

# Appendix K

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## Utilities Reports



# Appendix K-1

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## Water Memorandum





# 8850 Sunset

Water Memorandum

October 22, 2019

**PREPARED BY:**

John Labib & Associates  
319 Main Street  
El Segundo, CA 90245  
(213) 239 - 9700

## MEMO

DATE: December 20, 2018  
TO: City of WestHollywood  
FROM: Frank LaRocca, PE  
RE: 8850 Sunset – Water Infrastructure

This memo describes the results of the existing and proposed water infrastructure analysis and identifies any existing and future constraints with the existing water infrastructure for the 8850 Sunset Boulevard development project in West Hollywood, CA.

**Existing Water Infrastructure** – Domestic and Fire Water for this site is served by the Beverly Hills Water Department (BHWD) and LADWP. The existing services are being provided through an existing 8” cast iron water main in San Vicente Boulevard (BHWD) , an 8” cast iron water main in Larrabee Street (BHWD), as well as a 8” cast iron water main in Sunset Boulevard (LADWP). See Appendix A for the existing water infrastructure.

A Service Advisory Request (SAR) was submitted to LADWP for a proposed 8” domestic and fire water combination service for the proposed project. The SAR analyzed the proposed impacts on the existing water infrastructure. The fire flow demand of 2,500 gpm was used to provide a residual pressure in the existing water main. These results can be seen in Appendix B.

A Fire Flow Test was also performed on three project adjacent hydrants serviced by Beverly Hills. The flow tests were performed at 20 PSI and performed for a duration of 2 hours. The results from the tests provide the residual pressure and flows for each individual hydrant. These results can also be seen in Appendix C.

**Proposed Water Infrastructure** – Proposed water infrastructure will include new water meters and lateral connections to the existing water system in Sunset Boulevard to provide domestic water, fire water and irrigation water to the proposed project. Possible connections may be required to water mains in San Vicente Blvd. or Larrabee St. for additional fire hydrants as required for the project.

**Existing/Future Water Infrastructure Constraints** - To determine the constraints on the existing water infrastructure as a result of the proposed project, water flow requirements for the proposed project were measured against the available water flow from the existing infrastructure. If the existing infrastructure is sufficient to serve the future demand, then there should be no constraints or significant impacts to the existing or future water infrastructure.

The water flow requirement for the proposed project is equal to the fire water demand, as this is much larger than the domestic water and irrigation water demand. Fire flow requirements for the project are set by the Los Angeles County Fire Department (LACFD) and are described in The Los Angeles County Fire Code, Appendix B (L AFC). The proposed project includes approximately 240,000-sf of fully-sprinklered Type 1 construction. Per Table B105.1 of the LAFC with the allowable 50% reduction for fully-sprinklered buildings, the fire flow requirement for the proposed project will be **2,625 gpm**.

Since the SAR data presented by LADWP for a single 8" fire connection produced a residual pressure of 57 PSI at a flow rate of 2,500 gpm and the three flow tests performed on The Beverly Hills Water mains also produced residual pressure above 20 PSI with flows in excess of 3,400 gpm, the existing infrastructure should have no constraints providing the required fire flow. To provide the required fire flow for the project, multiple connections may be required to the existing mains.

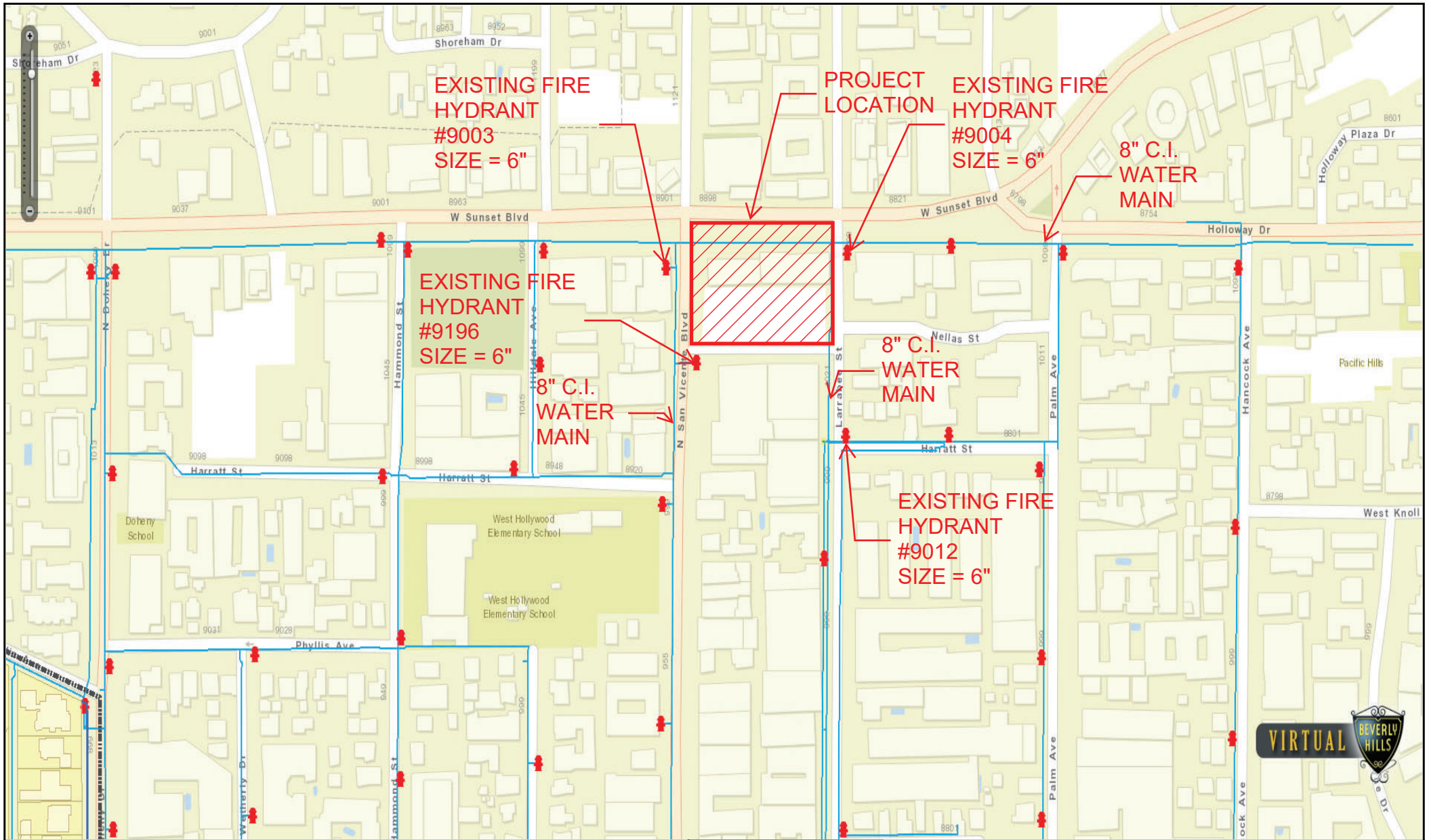
**Attachments:**

Appendix A – Existing Water Infrastructure

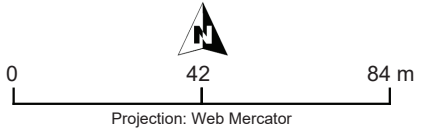
Appendix B – LADWP Service Advisory Request

Appendix C – Beverly Hills Fire Flow Results and Conditional Will-Serve

**APPENDIX A**  
**Existing Water Infrastructure**



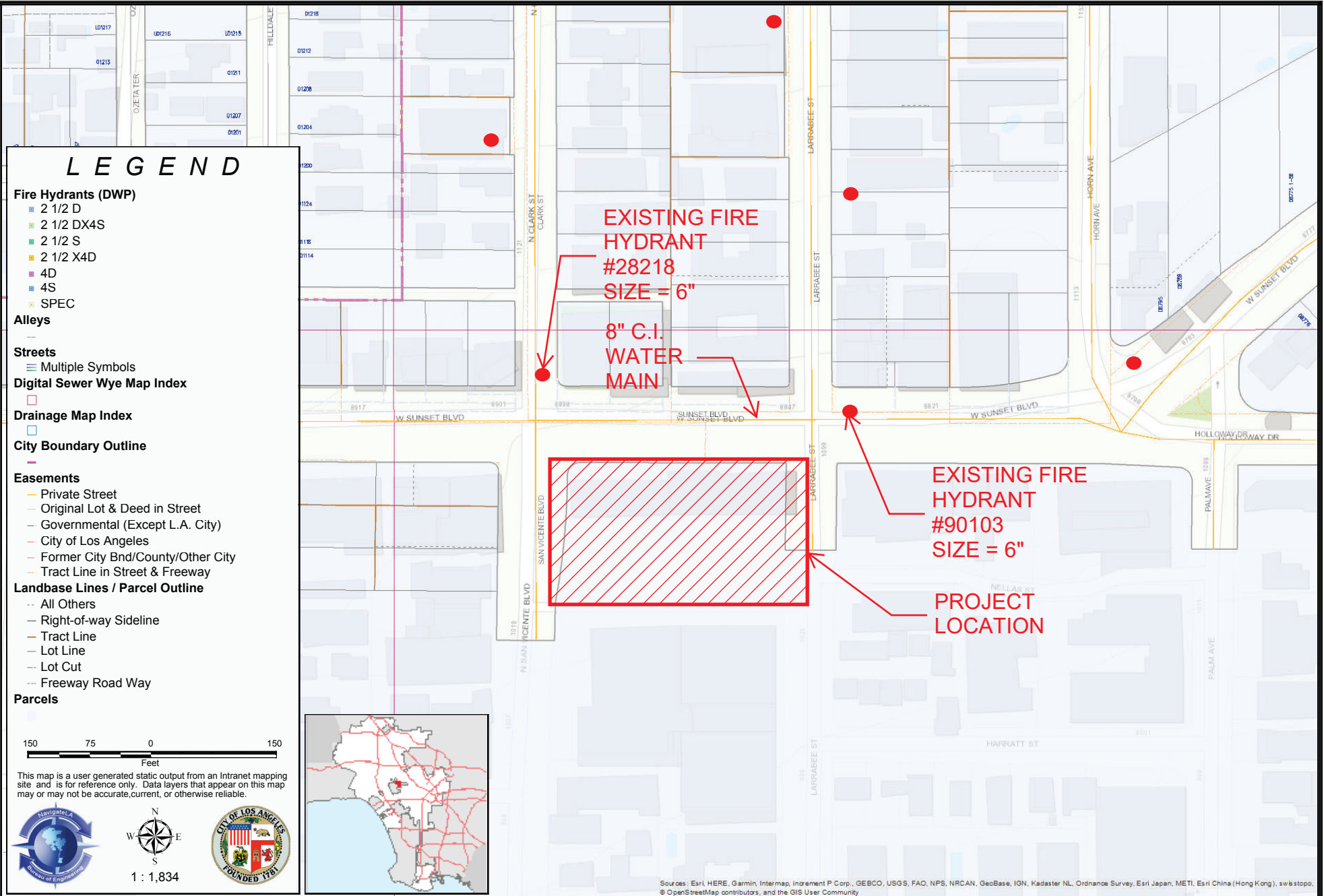
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Author:  
Date: 17 December 2018

# Water Lines 8850 Sunset

# EXISTING FIRE HYDRANT



## LEGEND

### Fire Hydrants (DWP)

- 2 1/2 D
- 2 1/2 DX4S
- 2 1/2 S
- 2 1/2 X4D
- 4D
- 4S
- SPEC

### Alleys

### Streets

- Multiple Symbols

### Digital Sewer Wye Map Index

### Drainage Map Index

### City Boundary Outline

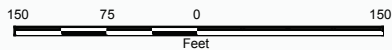
### Easements

- Private Street
- Original Lot & Deed in Street
- Governmental (Except L.A. City)
- City of Los Angeles
- Former City Bnd/County/Other City
- Tract Line in Street & Freeway

### Landbase Lines / Parcel Outline

- All Others
- Right-of-way Sideline
- Tract Line
- Lot Line
- Lot Cut
- Freeway Road Way

### Parcels



This map is a user generated static output from an Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



EXISTING FIRE  
HYDRANT  
#28218  
SIZE = 6"  
8" C.I.  
WATER  
MAIN

EXISTING FIRE  
HYDRANT  
#90103  
SIZE = 6"

PROJECT  
LOCATION

**APPENDIX B**  
**LADWP Service Advisory request**



# City of Los Angeles

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



SAR NUMBER 72525

**Fire Service Pressure Flow Report**SERVICE NUMBER **629501**For: 8850 SUNSET BL Approved Date: **11-20-2018**Proposed Service 8 INCH off of the8 inch main in **SUNSET BL** on the SOUTH side approximately151 feet EAST of EAST of SAN VICENTE BL The System maximum pressure is100 psi based on street curb elevation of 359 feet above sea level at this location.The distance from the DWP street main to the property line is 45 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	76	2430	58		
510	75	2500	57		
740	74				
925	73				
1080	72				
1215	71				
1340	70				
1460	69				
1565	68				
1670	67				
1770	66				
1860	65				
1950	64				
2035	63				
2120	62				
2200	61				
2280	60				
2355	59				

**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:** The maximum available flow is 3200 gpm. Do not sell combo and please contact the engineer, 213-367-1224 for additional info.**This information will be sent to the Department of Building and Safety for plan checking.**

This SAR is valid for one year from 11-20-18. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

**ELIA SUN**  
Prepared by

**ELIA SUN**  
Approved by

**144-171**  
Water Service Map

**APPENDIX C**  
**Beverly Hills Fire Flow Results and Conditional Will-Serve Letter**



FORM 196  
Rev. 04/03

## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

### Information on Fire Flow Availability for Building Permit

#### For All Buildings Other Than Single Family Dwellings (R-3)

#### INSTRUCTIONS:

Complete parts I, II (A) when:

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

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

#### PROJECT INFORMATION (To Be Completed By Applicant)

#### PART I

Building Address: \_\_\_\_\_

City or Area: \_\_\_\_\_

Nearest Cross Street: \_\_\_\_\_

Distance of Nearest Cross Street: \_\_\_\_\_

Applicant: \_\_\_\_\_ Telephone: (    ) \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Occupancy (Use of Building): \_\_\_\_\_ Sprinklered:    Yes     No

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

Square Footage: \_\_\_\_\_ Number of Stories: \_\_\_\_\_

Present Zoning: \_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**PART II-A**

**INFORMATION ON FIRE FLOW AVAILABILITY  
(To be completed by Water Purveyor)**

Location Sunset Blvd. and Larabee St.

Hydrant Number 9004  
Distance from Nearest Property Line 100' Size of Hydrant 6" x 4" x 2.5" Size of Water main 8"

Static PSI 80 Residual PSI 42 Orifice size 4" Pitot 24

Fire Flow at 20 PSI 3,497gpm Duration 2 hours Flow Test Date / Time Historical Data

Location Sunset Blvd. at San Vicente Blvd.

Hydrant Number 9003  
Distance from Nearest Property Line 160' Size of Hydrant 6" x 4" x 2.5" Size of Water main 8"

Static PSI 62 Residual PSI 45 Orifice size 4" Pitot 22

Fire Flow at 20 PSI 4,659gpm Duration 2 hours Flow Test Date / Time Historical Data

Location Sunset Blvd. between Larabee Sr. and Holloway Dr.

Hydrant Number 9005  
Distance from Nearest Property Line 250' Size of Hydrant 6" x 4" x 2.5" Size of Water main 8"

Static PSI 56 Residual PSI 44 Orifice size 4" Pitot 18

Fire Flow at 20 PSI 3,974gpm Duration 2 hours Flow Test Date / Time Historical Data

**PART II-B SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY**

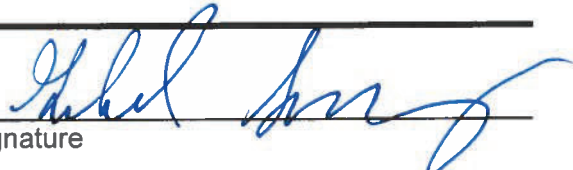
Detector Location (check one)  Above Grade  Below Grade  Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one)  Yes  No

Minimum Type of Protection Required (check one)  Single Check Detector Assembly

Double Check Detector Assembly  Reduced Pressure Principle Detector Assembly

City of Beverly Hills, Public Works  
Water Purveyor

  
Signature

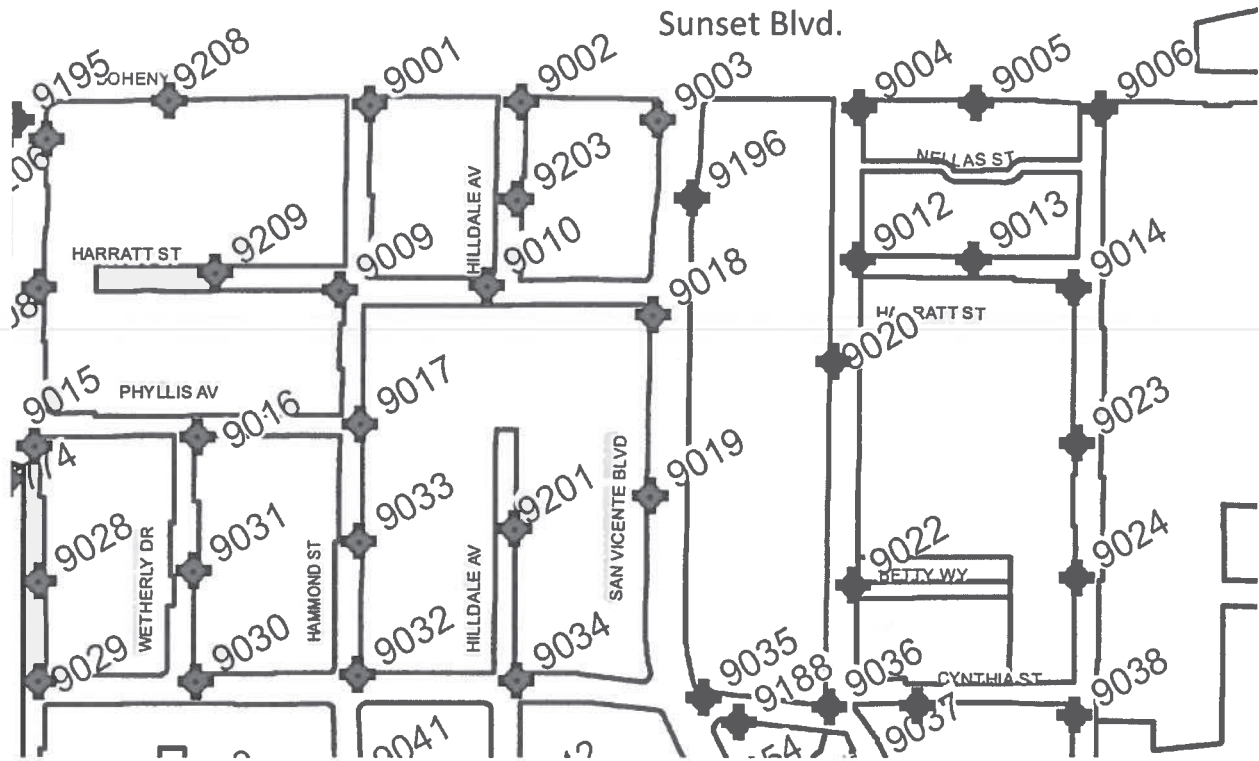
10/11/2019  
Date

Sr. Water Systems Tech. (Gabe Szasz)  
Title

**This Information is Considered Valid for Twelve 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.

# 5WH





Vince Damasse, Water Resources Manager  
Public Works Services

October 3, 2019

ATTN: Frank LaRocca  
319 Main Street  
El Segundo, CA 90245

Subject: Conditional Water Will Serve  
Proposed Hotel/Mixed Use Project  
8850 Sunset Boulevard, West Hollywood, CA 90069

Dear Mr. LaRocca,

This Conditional Water Will Serve letter confirms that your proposed development lies within the City of Beverly Hills water service area. This conditional letter is contingent on the City's analysis of your proposed water demands and the potential impacts to the City's water infrastructure. Plans and calculations shall be submitted for the City's review and approval once available. Depending on the complexity of your project, a hydraulic analysis may be required to determine impacts to the City's water system. All applicable fees including but not limited to application processing, plan checking, connection, water capacity and supply fees shall apply.

Please contact me at 310-285-2491 should you have additional questions and/or concerns. We look forward to working with you.

A handwritten signature in black ink, appearing to read "Vince Damasse for", is written over a horizontal line.

Vince Damasse  
Water Resources Manager



# Appendix K-2

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## Sewer Capacity Study





# 8850 Sunset

Sewer Capacity Study  
December 20, 2018

**PREPARED BY:**

John Labib & Associates  
319 Main Street  
El Segundo, CA 90245  
(213) 239 - 9700

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3. Existing Sewer Pipe Capacity Analysis.....	1
4. Proposed Flow Generation.....	2-3
5. Conclusion.....	4

## **APPENDICES**

Appendix A	Project Vicinity Map
Appendix B	City of West Hollywood Zoning Map and General Land Use Plan
Appendix C	City of West Hollywood Master Plan of Sewers
Appendix D	Utility Systems Science & Software Sewer Flow Monitoring Report
Appendix E	Existing Sewer Flow Analysis
Appendix F	City of West Hollywood Sewer Capacity Study Requirements
Appendix G	Proposed Sewer Flow Analysis

## 1. Site Description

The project site is approximately 0.92 acres and is located at 8850 Sunset Boulevard in the City of West Hollywood. Refer to Appendix A for the Project Vicinity Map. The lot currently consists of a two existing two-story commercial buildings and three surface parking lots.

## 2. Project Description

The proposed project is a mixed-use building consisting of subterranean parking, and 15 levels of mixed-use space above including hotel, condominium, and entertainment, among other uses. The development will span approximately to the property line. The majority of the site is zoned Sunset Specific Plan (SSP) per the City of West Hollywood Zoning Map and General Land Use Plan (Appendix B).

## 3. Existing Sewer Pipe Capacity Analysis

Per the City of West Hollywood Sewer System Management Plan (see Appendix C), there is an existing public sewer main that runs north to south on Larrabee St. before connecting to a trunk line that runs northeast along Santa Monica Blvd. As requested by the City of West Hollywood, MH #0075, which is located at the intersection of Harratt Street and Larrabee Street, was examined to ensure that the proposed project will not overload any sewer lines. Flow monitoring radars were installed in the manhole and data was collected over a two-week period, from November 26, 2018 to December 11, 2018 (see Appendix D for the Sewer Flow Monitoring Report compiled by Utility Systems Science & Software).

During the monitoring period, no silt buildup was observed and the line was in good condition with steady hydraulics.

City of West Hollywood plans indicate that the monitored sewer is an 8" main and the field measurements verified this pipe diameter. Slope of the main is shown in the West Hollywood Sewer System Management Plan (SSMP) to be 11.9%. The capacity of the pipe was analyzed using Bentley FlowMaster V8i.

<b>Existing Sewer Pipe Capacity Analysis</b>		
<b>Flow Condition</b>	<b>Average</b>	<b>Peak</b>
<b>Pipe Diameter (in)</b>	8	
<b>Level (in)</b>	0.32	0.37
<b>Flow, Q (mgd)</b>	0.006	0.011
<b>Flow, Q (gpm)</b>	3.89	7.56
<b>Flow, Q (cfs)</b>	0.009	0.017
<b>Slope (%)</b>	11.9	
<b>Capacity (mgd)</b>	1.34	
<b>Capacity (cfs)</b>	2.08	

## 4. Proposed Flow Generation

Per City of West Hollywood Sewer Capacity Study Requirements (see Appendix F), the anticipated peak daily flow generated by the proposed development was calculated using the County Sanitation District No. 4 of Los Angeles Mean Loading Table and the peak flow ( $Q_{PF}$ ) rate is calculated by multiplying  $Q_{AF}$  by a peaking factor of 2.5.

See the table on the following page for a summary of the proposed flow generation calculations.

<b>Anticipated Sewer Generation and Demand (8850 Sunset Blvd.)</b>						
<b>Facility Description</b>	<b>Building Program</b>	<b>Units</b>	<b>Flow (gpd) per unit*</b>	<b>Avg Load, Q<sub>AF</sub> (gpd)</b>	<b>Avg Load, Q<sub>AF</sub> (cfs)</b>	<b>Peak Flow, Q<sub>PF</sub> (cfs)</b>
<b>Proposed 8850 Sunset</b>						
Lobby/Support Area/Reception/Lounge*	78,730	SF	0.08	6,298	0.010	0.024
Hotel*	115	Rooms	130	14,950	0.023	0.058
Banquet	6,320	SF	0.8	5,056	0.008	0.020
Meeting Rooms***	2,380	SF	0.15	357	0.001	0.001
Exercise Room/ Pools/ Pool Terraces*	17,590	SF	0.8	14,072	0.022	0.054
Restaurant*	2,230	Seats	30	66,900	0.103	0.259
Bar: Cocktail, Public Table Area	6110	SF	0.5	3,055	0.005	0.012
Condo: 1-Bedroom	2	Unit	120	240	0.000	0.001
Condo: 2-Bedroom	14	Unit	160	2,240	0.003	0.009
Condo: 3-Bedroom	11	Unit	200	2,200	0.003	0.009
Condo: 4-Bedroom	4	Unit	240	960	0.001	0.004
Affordable Housing**	10	Unit	80	800	0.001	0.003
<b>Sub-Total</b>				117,128	0.181	0.453
<b>Existing Buildings - 8850 Sunset</b>						
Restaurant*	-195	Seats	30	-5,850	-0.009	-0.023
Viper Room	-875	SF	0.5	-438	-0.001	-0.002
Retail Space	-17,000	SF	0.15	-2,550	-0.004	-0.010
<b>Sub-Total</b>				-8,838	-0.014	-0.034
<b>Proposed Project Additional Flow Totals</b>				<b>108,291</b>	<b>0.168</b>	<b>0.419</b>

**NOTES**

\*Flow per unit determined from County Sanitation District No. 4 of Los Angeles County Mean Loading Table.

\* Lobby category rate is the same as the general Commercial Use category rate under the Los Angeles County Mean Loading Table.

\*Number of restaurant seats currently unknown. Assumed 15 sf/seat per general seating guidelines. Figure includes supper club and restaurant uses.

\*Exercise rooms, pool areas, and pool terraces have been assumed as the same rate as Health Club/Spa for a conservative estimate for sewer generation.

\*\* Affordable housing units have been assumed as the same rate as Bachelor Housing.

\*\*\* Meeting rooms have been assumed the same sewer generation as office Buildings for a conservative approach.

## 5. Conclusion

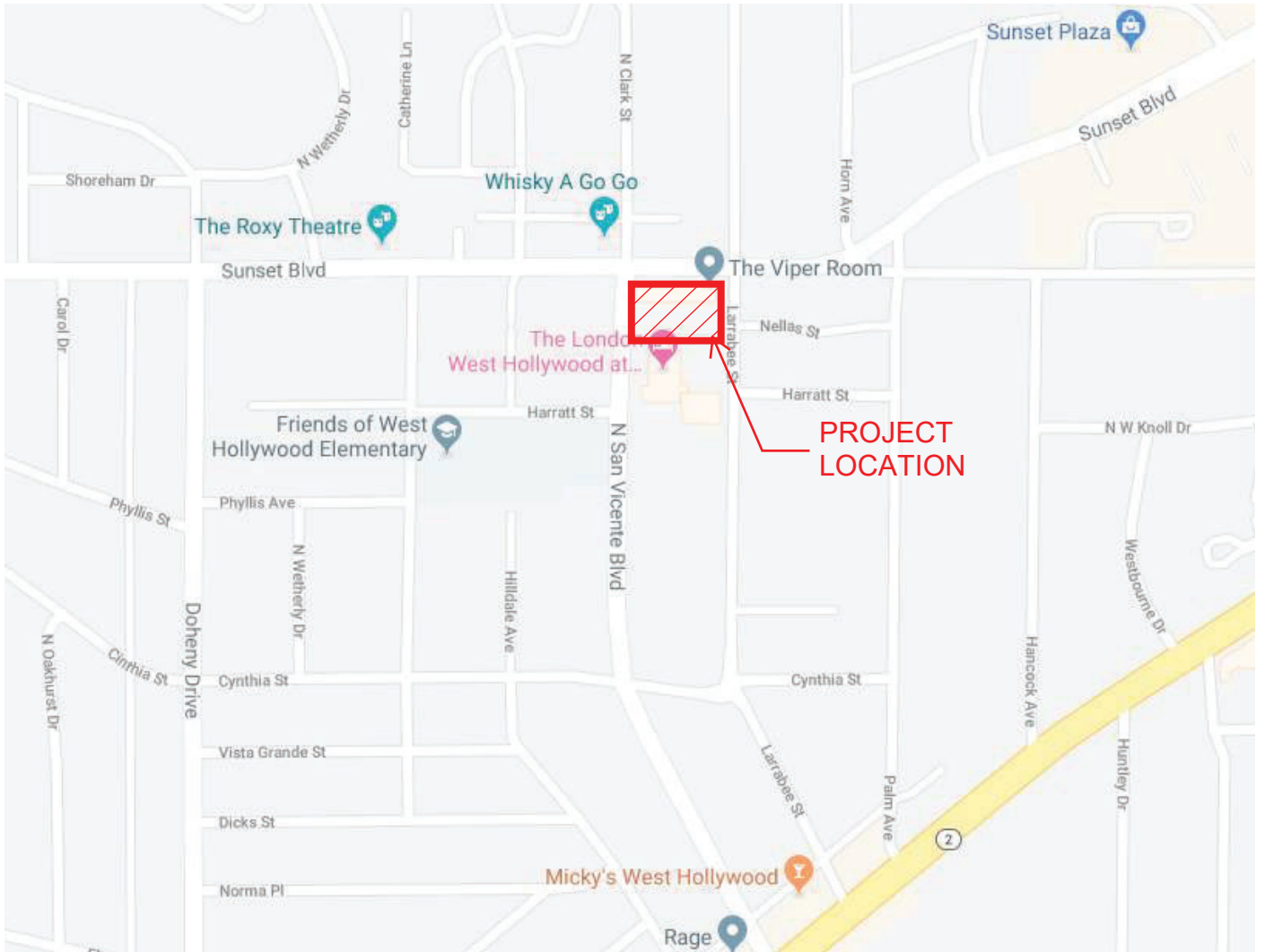
Below is a summary of the existing sewer analysis, additional generated load, and future condition hydraulics. Pre-development flows shown below were recorded during the Sewer Study performed by Utility Systems Science & Software. Refer to Appendix G for the Proposed Sewer Flow Analysis.

<b>Sewer Analysis Summary Table</b>		
	<b>Average Flow</b>	<b>Peak Flow</b>
<b>Slope (%)</b>	11.9	
<b>Pre-Development Flow (cfs)</b>	0.009	0.017
<b>Anticipated Sewer Generation (cfs)</b>	0.181	0.453
<b>Post-Development Flow (cfs)</b>	0.190	0.470
<b>Capacity (cfs)</b>	2.08	2.08
<b>Level (in)</b>	1.16	1.81
<b>Proposed % Full</b>	14.6	22.7
<b>Sufficient Capacity? (&lt;50% full)</b>	OK	OK

At both average and peak flow conditions, the sewer system is below the 50% full capacity required by the City of West Hollywood. Therefore, MH #0075 has adequate capacity to serve the proposed development.

**APPENDIX A**

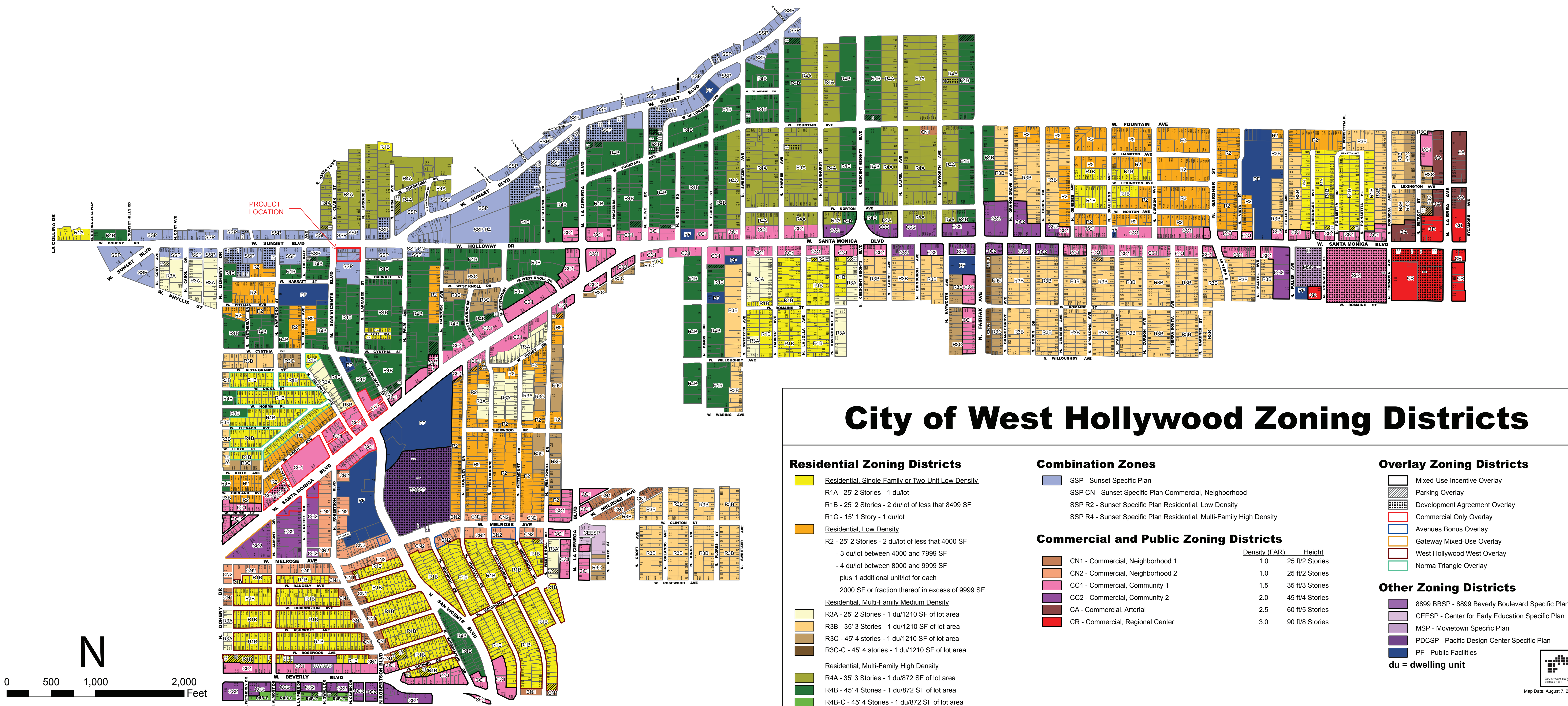
**Project Vicinity Map**



## PROJECT VICINITY MAP

**APPENDIX B**

**City of West Hollywood Zoning Map and General Land Use Plan**



# City of West Hollywood Zoning Districts

## Residential Zoning Districts

- Residential, Single-Family or Two-Unit Low Density
  - R1A - 25' 2 Stories - 1 du/lot
  - R1B - 25' 2 Stories - 2 du/lot of less than 8499 SF
  - R1C - 15' 1 Story - 1 du/lot
- Residential, Low Density
  - R2 - 25' 2 Stories - 2 du/lot of less than 4000 SF
  - 3 du/lot between 4000 and 7999 SF
  - 4 du/lot between 8000 and 9999 SF
  - plus 1 additional unit/lot for each
  - 2000 SF or fraction thereof in excess of 9999 SF
- Residential, Multi-Family Medium Density
  - R3A - 25' 2 Stories - 1 du/1210 SF of lot area
  - R3B - 35' 3 Stories - 1 du/1210 SF of lot area
  - R3C - 45' 4 stories - 1 du/1210 SF of lot area
  - R3C-C - 45' 4 stories - 1 du/1210 SF of lot area
- Residential, Multi-Family High Density
  - R4A - 35' 3 Stories - 1 du/872 SF of lot area
  - R4B - 45' 4 Stories - 1 du/872 SF of lot area
  - R4B-C - 45' 4 Stories - 1 du/872 SF of lot area

## Combination Zones

- SSP - Sunset Specific Plan
  - SSP CN - Sunset Specific Plan Commercial, Neighborhood
  - SSP R2 - Sunset Specific Plan Residential, Low Density
  - SSP R4 - Sunset Specific Plan Residential, Multi-Family High Density

## Commercial and Public Zoning Districts

- CN1 - Commercial, Neighborhood 1
- CN2 - Commercial, Neighborhood 2
- CC1 - Commercial, Community 1
- CC2 - Commercial, Community 2
- CA - Commercial, Arterial
- CR - Commercial, Regional Center

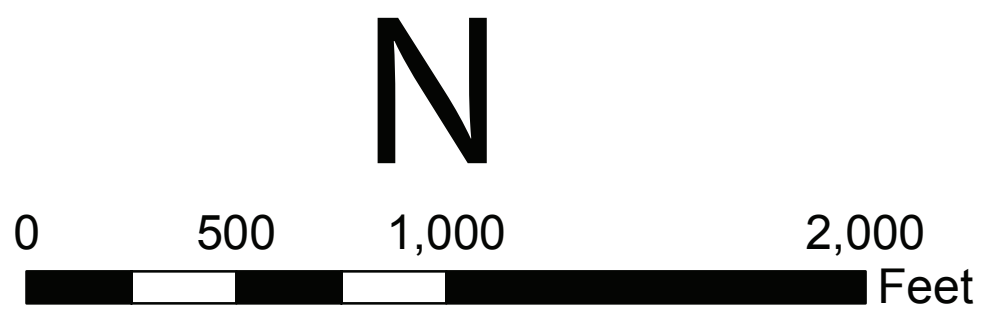
Density (FAR)	Height
1.0	25 ft/2 Stories
1.0	25 ft/2 Stories
1.5	35 ft/3 Stories
2.0	45 ft/4 Stories
2.5	60 ft/5 Stories
3.0	90 ft/8 Stories

## Overlay Zoning Districts

- Mixed-Use Incentive Overlay
- Parking Overlay
- Development Agreement Overlay
- Commercial Only Overlay
- Avenues Bonus Overlay
- Gateway Mixed-Use Overlay
- West Hollywood West Overlay
- Norma Triangle Overlay

## Other Zoning Districts

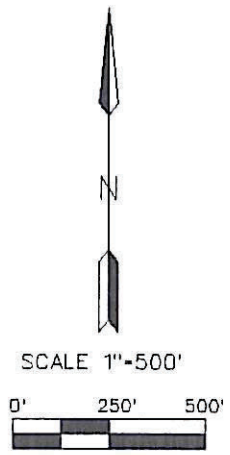
- 8899 BBSP - 8899 Beverly Boulevard Specific Plan
  - CEESP - Center for Early Education Specific Plan
  - MSP - Movietown Specific Plan
  - PDCSP - Pacific Design Center Specific Plan
  - PF - Public Facilities
- du = dwelling unit**



**APPENDIX C**

**City of West Hollywood Master Plan of Sewers**

CITY OF LOS ANGELES



LEGEND

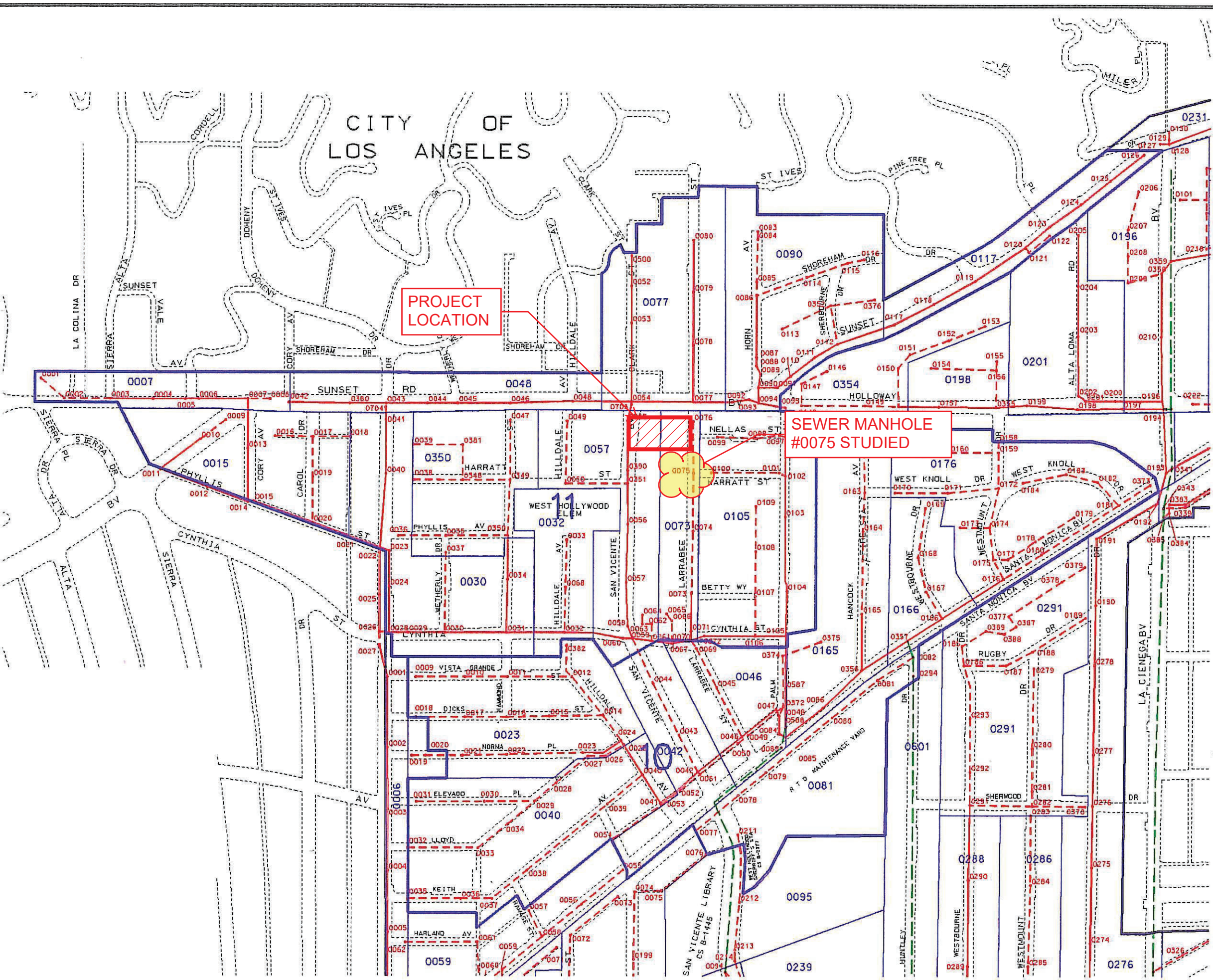
- Service Area Boundary
- Drainage Subarea Boundary
- 0126 Tributary Manhole Number
- City of West Hollywood (Sewer Pipes That are Modeled)
- City of West Hollywood Sewer (Sewer Pipes That are Not Modeled)
- CSDLAC Sewer (Sewer Pipes That are Modeled)
- CSDLAC Sewer (Sewer Pipes That are Not Modeled)
- City of Los Angeles Sewer
- 0147 Sewer Manhole

PROJECT LOCATION

SEWER MANHOLE #0075 STUDIED

CITY OF WEST HOLLYWOOD  
MASTER PLAN  
OF SEWERS

TRUNK SEWER MAP  
SERVICE AREAS  
10 and 11



City of West Hollywood  
SEWER FACILITIES DATA

11/28/92

ID	Street/Comments	Drawing No	Year Inst	Size (in)	Material	Manning N	Length (ft)	Ground Elev USMH	Invert Elev USMH	Invert Elev DSMH	Given Slope
110055-110390	CLARK	CI-140-10A	1926	8.00	VCP	0.013	227	352.00	343.11	320.93	0.09760
110056-110057	CLARK	CI-140-10A	1926	8.00	VCP	0.013	251	301.00	288.05	271.48	0.06600
110057-110058	CLARK	CI-140-10A	1926	8.00	VCP	0.013	247	285.00	271.23	258.18	0.05280
110058-110059	CLARK/CYNTHIA	CI-140-10A	1926	8.00	VCP	0.013	37	272.00	257.96	256.15	0.04400
110059-110061	CYNTHIA	PC-5420-P2	1960	15.00	VCP	0.013	108	269.50	255.72	254.34	0.01280
110060-110059	CYNTHIA	PC-6074-P5	1966	15.00	VCP	0.013	46	272.00	258.24	255.64	0.05600
110061-110067	CYNTHIA	PC-5568-P2	1960	15.00	VCP	0.013	127	262.00	253.78	246.02	0.06200
110062-110061	LARRABEE	JN-6707	1949	8.00	VCP	0.013	86	264.00	258.18	254.50	0.04280
110063-110062	LARRABEE	JN-6707	1949	8.00	VCP	0.013	55	269.00	263.13	258.83	0.07800
110064-110063	LARRABEE	JN-6707	1949	8.00	VCP	0.013	57	271.00	264.14	263.33	0.01600
110065-110066	LARRABEE	JN-6707	1949	8.00	VCP	0.013	54	260.00	254.27	252.27	0.03720
110066-110067	LARRABEE	JN-6707	1949	8.00	VCP	0.013	102	257.00	251.97	246.60	0.05280
110067-110070	CYNTHIA	PC-5420-P2	1960	15.00	VCP	0.013	91	254.00	245.73	240.50	0.05760
110068-110032	HILLDALE	PC-6074-P5	1926	8.00	VCP	0.013	244	300.00	290.11	275.56	0.06000
110070-110072	CYNTHIA	PC-5420-P2	1960	15.00	VCP	0.013	108	251.00	240.28	236.04	0.03920
110071-110070	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	27	253.00	241.05	240.98	0.01800
110072-110106	CYNTHIA	PC-6074-P5	1966	15.00	VCP	0.013	231	246.00	236.20	222.22	0.06000
110073-110071	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	272	265.00	252.93	241.20	0.04320
110074-110073	LARRABEE	CI-140-9CD	1926	8.00	VCP	0.013	271	286.00	277.04	253.19	0.08800
110075-110074	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	270	314.00	303.37	277.42	0.09600
110076-110075	LARRABEE	CI-140-9A	1926	8.00	VCP	0.013	280	345.00	336.97	303.76	0.11880
110077-110092	SUNSET	CI-140-14D	1926	8.00	VCP	0.013	239	351.00	338.37	333.30	0.02120
110078-110077	LARRABEE	CI-140-9B	1926	8.00	VCP	0.013	314	384.00	374.82	338.64	0.11520
110079-110078	LARRABEE	CI-140-9B	1926	8.00	VCP	0.013	312	420.00	410.85	375.28	0.11400
110080-110079	LARRABEE	CI-140-9B	1926	8.00	VCP	0.013	312	456.00	446.88	411.31	0.11400
110083-110084	HORN		1926	8.00	VCP	0.013	20	453.00	447.93	443.85	0.20400
110084-110085	HORN	CI-140-12A	1926	8.00	VCP	0.013	161	451.00	443.85	411.08	0.20400
110085-110086	HORN	CI-140-12A	1926	8.00	VCP	0.013	142	420.00	410.42	392.85	0.12400
110086-110087	HORN	CI-140-12A	1926	8.00	VCP	0.013	233	400.00	392.00	368.17	0.10200
110087-110088	HORN	CI-140-12A	1966	18.00	VCP	0.013	77	375.00	367.75	359.60	0.10600
110088-110089	HORN	PC-6074-P9	1966	18.00	VCP	0.013	12	366.00	359.20	357.50	0.14160
110089-110090	HORN	PC-6074-P9	1966	8.00	VCP	0.013	163	364.00	357.06	327.69	0.18010
110090-110094	HORN	PC-6074-P4	1966	12.00	VCP	0.013	86	343.00	326.79	322.26	0.05310
110091-110090	HORN/SUNSET	PC-6074-P4	1966	12.00	VCP	0.013	56	343.00	335.10	327.36	0.13900
110092-110093	SUNSET	CI-140-14D	1926	8.00	VCP	0.013	76	344.00	333.20	331.59	0.02120
110093-110094	SUNSET/HORN	PC-6074-P4	1966	8.00	VCP	0.013	22	342.00	331.59	322.67	0.36000
110094-110095	SUNSET	PC-6074-P4	1966	12.00	VCP	0.013	138	340.00	322.09	317.69	0.03200
110095-110096	PALM	PC-6074-P3	1966	12.00	VCP	0.013	156	336.00	317.44	301.65	0.00400
110096-110102	PALM	PC-6074-P3	1966	12.00	VCP	0.013	201	316.00	300.90	281.20	0.09800
110097-110096	PALM	PC-6074-P3	1966	8.00	VCP	0.013	24	316.00	310.41	301.66	0.36440
110098-110097	ALLEY, SO OF SUNSET	CI-140-8A	1926	8.00	VCP	0.013	180	325.00	317.17	310.62	0.03640
110099-110098	ALLEY, SO OF SUNSET	CI-140-8A	1926	8.00	VCP	0.013	193	333.00	324.33	317.32	0.03640
110100-110101	HARPATT	PC-6074-P3	1926	8.00	VCP	0.013	340	308.00	299.25	286.06	0.03880
110101-110102	HARPATT	PC-6074-P3	1966	8.00	VCP	0.013	19	293.00	286.04	281.21	0.25440
110102-110103	PALM	PC-6074-P3	1966	12.00	VCP	0.013	251	293.00	280.80	254.30	0.10560
110103-110104	PALM	PC-6074-P3	1966	12.00	VCP	0.013	271	267.00	253.82	227.80	0.09600
110104-110105	PALM	PC-6074-P2	1966	12.00	VCP	0.013	294	241.00	227.50	212.11	0.05240
110105-110587	PALM	PC-6074-P2	1966	18.00	VCP	0.013	213	225.00	211.97	209.02	0.01400
110106-110105	CYNTHIA	PC-6074-P5	1966	15.00	VCP	0.013	159	234.00	222.10	212.57	0.06000
110107-110106	PALM	CI-140-9C	1926	8.00	VCP	0.013	240	243.00	238.21	263.81	0.06000
110108-110107	PALM	CI-140-9C	1926	8.00	VCP	0.013	240	265.00	258.17	238.49	0.08200
110109-110108	PALM	CI-140-9C	1926	8.00	VCP	0.013	246	288.00	280.32	258.51	0.09000
110110-110091	SHERBOURNE	CI-140-12D	1926	8.00	VCP	0.013	100	350.00	338.58	335.40	0.03180

**APPENDIX D**

**Utility Systems Science & Software Sewer Flow Monitoring Report**



**Confidential Proprietary Information**

Plus Development Group, LLC

~984 Larrabee St, West Hollywood, CA 90069

2018.12 Larrabee MH 75

Manhole No. 75

Access:

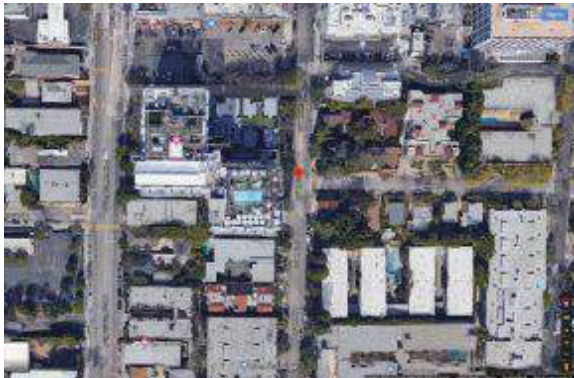
MH northwest of address within the intersection of Larrabee St & Harratt St

System Type:

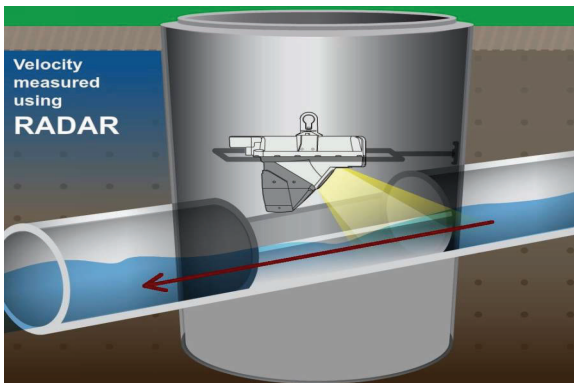
Sanitary  Storm

Install Date: 11/26/2018

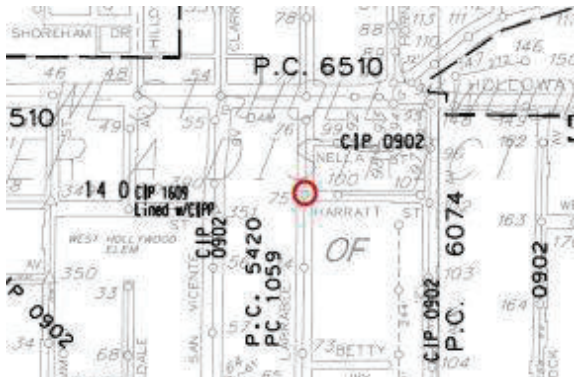
Map



Technology



CSMD S-1529 Sewer Plan



Flow Meter

Meter Depth: 116"

MH Coordinates: 34.089613, -118.384489

Mild open channel hydraulics, extremely low flows

Avg Velocity	Avg Measured Level	Multiplier
1.75 fps	0.25"	1

Gas

O2	H2S	CO	LEL
20.9	0	0	0

Notes

No laterals; monitored the upstream line as it provided the best hydraulics.

Traffic Safety

No formal TCP required; used cones & signs per site-specific CA MUTCD TC requirements.

Land Use

Residential	Commercial	Industrial	Trunk
X			

Manhole Depth 131"

Monitored Pipe Size 8"

Inner Pipe Size (In/Out) 8"/8"

Pipe Shape Round

Pipe Condition Good

Manhole Material Brick

Silt 0"

Velocity Profile Data \*

Velocity Profile Taken 0.4 2-D

Sensor Offset 14.41"

Sensor Dist. to Crown 6.41"

Sensor Direction Upstream

Flow Heading South



# Meter Site Document

Plus Development Group, LLC

2018.12 Larrabee MH 75

~984 Larrabee St, West Hollywood, CA 90069

Site



Manhole Before Install



Installation Process



Installed



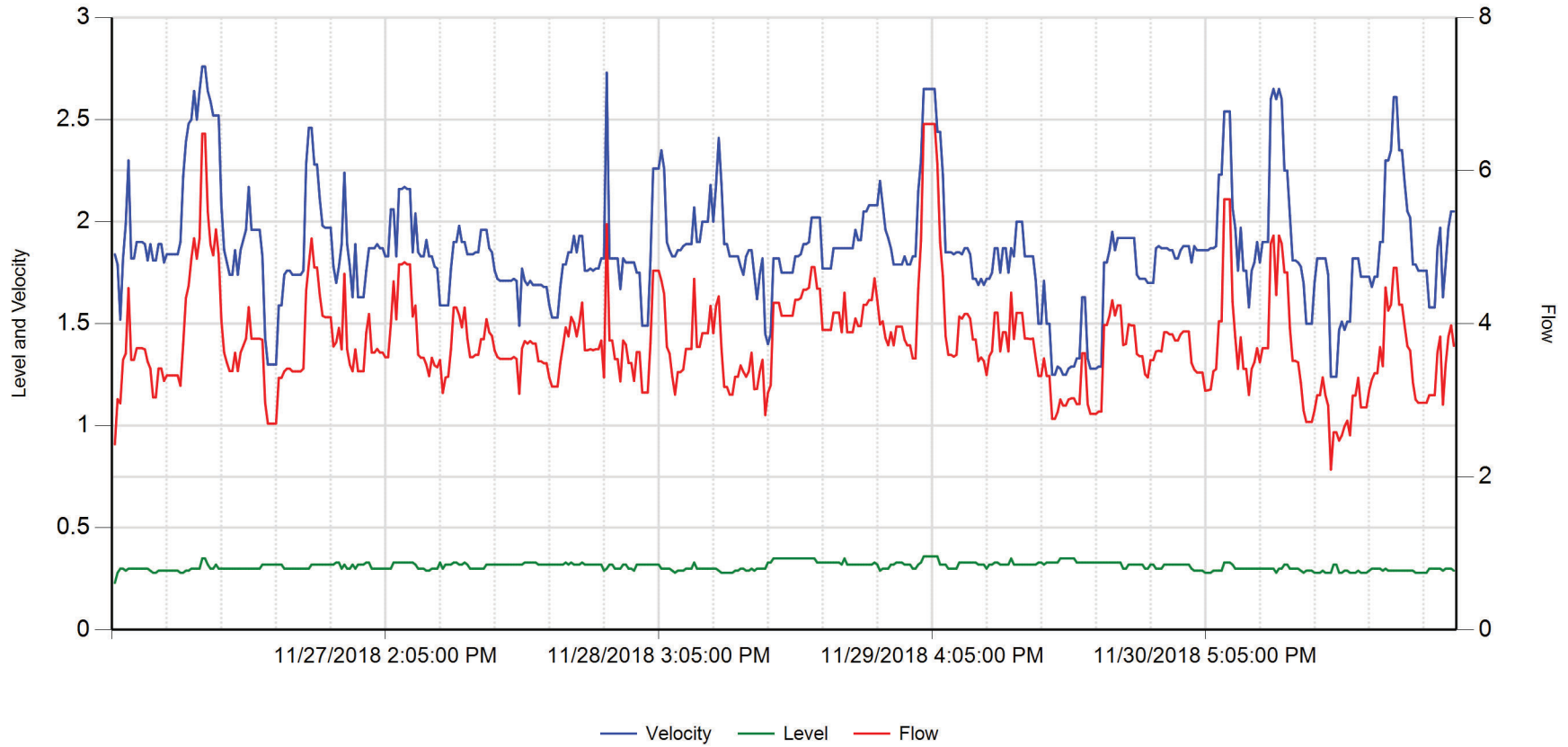
Upstream




Monitored Pipe Size



## 2018.12 Larrabee MH 75

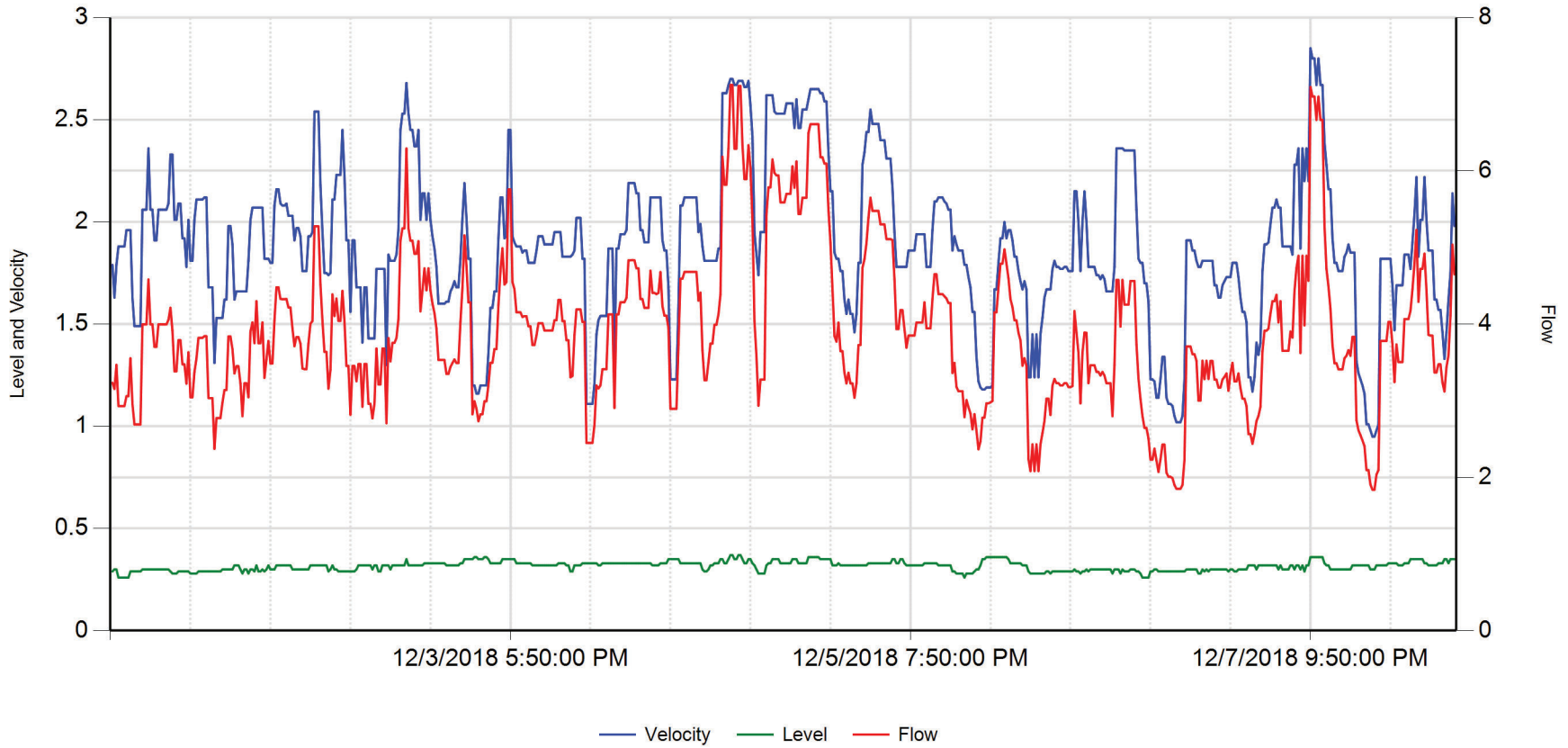


	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.867	0.311	3.762	<b>RainFall</b>	Inches
Maximum	2.760	0.360	6.608		
Minimum	1.240	0.230	2.093		




12/12/2018 4:15:01 PM

## 2018.12 Larrabee MH 75

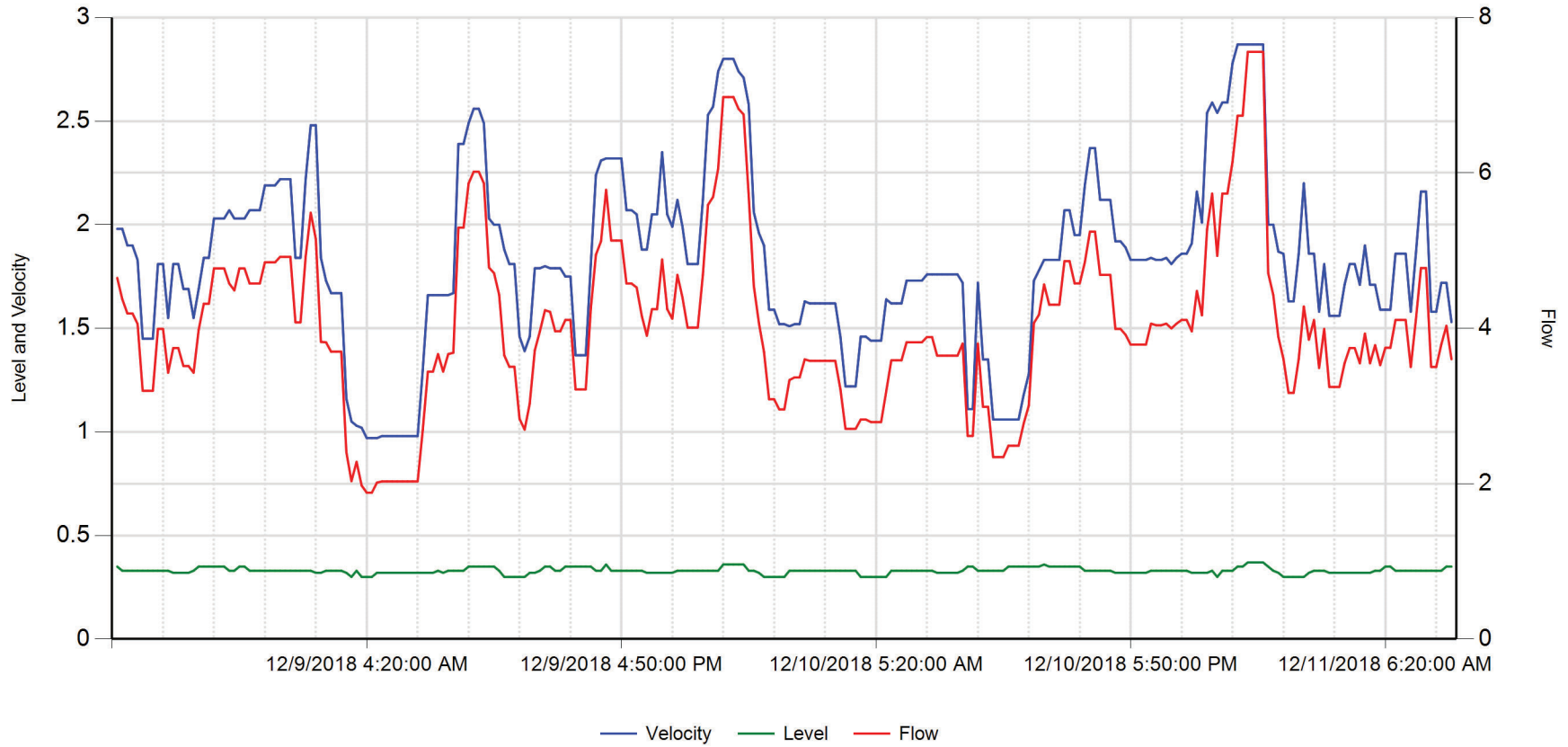


	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.886	0.316	3.907	<b>RainFall</b>	Inches
Maximum	2.850	0.370	7.120		
Minimum	0.950	0.260	1.840		



12/12/2018 4:15:01 PM

## 2018.12 Larrabee MH 75

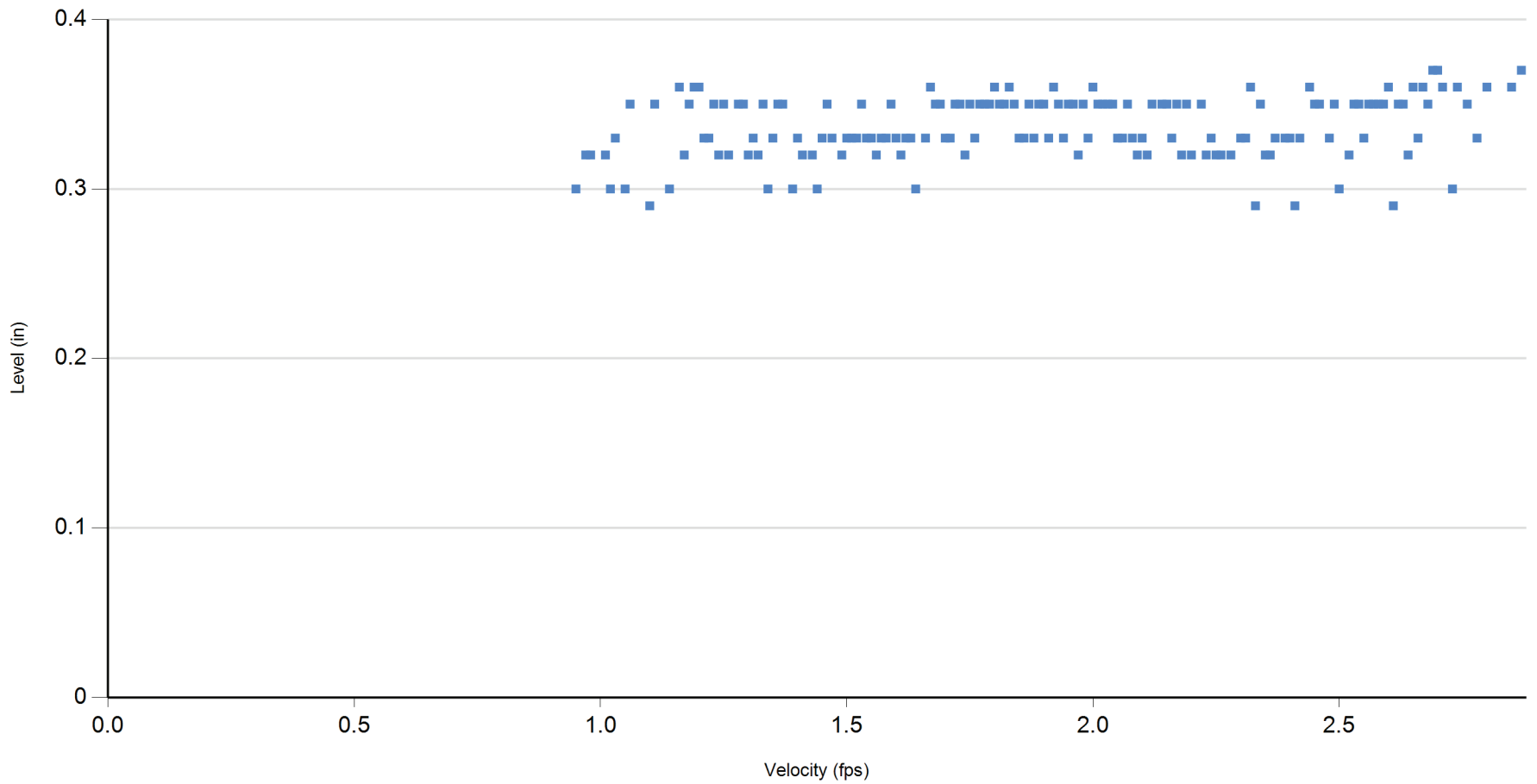


	Velocity (fps)	Level (in)	Flow (gpm)		
Average	1.829	0.330	4.036	<b>RainFall</b>	Inches
Maximum	2.870	0.370	7.559		
Minimum	0.970	0.300	1.884		



12/12/2018 4:15:01 PM

# 2018.12 Larrabee MH 75



11/26/2018 thru 12/11/2018



12/12/2018 4:15:01 PM

**APPENDIX E**

**Existing Sewer Flow Analysis**

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## Worksheet for Existing Sewer Capacity at 50% Full

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### Project Description

Friction Method	Manning Formula
Solve For	Discharge

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.11900	ft/ft
Normal Depth	4.00	in
Diameter	8.00	in

### Results

Discharge	2.08	ft <sup>3</sup> /s
Flow Area	0.17	ft <sup>2</sup>
Wetted Perimeter	1.05	ft
Hydraulic Radius	2.00	in
Top Width	0.67	ft
Critical Depth	0.63	ft
Percent Full	50.0	%
Critical Slope	0.02574	ft/ft
Velocity	11.94	ft/s
Velocity Head	2.22	ft
Specific Energy	2.55	ft
Froude Number	4.11	
Maximum Discharge	4.48	ft <sup>3</sup> /s
Discharge Full	4.17	ft <sup>3</sup> /s
Slope Full	0.02975	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	50.00	%
Downstream Velocity	Infinity	ft/s

---

## Worksheet for Existing Sewer Capacity at 50% Full

---

### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	4.00	in
Critical Depth	0.63	ft
Channel Slope	0.11900	ft/ft
Critical Slope	0.02574	ft/ft

**APPENDIX F**

**City of West Hollywood Sewer Capacity Study Requirements**



**City of West Hollywood  
Department of Public Works  
Engineering Division**

## **Sewer Capacity Study Requirements**

1. The sewer capacity study shall be certified by a California licensed Civil Engineer.
2. Project Description: The study should have a project description describing what is being proposed on the development site. The current land uses and proposed land uses of the development shall also be identified.
3. Site Description: The site description shall describe the project's location, the approximate acreage of the project site, and contain a vicinity map to identify the project's location.
4. Existing Sewer Pipe Capacity Analysis: This section shall identify any existing connections to the sewer system. A 7-day flow monitoring study will be required to obtain the existing flow capacity. This shall be done at the downstream sewer manhole, or at a location that makes sense to adequately determine existing flow capacity. Additional monitoring locations may be required to verify downstream capacity of the local sewer network as well as if the project will connect to a nearby trunk line. The City of Los Angeles sewers located downstream may be impacted by a proposed development project. Therefore, the sewer study may need to include monitoring locations in the City of Los Angeles. The existing average daily flow ( $Q_{\text{exist}}$ ) and peak flow shall be determined in cubic feet per second.
5. Proposed Flow Generation: This section shall include the proposed land use(s). Flow generation shall be determined by the user category that most closely matches the County Sanitation District No. 4 of Los Angeles County mean loading table. This will determine your average daily flow ( $Q_{\text{AF}}$ ) in gallons per day (gpd) that shall then be converted to cubic feet per second (cfs).

The City of West Hollywood was an unincorporated area of Los Angeles County until 1984; therefore the sewer system was designed to the County of Los Angeles Department of Public Works standards, where all pipes are designed for peak flow.

$$n = 0.013$$

$$D/d \leq 0.50 \text{ for } d \leq 15''$$

$$D/d \leq 0.75 \text{ for } d > 15''$$

These assumptions will determine the  $Q_{\text{cap}}$  = Sewer pipe capacity.

The peak flow ( $Q_{PF}$ ) for this study shall be calculated in cubic feet per second (cfs) by  $Q_{PF} = 2.5 \times Q_{AF}$  where 2.5 is the peaking factor used to determine the maximum peak flow rate for sewer diameters less than 15". The peaking factor shall be 2.0 for diameters greater than 15".

6. Conclusion: The conclusion shall identify the sewer capacity of the pipe as a flow rate ( $Q_{cap}$ ). The calculations shall demonstrate that the sewer mainline has the capacity for the existing flow and the added flow at average and peak conditions. If the sewer is found to be inadequate, recommendations shall be provided to handle the increase in sewer flow. If this is a large site that has several sewer connection options, the conclusion shall address those options and make a recommendation for the project. The recommendations will be incorporated into the mitigation measures for the project.

**AN ORDINANCE PRESCRIBING THE CONNECTION FEE RATE  
AND MEAN LOADINGS PER UNIT OF USAGE FOR  
COUNTY SANITATION DISTRICT NO. 4 OF LOS ANGELES COUNTY**

**THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 4 OF LOS ANGELES COUNTY ORDAINS AS FOLLOWS:**

**SECTION 1.0 - USER CATEGORIES AND MEAN LOADINGS**

Pursuant to Section 3.03(2) of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the following shall constitute the User Categories and mean loadings per Unit of Usage for flow, Biochemical Oxygen Demand (BOD), and Suspended Solids:

<u>USER CATEGORY</u>	<u>UNIT OF USAGE</u>	<u>FLOW (Gallons per Day)</u>	<u>BOD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
Acupuncture Office/Clinic	1000 Sq.Ft.	150	0.16	0.10
Arcade - Video Games	1000 Sq.Ft.	80	0.10	0.10
Auditorium	Seat	4	0.01	0.01
Auto Parking	1000 Sq.Ft.	20	0.03	0.03
Auto Body/Mech. Repair Shop	1000 Sq.Ft.	80	0.12	0.19
Bakery	1000 Sq.Ft.	280	2.34	1.40
Bank: Headquarters	1000 Sq.Ft.	150	0.16	0.10
Bank: Branch	1000 Sq.Ft.	80	0.10	0.10
Banquet Room/Ballroom	1000 Sq.Ft.	800	6.67	4.00
Bar: Cocktail, Fixed Seat	Seat	18	0.03	0.03
Bar: Juice, No Baking Facilities	1000 Sq.Ft.	120	0.20	0.20
Bar: Juice, With Baking Facilities	1000 Sq.Ft.	280	2.34	1.40
Bar: Cocktail, Public Table Area	1000 Sq.Ft.	500	4.17	2.50
Barber Shop	1000 Sq.Ft.	100	0.13	0.13
Beauty Parlor	1000 Sq.Ft.	280	0.35	0.35
Bldg. Const/Field Office	Office	150	0.19	0.19
Bowling Alley: Alley, Lanes & Lobby Area	1000 Sq.Ft.	80	0.10	0.10
Cafeteria: Fixed Seat	Seat	30	0.25	0.15
Car Wash: Wand Type	1000 Sq.Ft.	700	3.00	1.58
Car Wash: Tunnel - Recycling Type	1000 Sq.Ft.	2700	11.74	6.16
Car Wash: Tunnel - Non-Recycling Type	1000 Sq.Ft.	3700	15.86	8.33
Chapel: Fixed Seat	Seat	4	0.01	0.01
Chiropractic Office	1000 Sq.Ft.	150	0.16	0.10

<u>USER CATEGORY</u>	<u>UNIT OF USAGE</u>	<u>FLOW (Gallons per Day)</u>	<u>BOD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
Church: Fixed Seat	Seat	4	0.01	0.01
Church School: Day Care/Elem	Occupant	8	0.01	0.01
Church School: One Day Use	1000 Sq.Ft.	200	0.22	0.17
Cocktail Lounge: Fixed Seat	Seat	18	0.03	0.03
Coffee House: No Pastry Baking & No Food Preparation	1000 Sq.Ft.	120	0.20	0.20
Coffee House: Pastry Baking Only	1000 Sq.Ft.	280	2.34	1.40
Coffee House: Serves Prepared Food	Seat	30	0.25	0.15
Cold Storage: No Sales	1000 Sq.Ft.	20	0.03	0.03
Cold Storage: Retail Sales	1000 Sq.Ft.	80	0.10	0.10
Comfort Station: Public	Fixture	100	0.13	0.13
Commercial Use	1000 Sq.Ft.	80	0.10	0.10
Community Center	Occupant	4	0.01	0.01
Counseling Center	1000 Sq.Ft.	150	0.16	0.10
Credit Union	1000 Sq.Ft.	150	0.19	0.19
Dairy: Retail Area	1000 Sq.Ft.	80	0.10	0.10
Dancing Area (of Bars or Nightclub)	1000 Sq.Ft.	600	1.00	1.00
Dance Studio	1000 Sq.Ft.	80	0.10	0.10
Dental Office/Clinic	1000 Sq.Ft.	250	0.27	0.17
Doughnut Shop	1000 Sq.Ft.	280	2.34	1.40
Drug Rehabilitation Center	1000 Sq.Ft.	150	0.16	0.10
Equipment Booth	1000 Sq.Ft.	20	0.03	0.03
Film Processing - 1 Hour Photo, Etc.	1000 Sq.Ft.	100	0.13	0.13
Gas Station: Self Service	Fixture	100	0.15	0.23
Gas Station: Four Bays Max	Station	430	0.65	1.00
Gymnasium - Basketball, Volleyball	1000 Sq.Ft.	250	0.31	0.31
Hanger (Aircraft)	1000 Sq.Ft.	80	0.12	0.19
Health Club/Spa	1000 Sq.Ft.	800	1.00	1.00
Homeless Shelter	Bed	75	0.13	0.13
Hospital: Convalescent	Bed	75	0.16	0.06
Hospital: Animal	1000 Sq.Ft.	280	0.35	0.35
Hotel: Use Guest Rooms Only	Room	130	0.34	0.13
Jail	Inmate	85	0.22	0.09
Kennel: Dog Kennel/Open	1000 Sq.Ft.	100	0.13	0.13
Laundromat	Machine	170	0.21	0.16
Library: Public Area	1000 Sq.Ft.	80	0.10	0.10

<u>USER CATEGORY</u>	<u>UNIT OF USAGE</u>	<u>FLOW (Gallons per Day)</u>	<u>BOD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
Library: Stacks, Storage	1000 Sq.Ft.	25	0.03	0.03
Lobby Of Retail Area	1000 Sq.Ft.	80	0.10	0.10
Lodge Hall	Seat	4	0.01	0.01
Lounge	1000 Sq.Ft.	80	0.13	0.13
Machine Shop	1000 Sq.Ft.	80	0.10	0.10
Manufacturing (Dry) Facility	1000Gr.Sq.Ft.	80	0.10	0.10
Massage Parlor	1000 Sq.Ft.	275	0.34	0.34
Medical Building	1000 Sq.Ft.	250	0.27	0.17
Medical: Lab In Hospital	1000 Sq.Ft.	250	0.69	0.31
Medical Office/Clinic	1000 Sq.Ft.	250	0.27	0.17
Mini-Mall	1000 Sq.Ft.	80	0.40	0.27
Mortuary: Chapel	Seat	4	0.01	0.01
Mortuary: Embalming	1000 Sq. Ft.	715	4.77	4.77
Mortuary: Living Area	1000 Sq.Ft.	80	0.14	0.14
Motel: Use Guest Rooms Only	Room	130	0.34	0.13
Museum: All Area	1000 Sq.Ft.	20	0.03	0.03
Museum: Office Over 15%	1000 Sq.Ft.	150	0.19	0.19
Museum: Sales Area	1000 Sq.Ft.	80	0.10	0.10
Office Building	1000 Sq.Ft.	150	0.16	0.10
Office Bldg W/ Cooling Tower	1000 Sq.Ft.	180	0.16	0.10
Pool Hall (No Alcohol)	1000 Sq.Ft.	80	0.10	0.10
Post Office: Full Service	1000 Sq.Ft.	150	0.19	0.19
Post Office: Private Mail Box Rental	1000 Sq.Ft.	80	0.10	0.10
Prisons	Inmate	175	0.45	0.18
Residential Dorm: College Or Residential	Student	75	0.13	0.13
Residential: Boarding House	Bed	75	0.13	0.13
Residential: Apt - Bachelor	Dwelling Unit	80	0.14	0.14
Residential: Apt - 1 Bedroom	Dwelling Unit	120	0.22	0.21
Residential: Apt - 2 Bedroom	Dwelling Unit	160	0.29	0.27
Residential: Apt - 3 Bedroom	Dwelling Unit	200	0.36	0.34
Residential: Apt - >3 Bedroom	Additional Bedroom	40	0.07	0.07
Residential: Condo - 1 Bedroom	Dwelling Unit	120	0.22	0.21
Residential: Condo - 2 Bedroom	Dwelling Unit	160	0.29	0.27
Residential: Condo - 3 Bedroom	Dwelling Unit	200	0.36	0.34

<u>USER CATEGORY</u>	<u>UNIT OF USAGE</u>	<u>FLOW (Gallons per Day)</u>	<u>BOD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
Residential: Condo - >3 Bedroom	Additional Bedroom	40	0.07	0.07
Residential: Duplex/Townhouse/SFD - 1 Bedroom	Dwelling Unit	130	0.23	0.22
Residential: Duplex/Townhouse/SFD - 2 Bedroom	Dwelling Unit	180	0.32	0.31
Residential: Duplex/Townhouse/SFD - 3 Bedroom	Dwelling Unit	230	0.41	0.39
Residential: Duplex/Townhouse/SFD - >3 Bedroom	Additional Bedroom	50	0.09	0.09
Residential Room Addition: Bedroom	Bedroom	50	0.09	0.09
Residential Room Conversion: Into A Bedroom	Bedroom	50	0.09	0.09
Residential: Mobile Home	Dwelling Unit	160	0.29	0.27
Residential: Artist (2/3 Area)	Dwelling Unit	250	0.45	0.43
Residential: Artist Residence	Dwelling Unit	80	0.14	0.14
Residential: Guest Home w/ Kitchen	Same as Residential Apt			
Residential: Guest Home w/o Kitchen	Bedroom	50	0.06	0.06
Rest Home	Bed	75	0.16	0.06
Restaurant: Drive-In	Stall	40	0.33	0.20
Restaurant: Drive-In	Seat	20	0.17	0.10
Restaurant: Fast Food - Indoor Seat	Seat	20	0.17	0.10
Restaurant: Fast Food - Outdoor Seat	Seat	12	0.10	0.06
Restaurant: Full Service - Indoor Seat	Seat	30	0.25	0.15
Restaurant: Full Service - Outdoor Seat	Seat	18	0.15	0.09
Restaurant: Take-Out	1000 Sq.Ft.	300	2.50	1.50
Retail Area	1000 Sq.Ft.	80	0.10	0.10
Rifle Range: Shooting Stalls, Shooting Lanes, Lobby Area	1000 Sq.Ft.	80	0.10	0.10
School: Arts/Dancing/Music	1000 Sq.Ft.	80	0.09	0.07
School: Day Care Center	Child	8	0.01	0.01
School: Elementary/Jr. High	Student	8	0.01	0.01
School: High School	Student	12	0.01	0.01
School: Kindergarten	1000 Sq.Ft.	200	0.22	0.17
School: Martial Arts	1000 Sq.Ft.	80	0.09	0.07
School: Nursery-Day Care	Child	8	0.01	0.01

<u>USER CATEGORY</u>	<u>UNIT OF USAGE</u>	<u>FLOW (Gallons per Day)</u>	<u>BOD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
School: Special Class	Student	8	0.01	0.01
School: Trade Or Vocational	Student	12	0.01	0.01
School: Training	Student	12	0.01	0.01
School: University/College	Student	18	0.02	0.02
School: Dormitory	Student	75	0.13	0.13
School: Stadium, Pavilion	Seat	4	0.01	0.01
Storage: Building/Warehouse	1000 Sq.Ft.	20	0.03	0.03
Storage: Self Storage Bldg.	1000 Sq.Ft.	20	0.03	0.03
Store: Ice Cream/Yogurt	1000 Sq.Ft.	80	0.67	0.40
Store: Retail	1000 Sq.Ft.	80	0.10	0.10
Studio: Film/TV - Audience Viewing Room	Seat	4	0.01	0.01
Studio: Film/TV - Regular Use - Indoor Filming Area	1000 Sq.Ft.	80	0.10	0.10
Studio: Film/TV - Industrial Use (Domestic)	1000 Sq.Ft.	80	0.00	0.00
Studio: Recording	1000 Sq.Ft.	80	0.10	0.10
Tanning Salon: Independent, No Shower	1000 Sq.Ft.	80	0.10	0.10
Tanning Salon: Within A Health Spa/Club	1000 Sq.Ft.	800	1.00	1.00
Theater: Drive-In	Vehicle	10	0.01	0.01
Theater: Live/Music/Opera	Seat	4	0.01	0.01
Theater: Cinema	Seat	4	0.01	0.01
Tract: Commercial/Residential	Acre	1	0.00	0.00
Trailer - Const/Field Office	Office	150	0.19	0.19
Veterinary Clinic/Office	1000 Sq.Ft.	280	0.30	0.19
Warehouse	1000 Sq.Ft.	20	0.03	0.03
Waste Dump: Recreational	Station	430	0.54	0.54
Wine Tasting Room: Kitchen	1000 Sq.Ft.	215	0.27	0.27
Wine Tasting Room: All Area	1000 Sq.Ft.	80	0.10	0.10

**SECTION 2.0 - CONNECTION FEE RATE**

Pursuant to Section 3.02 of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the Connection Fee Rate shall be \$1,710.00 per capacity unit.

**SECTION 3.0 - COST ALLOCATION FACTORS**

Pursuant to Section 3.03(2) of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the proportions of the capital improvement component of the connection fee rate which are attributable to flow, BOD, and Suspended Solids, designated as X, Y, and Z, respectively, shall be:

$$X = 0.6567$$

$$Y = 0.1992$$

$$Z = 0.1441$$

**SECTION 4.0 - BASIC RESIDENTIAL UNIT**

Pursuant to Section 3.03(2) of the *Master Connection Fee Ordinance for County Sanitation District No. 4 of Los Angeles County*, the loadings from a basic residential unit shall be:

- Flow<sub>bru</sub> = 260 gallons per day of Wastewater flow
- BOD<sub>bru</sub> = 0.466 pounds per day of BOD
- SS<sub>bru</sub> = 0.445 pounds per day of Suspended Solids.

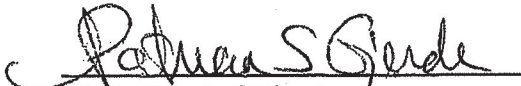
**SECTION 5.0 - EFFECTIVE DATE**

This Ordinance shall become effective on July 1, 1999.



Chairperson, Board of Directors  
County Sanitation District No. 4  
of Los Angeles County

ATTEST:



Clerk, Board of Directors  
County Sanitation District No. 4  
of Los Angeles County

**APPENDIX G**

**Proposed Sewer Flow Analysis**

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## PROPOSED AVERAGE FLOW DEPTH

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.11900	ft/ft
Diameter	8.00	in
Discharge	0.19	ft <sup>3</sup> /s

### Results

Normal Depth	1.16	in
Flow Area	0.03	ft <sup>2</sup>
Wetted Perimeter	0.52	ft
Hydraulic Radius	0.72	in
Top Width	0.47	ft
Critical Depth	0.20	ft
Percent Full	14.6	%
Critical Slope	0.00642	ft/ft
Velocity	6.05	ft/s
Velocity Head	0.57	ft
Specific Energy	0.66	ft
Froude Number	4.12	
Maximum Discharge	4.48	ft <sup>3</sup> /s
Discharge Full	4.17	ft <sup>3</sup> /s
Slope Full	0.00025	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	14.55	%
Downstream Velocity	Infinity	ft/s

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## PROPOSED AVERAGE FLOW DEPTH

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.16	in
Critical Depth	0.20	ft
Channel Slope	0.11900	ft/ft
Critical Slope	0.00642	ft/ft

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## PROPOSED PEAK FLOW DEPTH

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### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013	
Channel Slope	0.11900	ft/ft
Diameter	8.00	in
Discharge	0.47	ft <sup>3</sup> /s

### Results

Normal Depth	1.81	in
Flow Area	0.06	ft <sup>2</sup>
Wetted Perimeter	0.66	ft
Hydraulic Radius	1.08	in
Top Width	0.56	ft
Critical Depth	0.32	ft
Percent Full	22.7	%
Critical Slope	0.00692	ft/ft
Velocity	7.90	ft/s
Velocity Head	0.97	ft
Specific Energy	1.12	ft
Froude Number	4.27	
Maximum Discharge	4.48	ft <sup>3</sup> /s
Discharge Full	4.17	ft <sup>3</sup> /s
Slope Full	0.00151	ft/ft
Flow Type	SuperCritical	

### GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	22.68	%
Downstream Velocity	Infinity	ft/s

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## PROPOSED PEAK FLOW DEPTH

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### GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.81	in
Critical Depth	0.32	ft
Channel Slope	0.11900	ft/ft
Critical Slope	0.00692	ft/ft



# Appendix K-3

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## Energy Will-Serve Letters





# 8850 Sunset

Energy Will Serve Letters  
December 20, 2018

**PREPARED BY:**

John Labib & Associates  
319 Main Street  
El Segundo, CA 90245  
(213) 239 - 9700

**MEMO**

DATE: December 20, 2018  
TO: City of West Hollywood  
FROM: Frank LaRocca, PE  
RE: 8920 Sunset - Energy Requirements

This memo describes the energy requirements for the proposed project and the ability of the local energy purveyors to provide the required services.

**Electricity Requirements** – A request for will serve including information on use and square footages of the proposed project was sent to Southern California Edison (SCE) to determine if SCE has the capacity to serve the project and what the impact would be on the existing utility infrastructure.

The will serve from SCE states that they are the current service provider for the proposed project and that they can serve the proposed project with their existing infrastructure. See Appendix A for the SCE Will Serve Letter. Service loads have not been determined at this time and will be submitted to SCE at a later date to determine transformer size and exact impacts on the current infrastructure. Since the proposed project can be served by SCE, the impact should be less than significant.

**Natural Gas Requirements** – A request for will serve including information on use and square footages of the proposed project as well as specific questions relating to the environmental impact of the project was sent to Southern California Gas (SCG) to determine if SCG has the capacity to serve the project and what the impact would be.

SCG included a will serve letter stating that they have service in the area available for our project. SCG can serve the project, however the exact impacts to their system cannot be determined without specific loading requirements for the proposed building. See Appendix B for SCG Will Serve Letter. Since the proposed project can be served by SCG, the impact should be less than significant.

Attachments:  
Appendix A – SCE Will Serve Letter  
Appendix B – SCG Will serve Letter

**APPENDIX A**  
**Southern California Edison Will Serve Letter**

Will Serve Letter Only



11/14/2018

Kyle Prouty

8850 Sunset Blvd. West Hollywood CA 90069

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at (310) 315-3261.

Sincerely,

SCE Design Representative

Enclosure: Appendix B, where applicable

**APPENDIX B**  
**Southern California Gas Will Serve Letter**



December 12, 2018

Attn: Kyle Prouty  
John Labib- Associates Structural Engineers  
319 Main St.  
El Segundo, CA. 9045

RE: Will Serve Letter Request for – Job ID# 43-2018-11-00007: 8850 W. Sunset Blvd.  
West Hollywood, CA. 90069

Dear Sir/Madam:

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 (Commission) 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,

Pedro Reyes  
Pipeline Planning Associate  
Compton Headquarters