

## **Appendix IS-7**

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Utility Infrastructure Technical Report:  
Wastewater



**OUR LADY OF MT. LEBANON PROJECT  
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WASTEWATER  
JULY 24, 2019**

**PREPARED BY:**

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## **1. INTRODUCTION**

### **1.1. PROJECT DESCRIPTION**

The Project includes the development of new multi-family residential uses and rehabilitation and limited alteration of the existing Our Lady of Mt. Lebanon–St. Peter Maronite Catholic Cathedral. The Project Site is located at 331-333 S. San Vicente Boulevard and 8531-8555 W. Burton Way within the Wilshire Community Plan area of the City of Los Angeles (City). The Project includes (1) the development of a 19-story, multi-family residential building with 153 apartment units (including 17 Very Low Income units) and a maximum height of 225 feet, (2) the deconstruction, reassembly, rehabilitation and limited alteration of the existing cathedral of Our Lady of Mt. Lebanon–St. Peter Maronite Catholic Cathedral, with a resulting floor area of approximately 7,790 square feet, and (3) the removal of three existing ancillary church buildings, including the parish rectory, a building with offices and meeting rooms and a social hall, with an aggregate floor area of 12,370 square feet, and their replacement with a new three-story building with approximately 23,649 square feet of ancillary church uses, including offices, meeting rooms and a multi-purpose room.

The Project also includes 16,800 square feet of open space, including approximately 9,200 square feet of common open space and 7,600 square feet of private open space, in accordance with the requirements of the Los Angeles Municipal Code. The Project includes a total of 397 vehicle parking spaces, including 252 residential parking spaces and 145 church parking spaces, within a five-level subterranean parking structure.

To accommodate excavation and construction activities for the subterranean parking structure, the existing cathedral (other than the front façade, which would remain on the Project Site) would be deconstructed and temporarily relocated offsite. Upon completion of the subterranean parking structure and the partial construction of the new residential and church buildings, the cathedral would be reassembled and rehabilitated in its approximate original location.

Overall, the Project would result in a net increase of approximately 160,862 square feet of floor area on the Project Site. Upon completion of the Project, the total floor area of the buildings on the Project Site would be approximately 180,080 square feet, with a floor area ratio (FAR) of 4.99:1.

### **1.2. SCOPE OF WORK**

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project to the City's wastewater infrastructure systems.

## **2. REGULATORY FRAMEWORK**

### **2.1. WASTEWATER**

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,700 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.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In February 2017, 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>1</sup>.

Sewer permit allocation for projects that discharge into the Hyperion Water Reclamation 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 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 as a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the 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.

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<sup>1</sup> City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2017.

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 Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.<sup>2</sup>

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.<sup>3</sup> The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. 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 CONDITION

The Project Site is currently occupied by an existing cathedral, church uses and paved surface parking lots.

The following sewer mains are located within the vicinity of the Project Site (see Exhibit 1):

- **Holt Avenue:** There is a 27-inch vitrified clay pipe (VCP) sewer line in Holt Avenue between West 3<sup>rd</sup> Street and Burton Way that flows southwards. The sewer is owned and maintained by Los Angeles County.
- **Alley:** There is a 15-inch vitrified clay pipe (VCP) sewer line in the Alley between Holt Avenue and South San Vicente Boulevard that flows eastwards.
- **South San Vicente Boulevard:** There is a 15-inch vitrified clay pipe (VCP) sewer line in South San Vicente Boulevard between the Alley and Burton way that flows southwards.

The following capacity information is provided on the City's NavigateLA website:

- **Holt Avenue:** The capacity of the 27-inch VCP sewer line is:
  - 11.857 cfs or 7,661,880 gpd entering the system between manholes ID numbers 49210091 and 49210158.

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<sup>2</sup> <http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf>.

<sup>3</sup> City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

- **Alley:** The capacity of the 15-inch VCP sewer line is:
  - 1.385 cfs or 894,973 gpd entering the system between manholes ID numbers 49210117 and 49210118.
- **South San Vicente Boulevard:** The capacity of the 15-inch VCP sewer line is:
  - 4.567 cfs or 2,951,151 gpd entering the system between manholes ID numbers 49210098 and 49210154.

The wastewater generation estimate has been prepared based on 100% of City of Los Angeles sewerage generation factors and is summarized in Table 1 below.

Table 1 – Estimated Existing Wastewater Generation			
Land Use	Units	Generation Rate (a)	Total Sewage Generation (gpd)
<b>Existing</b>			
Church	288 seats	3gpd/seat	864
Parish Rectory (Residential: 3 BD.)	1 unit	230gpd/unit	230
Social Hall Building (Banquet Room/Ballroom)	5,426 sf	350 /1000 gpd/sf	1,899
Office (Conference Rooms)	4,424 sf	120 /1000 gpd/sf	531
<b>Subtotal Existing</b>			<b>3,524</b>
<i>(a) This analysis is based on sewage generation rates provided LASAN (2012)</i>			

#### 4. SIGNIFICANCE THRESHOLDS

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

### *Environmental Setting*

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

### *Project Impacts*

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;
- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

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

Pursuant to LAMC Section 64.15 BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the

Project Site. BOS's approach consisted of the study 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 preliminary analysis. Refer to Exhibit 2 for the SCAR prepared for the Project, which contains the results of the BOS preliminary analysis.

## **6. PROJECT IMPACTS**

### **6.1. CONSTRUCTION**

Construction activities for the Project would result in a temporary decrease in wastewater generation as a result of the temporary cessation of the church use at the Project Site. Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, such use would be temporary and nominal when compared with the wastewater generated by the Project. In addition, 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 building, and potential upgrade and/or relocation of existing infrastructure. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required in order to connect to the public main. 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 once the construction is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

### **6.2. OPERATION**

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the Project will generate approximately 39,648 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for commercial categories, and are summarized in Table 2 below.

<b>Table 2 – Estimated Proposed Wastewater Generation</b>			
<b>Land Use</b>	<b>Units</b>	<b>Generation Rate (a)</b>	<b>Total Wastewater Generation (gpd)</b>
<b>Existing</b>			
Church	288 seats	3 gpd/seat	864
Parish Rectory (Residential: 3 Bdrms.)	1 unit	230gpd/unit	230
Social Hall (Banquet Room/Ballroom)	5,426 sf	3501000 gpd/sf	1,899
Office (Conference Rooms)	4,424 sf	1201000 gpd/sf	531
<b>Subtotal Existing</b>			<b>3,524</b>
<b>Proposed</b>			
Residential: Apt – Studio	13 du	75 gpd/du	975
Residential: Apt – 1 BD	80 du	110 gpd/du	8,800
Residential: Apt – 2 BD	60 du	150 gpd/du	9,000
Banquet Room/Ballroom <sup>(b)</sup>	7,285 sf	3501000 gpd/sf	2,550
Lobby <sup>(c)</sup>	1,110 sf	501,000 gpd/sf	56
Restaurant: Take Out <sup>(d)</sup>	1,790 sf	3001,000 gpd/sf	537
Office Building <sup>(e)</sup>	210 sfS	1201,000 gpd/sf	25
Swimming Pool	–	13,296 gal	13,296
Swimming Pool <sup>(f)</sup>	–	2,094 gal	2,094
Health Club / Spa <sup>(g)</sup>	676 sf	6501,000 gpd/ sf	439
Lounge <sup>(h)</sup>	2,284 sf	501,000 gpd/sf	114
Conference Rooms <sup>(i)</sup>	6,730 sf	1201,000 gpd/sf	808
Library <sup>(i)</sup>	718 sf	501,000 gpd/sf	36
Church	306 seats	3 gpd/seat	918
<b>Subtotal Proposed</b>			<b>39,648</b>
<b>Summary</b>			
<b>Subtotal Proposed</b>			<b>39,648</b>
<b>Subtotal Existing</b>			<b>-3,524</b>
<b>Net Increase</b>			<b>36,124</b>

*du = dwelling units*

*BD = bedrooms*

*gpd = gallons per day*

*sf = square feet*

*All totals have been rounded and may not sum due to rounding.*

*(a) This analysis is based on sewage generation rates provided LASAN (2012).*

*(b) Multi-Purpose Room is considered as "Banquet Room / Ballroom" for sewer generation purposes.*

*(c) Lobby and church lobby are considered as "Lobby of Retail Area" for sewer generation purposes.*

*(d) Food Prep Kitchen is referred to as "Restaurant: Take Out". Food Prep Kitchen proposed by the Project is not considered a restaurant and would support Multi-Purpose Room and/or used for events following church services.*

*(e) Lease office is considered as "Office Building" for sewer generation purposes.*

*(f) Jacuzzi considered as "Swimming Pool" for sewer generation purposes.*

*(g) Fitness room considered as "Health Club / Spa" for sewer generation purposes.*

*(h) Vestibule, cry room, reception waiting area and recreational room is considered as "Lounge" for sewer generation purposes.*

*(i) Church office and meeting rooms are considered as "Conference Rooms" for sewer generation purposes. (j) Library/Activity Room is referred to as "Library". Proposed library would not be open to the public and would be connected to the church lobby.*

A SCAR was submitted to the City to see whether the existing public infrastructure can accommodate the Project. The Bureau of Sanitation (BOS) has analyzed the Project demands in conjunction with existing conditions and forecasted growth, and has approved the Project to discharge up to 39,648 gpd of wastewater to the 15-inch sewer main in Alley in between Holt Avenue and S. San Vicente Boulevard. Therefore, the existing public infrastructure can serve the project without requiring any modification. See Exhibit 2 for the approved SCAR.

Furthermore, 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, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).<sup>4</sup> The Project's proposed wastewater generation is approximately 0.0397 mgd. This is equal to far less than one percent of the Hyperion Treatment Plant's capacity where the Project's wastewater would be treated. Consequently, impacts on wastewater treatment capacity are less than significant.

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<sup>4</sup> City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, [https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?\\_adf.ctrl-state=oeplwklld\\_4&\\_afLoop=28344654751341747#!](https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oeplwklld_4&_afLoop=28344654751341747#!), accessed November 8, 2018.

As stated above, the existing capacity of the 15-inch sewer line in the Alley is approximately 1.385 cfs (894,973 gpd). The Project's net increase in sewage generation is approximately 36,124 gpd which represents a 4.0% increase in the sewer flow to the 15-inch sewer line in the Alley. The sewer capacity availability has been deemed sufficient by city engineering personnel through the SCAR approval, and therefore the impact to existing infrastructure is less than significant.

### **6.3. CUMULATIVE IMPACTS**

The Project would result in the additional generation of sewer flow. However, as discussed previously, the City's BOS conducted an analysis of existing and planned capacity and determined 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 SCAR to the City's BOS as part of the related project's development review. An impact determination will be provided following the completion of the SCAR analysis for each project. If system upgrades are required as a result of a given project's additional flow, arrangements would typically be made between the related project's applicant and BOS to construct the necessary improvements. At this time, the City's BOS has found that it has the capacity to serve the Project and related projects anticipated in growth forecast with the existing infrastructure.

Based on these forecasts and the Project-specific information reviewed by the City's BOS, the cumulative impact is not significant and the Project's incremental increase in wastewater generation is not cumulatively considerable. The Project would be adequately accommodated by the Hyperion Treatment Plant. In addition, the City's BOS analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Project and anticipated growth of cumulative projects. Therefore, the operation of the Project would have a less than significant impact on wastewater treatment facilities.

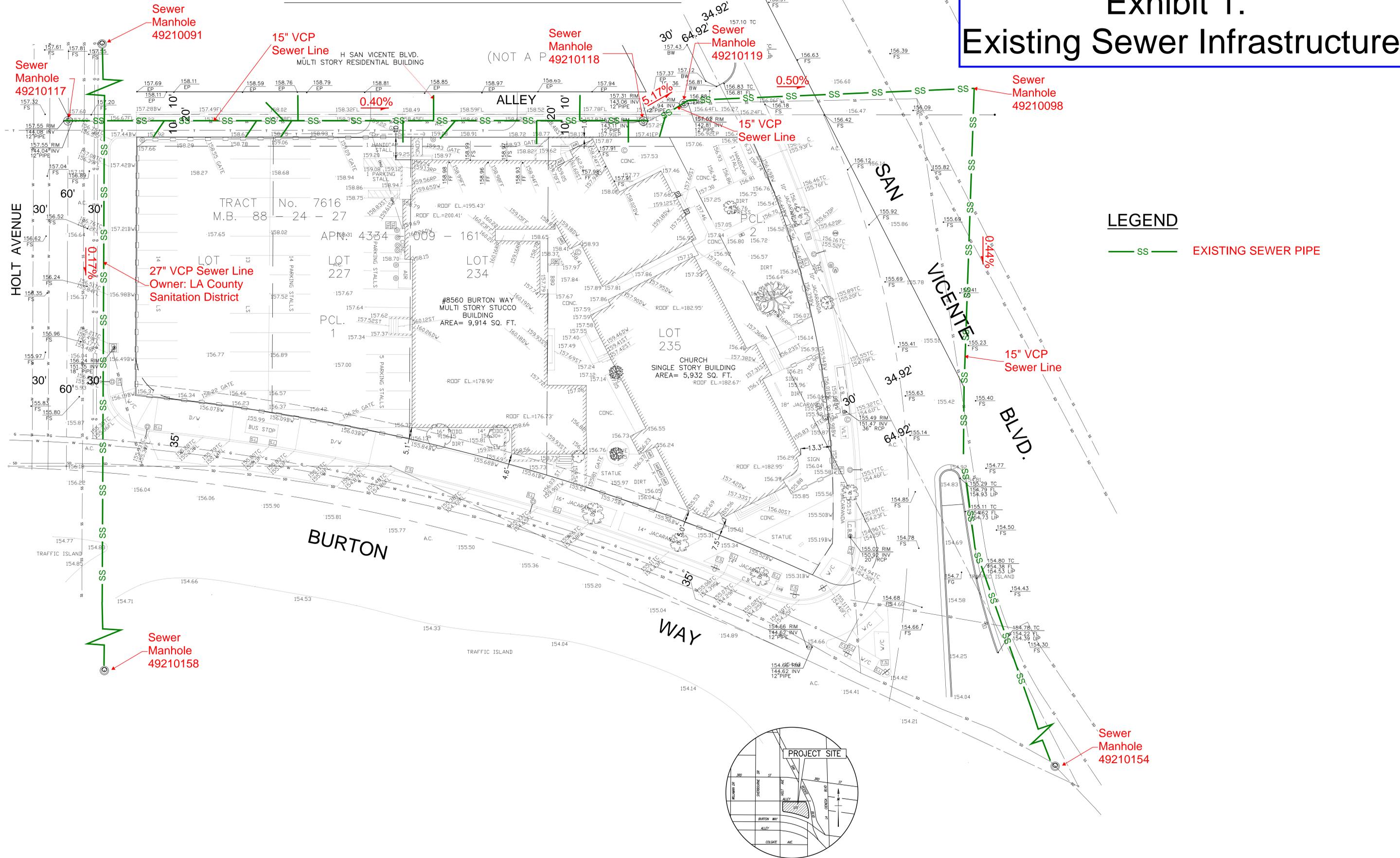
## **7. LEVEL OF SIGNIFICANCE**

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

**EXHIBIT 1**

# ALTA/NSPS LAND TITLE SURVEY

## Exhibit 1: Existing Sewer Infrastructure



**LEGEND**

SS EXISTING SEWER PIPE



NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT # 1600733  
OUR LADY OF MT. LEBANON

EXHIBIT 1:  
EXISTING SEWER INFRASTRUCTURE  
PREPARED FOR:  
MINDY SHEPS, SENIOR PARTNER  
Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP  
11400 W. OLYMPIC BLVD, 3TH FLOOR  
LOS ANGELES, CA 90064

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SHEET 1 OF 1

**EXHIBIT 2**

## 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.

Job Address:	<b>331-333 S. SAN VICENTE BLVD AND 8531-8551 W BURTON WAY</b>	Sanitation Scar ID:	<b>64-4527-0219</b>
Date Submitted	02/26/2019	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	RICKARD SEVERINSSON, KPF CONSULTING ENGINEERS		
Address:	700 S FLOWER ST, SUITE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213 418-0201	Fax:	
Email:	rickard.severinsson@kpf.com	BPA No.	n/a
S-Map:	492	Wye Map:	5472-2

### SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	alley between Holt Ave & San Vicente Blvd	49210117	49210118	15	100.00	

### Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	13	975
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	80	8,800
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	60	9,000
4	BANQUET ROOM/BALLROOM	350	KGSF	7,285	2,550
5	RESTAURANT: TAKE-OUT	300	KGSF	1,790	537
6	LOBBY OF RETAIL AREA *1	50	KGSF	1,110	56
7	OFFICE BUILDING	120	KGSF	210	25
8	SWIMMING POOL (RESIDENTIAL WITH REPLACEABLE FILTER CARTRIDGES)		GPD	13,296	13,296
9	SWIMMING POOL (RESIDENTIAL WITH REPLACEABLE FILTER CARTRIDGES)		GPD	2,094	2,094
10	HEALTH CLUB/SPA *10	650	KGSF	676	439
11	LOUNGE *1	50	KGSF	2,284	114
12	CONFERENCE ROOM OF OFFICE BLDG.		GPD	808	808
13	LIBRARY: PUBLIC AREA	50	KGSF	718	36
14	CHURCH: FIXED SEAT	3	SEAT	306	918



### **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*

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**GARY LEE MOORE, PE, ENV SP**  
CITY ENGINEER

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

<http://eng.lacity.org>

03/04/2019

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

Dear RICKARD SEVERINSSON, KPFF CONSULTING ENGINEERS,

**SEWER AVAILABILITY: 331-333 S. SAN VICENTE BLVD AND 8531-8551 W BURTON WAY**

The Bureau of Sanitation has reviewed your request of 02/26/2019 for sewer availability at **331-333 S. SAN VICENTE BLVD AND 8531-8551 W BURTON WAY**. Based on their analysis, it has been determined on 03/04/2019 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.

Sincerely,

Celina Moreno  
OEDT  
Central District, Bureau of Engineering

City of Los Angeles  
Bureau of Engineering

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

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

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

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

**Questions and Answers:**

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

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

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

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

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

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