Bureau of Engineering West LA District Phone:
---	--

Fees Collected **Yes** SCAR FEE (W:37 / QC:704) **\$1,430.00**

Scar Request Number: 4728

Date Collected

07/05/2022

SCAR Status:

**Completed**

### **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 5- Electricity Will Serve Letter

July 22, 2022

Taylor Miller  
David Evans and Associates, Inc.  
201 South Figueroa Street, Suite 240  
Los Angeles, CA 90012

Dear Taylor Miller:

Subject: Will Serve  
4112-4136 Del Rey Ave - 34.5kV - 210 Unit Multi-Family Apartment Building

This is in response to your letter dated on July 7, 2022 regarding electric service for the proposed project at the above address.

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

If you have any questions regarding this matter, please call Mr. Adrian Cruz, at (213) 367-6018.

Sincerely,

*MARCO MALDONADO/DR*

Marco Maldonado  
District Engineer, Metro West Service Planning

c: Adrian Cruz



## Exhibit 6- Natural Gas Will Serve Letter



701 N. Bullis Rd.  
Compton, CA 90224-9099

July 26, 2022

David Evans and Associates, Inc.  
201 S. Figueroa St, Suite 240  
Los Angeles, CA 90012  
Attn: Taylor Anne Miller

**Subject: Will Serve - 4112-4136 Del Rey Ave. Los Angeles, CA 90292**

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

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

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

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

Sincerely,

Jason Sum

Planning Associate

SoCalGas - Compton HQ



## Exhibit 7 – LASAN Sewage Generation Factor Table



**SEWERAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

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

**SEWERAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

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

**SEWERAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

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

**SEWERAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

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

**SEWERAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

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

**SEWERAGE FACILITIES CHARGE GUIDE  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

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

EFFECTIVE DATE: April 6, 2012

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

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RESIDENTIAL AND COMMERCIAL CATEGORIES**

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

**SEWERAGE FACILITIES CHARGE GUIDE  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

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



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RESIDENTIAL AND COMMERCIAL CATEGORIES**

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EFFECTIVE DATE: April 6, 2012

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

**SEWERAGE FACILITIES CHARGE GUIDE  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

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

EFFECTIVE DATE: April 6, 2012

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