

# Appendix H

## **Civil Engineering Report and Documentation**

## Existing Conditions

### Topography and Drainage

The existing site area consisting of three parcels (approximately 1.18 acres pre-dedication) generally slopes southwest towards the intersection of Shatto Place and 6<sup>th</sup> Street at a rate of about 1.2%. There are on-site inlets for drainage that currently curb drain to Shatto Place. The existing site is 98% impervious, resulting in a volume of 4,244 cubic feet for an 85<sup>th</sup> Percentile storm. Based on a 50-year storm event the existing peak discharge is 3.38 cubic feet per second.

### Storm Drain

Based on our existing utility research, there is no existing storm drain system in the adjacent public streets.

### Sanitary Sewer

The existing public sanitary sewer main lines near the project are owned and maintained by the City of Los Angeles Sanitation Department. An existing main line exists in each street adjacent to the subject property and their information is summarized below:

- Shatto Place – 8-inch vitrified clay pipe (VCP) running south towards 6<sup>th</sup> Street.
- 6<sup>th</sup> Street – 8-inch vitrified clay pipe (VCP) running easterly

The City of Los Angeles Central District Sewer Wye Map 11789 and cover the subject area and shows these existing main lines and profiles.

### Domestic/Fire Water

The existing water main lines near the project area are owned and maintained by the Los Angeles Department of Water & Power. An existing main line exists in each street adjacent to the subject property and their information is summarized below:

- Shatto Place – 8-inch main line with a maximum pressure of 90 psi as of May 2, 2018.
- 6<sup>th</sup> Street – 24-inch main line with a maximum pressure of 83 psi as of October 10, 2018

One existing fire hydrant is located immediately adjacent to the project site at the southwestern corner of the intersection of Shatto Place and 6<sup>th</sup> Street

## Proposed Development

### Storm Drain

The project will be designed to comply with the City of Los Angeles's Low Impact Development (LID) design standard. To facilitate this, the proposed stormwater Best Management Practice (BMP) that is considered are bio-infiltration flow-through planters. The entirety of the building's roof drains will be diverted to the bio-infiltration flow-through planters and the overflow discharge will be discharged to Shatto Place and 6<sup>th</sup> Street via

a curb drain or parkway drain. Based on the Geotechnical Report provided by Geotechnologies, Inc., dated July 20, 2018, groundwater was encountered and infiltration is not feasible.

Post-dedication, the total site area is approximately 1.28 acres in size. Based on the proposed impervious area percentage of 94% the volume mitigated is 2,152 CF. The 50-year storm event peak discharge will be 3.38 cubic feet per second. The section of the bio-infiltration flow-through planter will consist of 12" of ponding, 3' of soil, and 12" of permeable material.

### **Sanitary Sewer**

Based on input from the Developer and Client a facility description was submitted to the City of Los Angeles for generation of a Sewer Capacity Availability Report. The estimated proposed total flow based on the facility description is 44,271 gallons per day (gpd). The proposed points of connection to the existing public main lines will be determined by the Plumbing Engineer during design.

### **Domestic/Fire Water**

The proposed sizes and locations for the domestic water and fire water points of connection will be determined by the Plumbing Engineer and Fire Sprinkler engineer, respectively, during design. The locations of the double detector check assembly and fire department connection will be determined based on feedback from the City of Los Angeles Fire Department. LADWP will be coordinated with accordingly based on the final location both domestic and fire water points of connection.

DPW ENGINEERING  
CENTRAL  
CR 25 39 189290 08/23/18 08:37AM

City of Los Angeles  
Bureau of Engineering

### ty Availability Request (SCAR)

51 704 SCARF 10,000-50,000  
1.00 X \$1,300.00

\$1,300.00

34 502 DEVEL SERVCS CNTR SURCHARGE MIN  
1.00 X \$39.00

\$39.00

34 503 EQUIP & TRAINING SURCHARGE MIN  
1.00 X \$91.00

\$91.00

SCAR 2338

Total Due: \$1,430.00  
Check: \$1,430.00  
HAVE A NICE DAY

half of the applicant requesting to connect to the public sewer system.  
tested location for the proposed developments shown below. The  
sewer capacity approval from the Bureau of Sanitation.

Sanitation Scar ID:

Request Will Serve Letter? Yes

City :

LOS ANGELES

Zip:

90020

Fax:

SCE.COM

BPA No.

PENDING

Wye Map:

135A197-D

### SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	SHATTO PL	49316108	49316138	8	100.00	

### Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	2	150
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	150	16,500
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	92	13,800
4	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	8	1,520
5	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	380	11,400
6	RESIDENTIAL: DUPLEX/TOWNHOUSE-2BDRMS	150	DU	4	600
7	OFFICE BUILDING	120	KGSF	2,507	301

Proposed Total Flow (gpd): 44,271

### Remarks

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

Date Processed:

Expires On:

Processed by:

Bureau of Sanitation  
Phone: 323-342-6207

Submitted by:

AVALYN KAMACHI  
Bureau of Engineering  
Central District  
Phone: 213-482-7030

Reviewed by:  
on

Fees Collected

Yes

SCAR FEE (W:37 / QC:704) \$1,430.00

Scar Request Number: 2338

DPW ENGINEERING  
CENTRAL

CR 25 39 189290 08/23/18 08:37AM







Los Angeles  
Department of  
Water & Power

CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners  
Mel Levine, President

William W. Funderburk Jr., Vice President

Jill Banks Barad

Christina E. Noonan

Aura Vasquez

Barbara E. Moschos, Secretary

David H. Wright, General Manager

August 15, 2018

Mr. Vince Bertoni  
Department of City Planning  
200 North Spring Street, Room 721  
Los Angeles, California 90012

Dear Mr. Bertoni:

Subject: Tract No. 82171  
North of West 6<sup>TH</sup> Street and East of Shatto Place

This is in reply to your letter dated July 9, 2018. This tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and upon payment of regular service connection charges. All required water mains have been installed.

On the basis of the map submitted with your form letter, the LADWP's Water Services Organization (WSO) will not object to the recording of the subdivision map.

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

Sincerely,

Jesus Gonzalez, P.E.  
Engineer of Central District  
Water Distribution Engineering

RW:rp  
Enclosure

c: Bureau of Engineering (2)  
Land Developing and Mapping Division  
District Engineer  
Map No. 134-198

Brandow & Johnston/Attn: Ed Melo ✓  
Los Angeles City Fire Department  
Water Service Representative



Los Angeles  
Department of  
Water & Power

CUSTOMERS FIRST

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Barbara E. Moschos, Secretary

David H. Wright, General Manager

August 15, 2018

Brandow & Johnston  
Attention: Ed Melo  
700 South Flower Street, Suite 1800  
Los Angeles, California 90017

Dear Mr. Melo:

Subject: Subdivision No. 82171

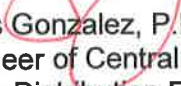
Enclosed is a copy of the Water System's letter to the Department of City Planning, setting forth the conditions under which water service can be provided to this subdivision. This response relates to the Water System's conditions only.

If improvements are proposed within existing dedicated streets, we must review your preliminary street improvement plans. If adjustments to water facilities are necessary, the developer may be required to pay for the cost of such adjustments. Please submit a copy of your street improvement plans after the City's District Engineer has signed them so that we can expedite determination of the need for adjustments.

After we receive the final plans and payment for the necessary adjustments, it will take us a minimum of 60 days to complete the design of the water facility adjustments and begin construction. Depending on our workload and permitting requirements, additional time may be required.

For additional information regarding the subdivision process, please refer to the enclosed fact sheet titled "Subdivisions" or contact the Water System at (213) 367-1120. Correspondence may be addressed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700.

Sincerely,



Jesus Gonzalez, P.E.  
Engineer of Central District  
Water Distribution Engineering

RW:rp  
Enclosures



**CITY OF LOS ANGELES  
DEPARTMENT OF WATER AND POWER  
SUBDIVISIONS**

The Department of Water and Power (DWP) receives copies of final tract maps submitted to the City Engineer's Office for review and determination of required facilities. The tract engineer will receive a copy of the letter DWP sends to the City Engineer detailing Water System requirements.

Arrangements for any required water facilities must be concluded before the DWP can release a tract for recordation. The Water System's Distribution Engineering Section can be contacted for any additional information regarding Water System requirements for your development. The telephone number is listed below.

**QUESTIONS REGARDING SUBDIVISIONS  
GENERAL INFORMATION  
FAX  
STATIC WATER PRESSURE INFO.**

**TELEPHONE NUMBER**

**(213) 367-2130  
(213) 367-1182  
(213) 367-4434  
(213) 367-0973**

Water System clearance for recordation will be issued upon the conclusion of arrangements for the installation of required facilities and payment of applicable charges.

Charges that may be due include those for new and existing water mains, new or existing extraordinary pump and storage facilities, new water services, and meters.

For tracts requiring a water main extension or replacement of a portion of the distribution system, the developer will be required to make financial arrangements with the DWP for design and installation of required facilities before tract recordation. Depending upon the Water System requirements for your tract, 2 to 6 months should be allowed to complete design, obtain permits, and schedule and complete construction of required installations for most tracts requiring new Water System facilities.

Should you wish to correspond with or visit the Distribution Engineering's main office, the address is:

**LOS ANGELES DEPARTMENT OF WATER AND POWER  
DISTRIBUTION ENGINEERING SECTION - WATER  
111 NORTH HOPE STREET, ROOM 1425  
LOS ANGELES, CALIFORNIA 90012**

**BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M. (MONDAY - FRIDAY, EXCLUDING HOLIDAYS)**

# WATER SERVICE FOR MULTI-UNIT RESIDENTIAL STRUCTURES

## Background on California Senate Bill 7

In September 26, 2016, Governor Jerry Brown signed Senate Bill 7. Generally, this law requires new multi-unit residential structure or new mixed-use residential and commercial structures that submit a water service application after January 1, 2018, to include meters or sub-meters for every unit, so that tenants can be billed for their water usage accordingly.

## Purpose and Benefit of Individual Water Meters

Water is a precious resource and the Los Angeles Department of Water and Power (LADWP) has taken a leadership role to protect and foster the sustainability of the City's limited water resources. Responsible development in the City of Los Angeles will contribute to a sustainable environment and future. Past studies have shown that an effective way to encourage individuals to conserve water is if they receive a bill for their actual water use. By metering each dwelling unit, the power of conservation is placed in the hands of tenants who will make better decisions on their water use.

Many multi-unit complexes have one master water meter from which service is received. Water usage for these complexes is mostly bundled into the monthly rent and tenants never see their usage or associated cost. By installing sub-meters in new multi-unit residences, tenants can track and make adjustments to their water use with the goal of saving water and minimizing their monthly water bill.

## Los Angeles Municipal Code Requirements

Effective June 6, 2016, Los Angeles Municipal Code Section 9.04.303.3 requires the installation of separate meters or sub-meters within each individual dwelling unit and within common areas (such as recreation and laundry rooms) for multi-family dwellings not exceeding three stories and containing 50 units or less.

## LADWP Requirements for Installation of Water Service for Multi-unit Residential Structures

LADWP will approve water service only if customers are in good billing payment standing. Additionally and as a result of SB7, LADWP updated its process for approving water service application requests for new multi-unit residential structures for new construction starting January 1, 2018.

**Location of Water Service and Meter:** Requests for water service will need to be submitted with building plans and/or verification from City of Los Angeles Department of Building and Safety that the development will comply with Los Angeles Municipal Code Section 99.04.303.3 and SB 7 requirements. Location requirements for the water service and meter are as follows:

- Located within private property, not enclosed, and accessible to LADWP at all times
- Adjacent to property line nearest to water main serving the property
- Not located in driveways
- Cannot be inside of any buildings

**Quantity of Meters:** LADWP may provide up to a maximum of five (5) meters, as allowable by space within private property and as required by law. Developments requiring more than five meters will require a master meter from LADWP, and will require sub-metering by the property owner for each dwelling unit. Cost information can be found on the Schedule of Charges at [www.ladwp.com](http://www.ladwp.com).

**Space Requirement:** To expedite the request for water service, developers are encouraged to consult with LADWP to establish space requirement and location of water service meter(s). As a point of reference, space required for five 1-inch meters is approximately 15-feet long by 5-feet wide and adjacent to property line nearest to the water main that will provide service to the property.

**Access Requirement:** LADWP will require from the property owner access for the construction, operation and maintenance of the water service, meter, and appurtenant facilities. The property owner must execute a Service Access Agreement with LADWP.

**Other Requirements:** LADWP is not responsible for the restoration of any decorative paving or for maintenance of private property where water service is installed. LADWP will use asphalt or concrete for repaving after installation and maintenance of water service, meter, and appurtenant facilities.

LADWP employees will have access to the property at all times to perform repair and maintenance of meters and other appurtenance.

**Questions or Comments:** For questions or comments, please contact LADWP Water New Business Arrangements Group at 213-367-1178. SB7 Bill: [https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201520160SB7](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB7)