

SEWER & WATER INFRASTRUCTURE SUMMARY

INTRODUCTION

This project, consisting of 23.60 acres, is located within the City of Los Angeles. The site is bounded by Winnetka Avenue to the west, Prairie Street to north, the Southern Pacific Railroad to the south, and an existing retail development to the east. Currently, the project site is developed, containing the Los Angeles Times facility, landscape areas, and a paved parking lot. The project will renovate the existing LA Times facility and construct 700 rental units on four main residential buildings, 11,000 square feet of retail uses and 3,000 square feet of restaurant uses. Reference attached project Vicinity Map.

EXISTING INFRASTRUCTURE:

SEWER

The existing property and building facilities are serviced through an on-site sewer network. The sewer network is comprised of 8-inch vitrified clay pipes (VCP). The Los Angeles Times building connects to the sewer network at three known locations. The existing “fire service” building connects at the most westerly point of the sewer network. The 8-inch on-site sewer line flows east to Manhole #39111053, a City of Los Angeles owned and maintained structure located within a utility easement. This manhole discharges to a City of Los Angeles 8-inch VCP line, which then connects to a 10-inch sewer main located in Oakdale Avenue, east of the project property.

It should be noted that although the project property is only serviced by the sewer main described above, two separate sewer mains are located within the vicinity of the property. The first sewer system is located in Prairie Street. The sewer main begins north of Prairie Street on Penfield Avenue as an 8-inch main; which flows south to Prairie Street, then east on Prairie St. This sewer system ultimately flows to the 10-inch sewer main located in Oakdale Avenue, described above.

The second sewer main fronting the project property is located on Winnetka Avenue as a 21-inch VCP. The sewer main originates north of Prairie Street then flows south along Winnetka.

Reference the attachment “Existing Sewer Mains Exhibit”; for visual presentation of the existing on-site sewer network and City of Los Angeles mains.

WATER/ FIRE SERVICE

There are currently two 12-inch water mains fronting the project site along Winnetka Avenue and Prairie Street. Service is currently obtained from Prairie Street via a 12-inch service lateral

to a 6-inch water meter. After the water meter, service is split between fire and domestic water.

The domestic water line is reduced to an 8-inch service line connecting the existing LA Times facility and the existing “garage” located west of the main building. Reference the attachment “Existing Water Mains Exhibit”. The fire service splits to an on-site loop system connecting various existing fire hydrants and a pump station located in the Garage. The pump station information was gathered from an onsite as-built plan for the project property. The fire service consists of a 10-inch line.

Per discussions with Los Angeles Fire Department during the MGA Case Management meeting on November 14, 2013, new project development will consist of the following requirements:

- Fire Hydrant Spacing of no more than 300 feet
- 28-foot Fire Access Lanes
- 1500 GPM at furthest fire hydrant from the main connection
- FDC connection at no more than 50 feet from each building entrance

SEWER CAPACITY AVAILABILITY REQUEST (SCAR) RESULTS:

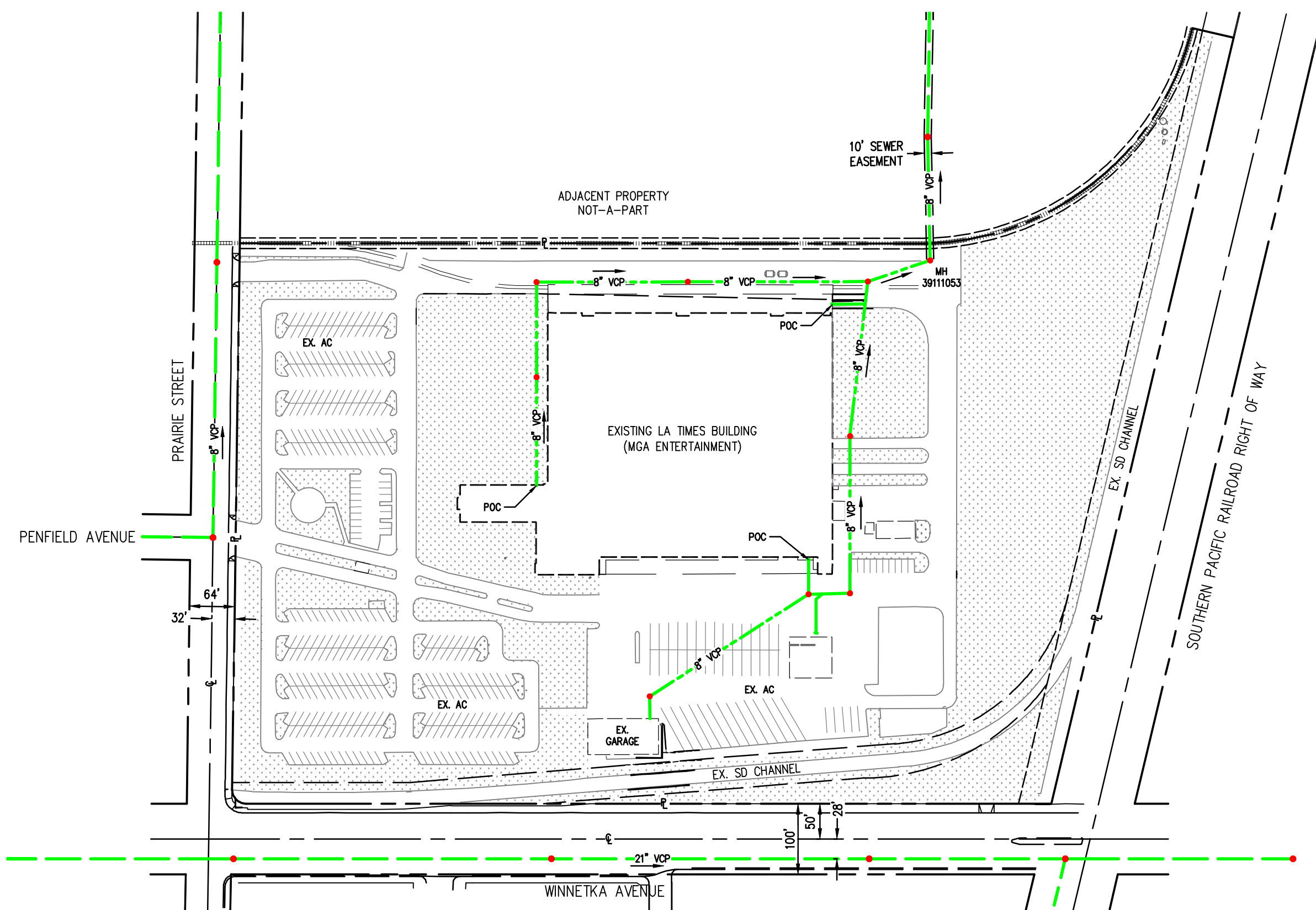
Per City of Los Angeles standards, sewer capacity availability was completed for the sewer mains east of the project site, running through the existing utility easement and ultimately connecting to the main line in Oakdale Avenue and the sewer main located on Prairie Street through Bureau of Engineering. Bureau of Engineering, on the engineer’s behalf, submitted a request to Bureau of Sanitation for verification of the capacity existing at the above referenced mains. Refer to the attached SCAR Report for job address: 20000 Prairie Street. As noted in the report, there is capacity at this time for 59 percent of the project to connect to the 8-inch main east of the project site and 41 percent, Buildings C & D, can be serviced through Prairie Street.

The flows to the two mains from the proposed project were approved by the City, assuming the proposed project consists of the following: 700 residential apartments, 255,815 square feet of office space, 11,000 square feet of retail space, and 3,000 square feet of restaurant space. If, in the future, significant changes occur in the development mix or proportioned flows, capacities will need to be reviewed and approved by the City of Los Angeles Bureau of Sanitation again.

WATER SERVICE AVAILABILITY REQUEST (SAR) RESULTS:

A Service Advisory Request (SAR) was submitted to Department of Water and Power (DWP), to obtain the fire service pressure flow report for the project. Reference the Attached Fire Service Pressure Flow Report for 20000 Prairie Street. The size of the proposed lateral was assumed to be 10-inches and connected via the 12-inch main on Prairie Street. Per DWP, the system

residual flow/pressure at 5000 gpm is 66 psi. **It is unknown at this time if any additional fire department requirements for additional lateral connections and/or fire flows will be required. Additional requests will be submitted to DWP for review and testing, if required, at a future date.**



- LEGEND**
- EXISTING PUBLIC SEWER
 - - - EXISTING PRIVATE SEWER
 - EXISTING SEWER MANHOLE
 - EXISTING TREES & LANDSCAPE
 - POC POINT OF CONNECTION

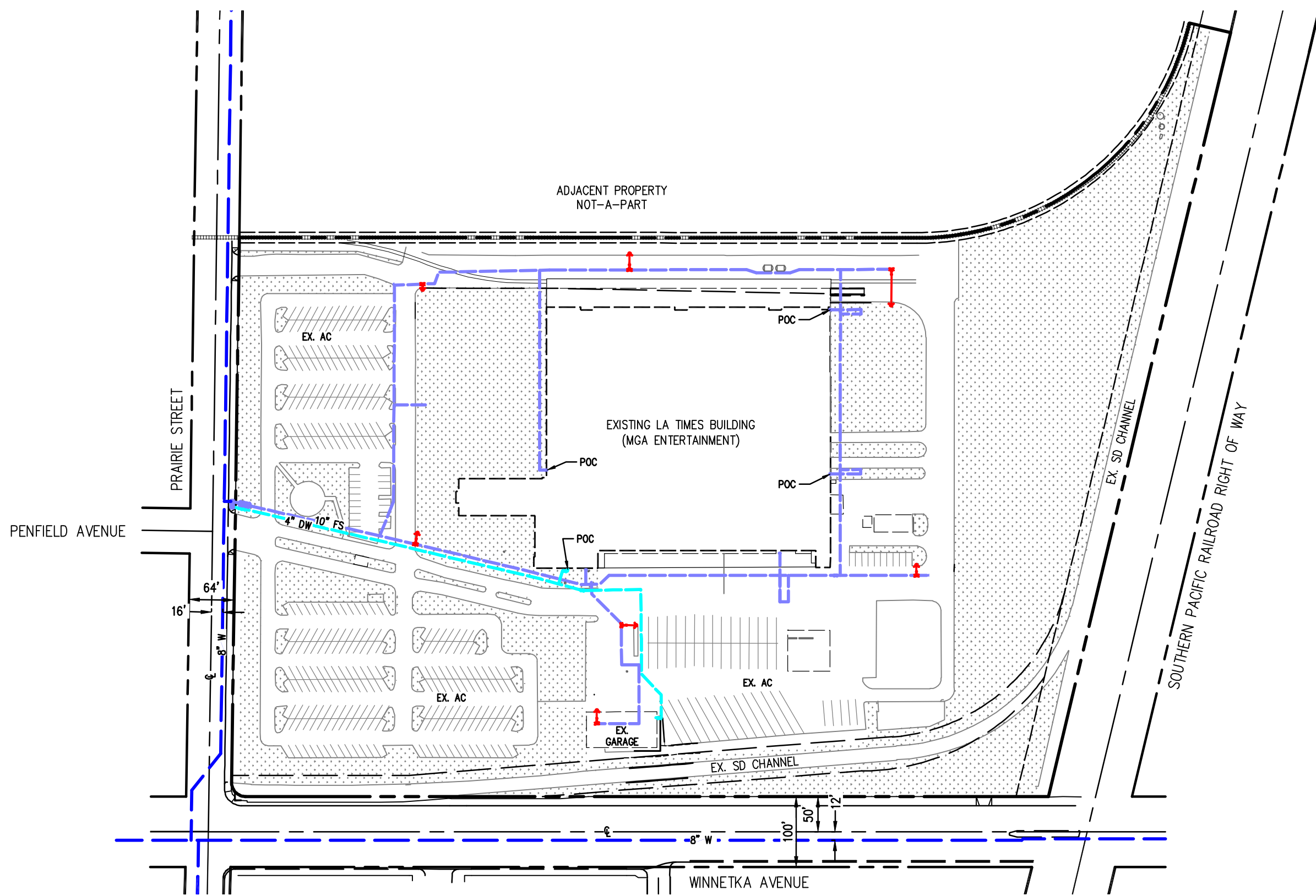
EXISTING SEWER MAINS EXHIBIT



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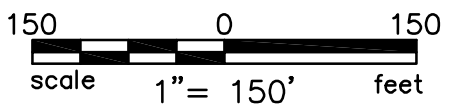
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Date:	11/20/2013
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Sheet 1 of	1 Sheets

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 Last Opened: Nov 26, 2013 - 5:27pm by: Ajauregui



- LEGEND**
- EXISTING WATER MAIN
 - EXISTING FIRE LINE
 - EXISTING DOMESTIC WATER
 - T EXISTING FIRE HYDRANT

**EXISTING WATER MAINS
EXHIBIT**



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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:	20000 PRAIRIE ST	Sanitation Scar ID:	39-2220-0414
Date Submitted	04/03/2014	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	HALL & FOREMAN, INC		
Address:	25152 SPRINGFIELD CT, #350	City :	SANTA CLARITA
State:	CA	Zip:	91355
Phone:	661-284-7448	Fax:	661-284-7401
Email:	AMOOORE@HFINC.COM	BPA No.	
S-Map:	391	Wye Map:	716A/701D

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	OAKDALE AVE (R/W)	39111053	39111054	8	59.00	
2	PRAIRIE AVE	39111040	39111041	8	41.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	304	33,440
2	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	372	55,800
3	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	24	4,560
4	OFFICE BUILDING	120	KGsf	255,815	30,698
5	RETAIL AREA	50	KGsf	14,000	700

Proposed Total Flow (gpd): 125,198

Remarks **Previously approved SCAR 35-2061-1013 cancelled**

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

Date Processed: **04/18/2014** Expires On: **10/15/2014**

Processed by: Kwasi Berko Bureau of Sanitation Phone: 323-342-1562 Sanitation Status: Approved Reviewed by: Zemamu Gebrewold on 04/16/2014	Submitted by: James Kho Bureau of Engineering Central District Phone: 213-482-7056
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Fees Collected **Yes** SCAR FEE (W:37 / QC:706) **\$2,261.75**

Scar Request Number: 299

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



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 40391

Fire Service Pressure Flow ReportSERVICE NUMBER **3265664**For: 20000 PRAIRIE ST Approved Date: **11-1-2013**Existing Service 10 INCH off of the12 inch main in PRAIRIE ST on the SOUTH side approximately52 feet EAST of CENTERLINE of PENFIELD AV The System maximum pressure is116 psi based on street curb elevation of 857 feet above sea level at this location.The distance from the DWP street main to the property line is 16 feet**System maximum pressure should be used only for determining class of piping and fittings.****Residual Flow/Pressure Table for water system street main at this location**

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	88	4485	70		
940	87	4620	69		
1370	86	4750	68		
1705	85	4875	67		
1990	84	5000	66		
2245	83				
2480	82				
2695	81				
2895	80				
3085	79				
3265	78				
3440	77				
3605	76				
3765	75				
3915	74				
4065	73				
4210	72				
4350	71				

Meter Assembly Capacities**Domestic Meters**

1 inch = 56 gpm
 1-1/2 inch = 96 gpm
 2 inch = 160 gpm
 3 inch = 220 gpm
 4 inch = 400 gpm
 6 inch = 700 gpm
 8 inch = 1500 gpm
 10 inch = 2500 gpm

Fire Service

2 inch = 250 gpm
 4 inch = 600 gpm
 6 inch = 1400 gpm
 8 inch = 2500 gpm
 10 inch = 5000 gpm

FM Services

8 inch = 2500 gpm
 10 inch = 5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: This Flow-Pressure Table is for an existing 10" Fire Service with 6" domestic service # 3265665 at said location only.**This information will be sent to the Department of Building and Safety for plan checking.**

This SAR is valid for one year from 11-01-13. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WEST VALLEY (213) 367-1250**WICHAJ DOOJPHIBULPOL

Prepared by

WICHAJ DOOJPHIBULPOL

Approved by

198-114

Water Service Map