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# Appendix G

## Civil Data





DATE: October 22, 2020

TO: Mr. Jerry Illoulian  
Principal  
Illoulian & Illulian Properties, L.P.  
8727 Melrose Ave, West Hollywood  
West Hollywood, CA 90069

FROM: KPFF Consulting Engineers  
700 South Flower Street, Suite 2100  
Los Angeles, CA 90017

RE: Santa Monica and Orange Grove Mixed-Use Project: Civil Engineering Initial Study Data

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This memo summarizes the civil related technical studies needed to evaluate the Santa Monica and Orange Grove Mixed-Use project's impacts relating to surface hydrology, water supply, wastewater, and groundwater.

## **General**

### **Existing Conditions**

The existing site consists of six lots at 7811 Santa Monica Blvd, 1114 North Orange Grove Ave, and 1125 North Ogden Drive in the City of West Hollywood, California. The project site currently consists of existing commercial buildings, residential buildings, and parking lots. The project site is approximately 44,200 square feet (0.92 acres) and appears to be 100% impervious.

### **Proposed Conditions**

The site will be developed into a mixed-use building consisting of two subterranean parking levels, ground level restaurant space, a 95 unit apartment complex, and a 45 room hotel. The development will span approximately to the property line and be six stories above grade.

### **Excavation Depths and Earthwork Volumes**

The estimated depths of excavation expected for the subterranean parking and building foundations depths are approximately 27-34 feet below the finished surface on Santa Monica Boulevard. The assumed floor slab thickness is 5" with a 2" sand barrier per the Geotechnical Engineering Investigation report dated November 17, 2014 by Geotechnologies, Inc. The combined parking structure footprint is approximately 37,430 sq. ft.

The earthwork volume for the project was determined using Civil 3D software for AutoCAD. The net site earthwork as a result of the subterranean parking excavation will be approximately 44,300 cubic yards of cut/export. Assuming a 25 percent expansion factor, this equates to a hauled volume of 55,375 cubic yards. See rough grading plan and sections in Attachment A.

The soil export will be hauled to an acceptable location per local jurisdictions' Haul Route requirements. Since the project is in West Hollywood and adjacent to Los Angeles, it is likely that each jurisdiction will have haul route requirements.

## **Surface Hydrology**

### Existing Hydrology

Existing storm water runoff from the project site is conveyed via sheet flow and curb drains to the adjacent streets. The existing site is generally flat with a 1% slope to the west and a 3% slope to the south. The site is located within the Federal Emergency Management Agency (FEMA) Flood Zone X, which denotes an area where the potential for flooding is minimal. There are no surface water bodies in the project vicinity.

The existing site's total peak flow generated from a 50-year storm event is approximately 2.95 cubic feet per second (cfs) with 0.93 cfs flowing to Santa Monica Boulevard, 1.51 cfs flowing to North Orange Grove Ave, and 0.51 cfs flowing to North Ogden Drive. See Existing Hydrology Exhibit in Attachment B.

### Proposed Hydrology

Storm water runoff from the Project site will be conveyed to the public streets via roof downspouts and site area and podium drains. The proposed development will decrease the existing impervious area by adding planting and landscaping around the site and upper levels. The existing peak flow of 2.95 cfs generated from a 50-year storm will be reduced by the proposed development to 2.87 cfs.

### Existing Water Quality Management

Based on our research and existing records, there are currently no stormwater BMPs on the existing site.

### Proposed Water Quality Management - Construction

Within the State of California, the National Pollutant Discharge Elimination System (NPDES) requirements mandate that stormwater Best Management Practices (BMPs) be implemented during project construction. These stormwater BMPs may include, but are not limited to: sandbag barriers, shaker plates, silt fences, fiber rolls, and street sweeping.

### Proposed Water Quality Management-Project Implementation

Permanent post-construction stormwater management mitigation will be implemented per the County of Los Angeles Department of Public Works Low Impact Development Standards Manual, dated February 14, 2014.

LID (Low Impact Development) is a storm water management strategy with goals to mitigate the impacts of increased runoff and storm water pollution as close to its source as possible.

Considering the proposed development's subterranean footprint and lack of setbacks, we expect infiltration to be infeasible. Capture and reuse may be feasible to treat a portion of the stormwater, but will depend on overall landscaping. This option should be explored with the Architect and Landscape Architect. Preliminary calculations show the 85<sup>th</sup> Percentile rainfall flow and volume for the project site will be approximately 0.34 cfs and 2,580 cubic feet (cf), respectively. Based on these approximate values, 100% of the required treatment flow could be treated using biofiltration per the LA county LID manual. Biofiltration systems could be located throughout the project site where feasible. The design team should engage early in satisfying stormwater mitigation requirements.

## Groundwater

### Existing Groundwater

Existing Groundwater conditions are to be verified pending the completion of the project Geotechnical Investigation Report.

### Proposed Groundwater Impacts

Impacts on groundwater due to subterranean parking excavation, including temporary and permanent dewatering will be confirmed pending the completion of the project Geotechnical Investigation Report.

## Water Supply

There is an existing 12-inch water main on Santa Monica Blvd, which is owned and operated by the Los Angeles Department of Water and Power (LADWP). A flow and pressure report has been conducted by the LADWP, and is attached to this report. We anticipate a 6-inch fire water service, capable of delivering 1,400 gpm, and 6-inch domestic water service, capable of delivering 700 gpm, to serve the project. Based on the flow report, the 12-inch main has a static pressure of 93 psi and a residual pressure of 88 psi at a flow of 1400 gpm. See the LADWP Flow Test Results in Attachment C.

Currently there are no existing fire hydrants along the proposed project site's property frontage. This includes the north side of Santa Monica Blvd, the east side of Orange Grove Ave, and the west side of Ogden Drive. The project Architect and Civil Engineer should engage the County of Los Angeles Fire Department to determine if public or private fire hydrants are required to be installed as part of this project. If hydrants are required, the proposed hydrants must meet a minimum flow of 1,750 gpm at 20 psi per the LA County Fire Code requirement for a Type 1A building (assumed) with a proposed fire sprinkler system and the three largest successive building floors equating to 108,642 square feet.

For the purposes of this report we are assuming the total water usage per day will be equal to the total sewage discharge per day for the project. Based on the sewage discharge estimates in the next section we anticipate the daily water demand to be approximately 26,679 GPD as shown in the table below.

<b>Anticipated Water Generation and Demand</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>
Restaurant (Indoor)	230	Seat	30	6,900
Restaurant (Outdoor)	21	Seat	18	378
Hotel Amenity Space	2066	SF	0.5	1,033
Art Galley	1381	SF	0.02	28
Residential Lobby	1850	SF	0.08	148
Studio Apartments	46	Unit	80	3,680
1-Bedroom Apartments	21	Unit	120	2,5200
2-Bedroom Apartments	15	Unit	160	2,400
3-Bedroom Apartments	13	Unit	200	2,600
Hotel Lobby	1567	SF	0.08	125
Hotel Rooms	45	Room	130	5,850
Hotel Back-of-House	6211	SF	0.08	497
Fitness Area	650	SF	0.8	520
<b>TOTAL</b>				<b>26,679</b>

## Wastewater (Sewer)

There is an existing 8-inch public sewer main that runs north to south on North Orange Grove Ave, and a 12-inch public sewer main that runs east to west on Santa Monica Blvd. A separate Sewer Capacity Study has been prepared for submittal and approval through West Hollywood Public Works. See separate “Sewer Capacity Study” report dated 04/05/2019.

Using the Sanitation District No. 4 Sewer Load Table and the proposed uses of the project, the following table was created outlining the total estimated proposed sewer load.

<b>Anticipated Sewer Generation and Demand</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>
Restaurant (Indoor)	230	Seat	30	6,900	0.011	0.0267
Restaurant (Outdoor)	21	Seat	18	378	0.001	0.0015
Hotel Amenity Space	2066	SF	0.5	1,033	0.002	0.0040
Art Galley	1381	SF	0.02	28	0.000	0.0001
Residential Lobby	1850	SF	0.08	148	0.000	0.0006
Studio Apartments	46	Unit	80	3,680	0.006	0.0142
1-Bedroom Apartments	21	Unit	120	2,520	0.004	0.0097
2-Bedroom Apartments	15	Unit	160	2,400	0.004	0.0093
3-Bedroom Apartments	13	Unit	200	2,600	0.004	0.0101
Hotel Lobby	1567	SF	0.08	125	0.000	0.0005
Hotel Rooms	45	Room	130	5,850	0.009	0.0226
Hotel Back-of-House	6211	SF	0.08	497	0.001	0.0019
Fitness Area	650	SF	0.8	520	0.001	0.0020
<b>TOTAL</b>				<b>26,679</b>	<b>0.041</b>	<b>0.103</b>

Existing sewer loads and capacity were generated based on City of West Hollywood Requirements as laid out in the Sewer Flow Report (Appendix D). The following table summarizes the Sewer Capacity Study Results:

<b>Sewer Analysis Summary Table</b>		
	<b>Orange Grove Ave</b>	<b>Santa Monica Blvd</b>
<b>Pipe Diameter</b>	8-inch	12-inch
<b>Slope</b>	3.32%	0.32%
<b>Manning N</b>	0.013	0.013
<b>50% Full Capacity</b>	1.10 cfs	1.00 cfs
<b>Monitored Daily Flow</b>	0.020 MGD / 0.031 cfs	0.150 MGD / 0.232 cfs
<b>Existing Peak Flow</b>	0.077 cfs	0.580 CFS
<b>Existing % Pipe Full</b>	12.80%	11.60%
<b>Additional Generated Peak Flow(cfs)</b>	0.103	0.103
<b>Total Proposed Peak Flow (cfs)*</b>	0.188	0.691
<b>Proposed % full*</b>	<b>13.13%</b>	<b>12.60%</b>

\*assuming entire project sewer load connects to single sewer

Both the 8" sewer main in North Orange Grove Ave and the 12" sewer main in Santa Monica Blvd are below 50% full with the addition of the project's proposed sewer loads, which meets City of West Hollywood requirements. The 8" sewer main in North Orange Grove Ave and the 12" sewer main in Santa Monica Blvd have adequate capacity for this project. See Attachment D for the complete Sewer Capacity Study.

### **Gas and Power**

Gas for the project will be supplied by Southern California Gas. A will-serve letter from Southern California Gas Company can be found in Attachment F. Specific gas demands will need to be determined by the project plumbing engineer.

Electrical service will be supplied by Southern California Edison. A letter from Southern California Edison can be found in Attachment E. Specific electrical requirements for the project will need to be determined by the project electrical engineer.

### **Offsite Improvements**

The limit of off-site improvements will be dependent upon the City's requirements set forth in the Conditions of Approval, or similar documents. At a minimum, we expect the scope to include replacement of all curb, gutter, and sidewalk in property frontage. All offsite improvements will be handled through a separate permit with the City of West Hollywood.

# ATTACHMENT A

ROUGH GRADING





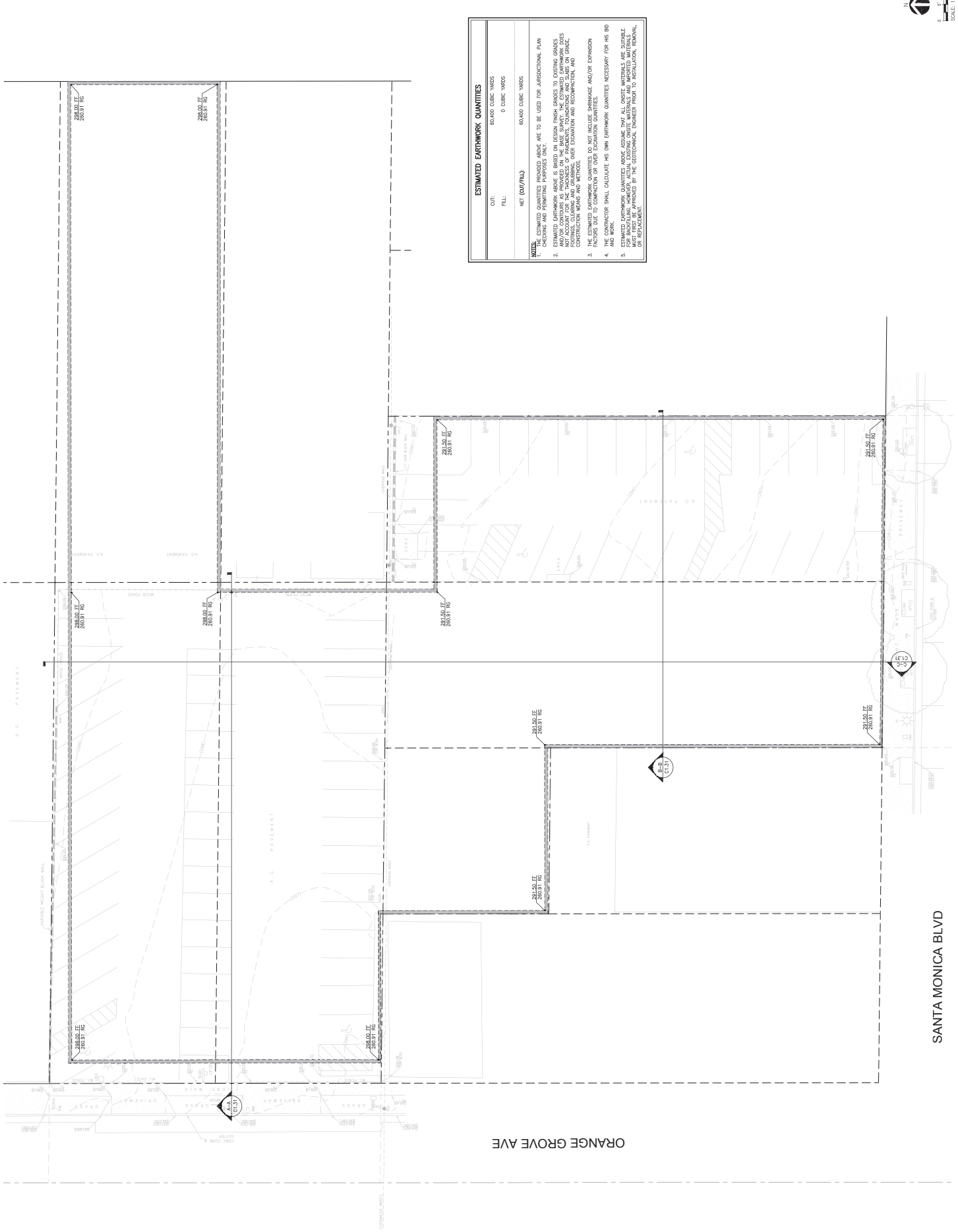
DATE	08/20/17
PROJECT NUMBER	14888
DESIGNED BY	RR
DRAWN BY	PL
CHECKED BY	DH
SCALE	AS SHOWN
BY	

PROJECT LOCATION  
**SANTA MONICA AND  
 ORANGE GROVE -  
 MIXED USE DEVELOPMENT**  
 2000 S. AMARILLO AVENUE  
 SAN ANTONIO, TEXAS 78245

DATE PLOTTED  
 08/20/17

PROJECT NUMBER (OTHER NUMBER)

**C1.30**



ESTIMATED EARTHWORK QUANTITIES	
CUT:	60,400 CUBIC YARDS
FILL:	0 CUBIC YARDS
NET (CUT/FILL)	60,400 CUBIC YARDS

NOTES:  
 1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.  
 2. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE BASED ON THE ASSUMPTIONS AND CONSTRUCTION METHODS AS PROVIDED ON THE PLANS. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, CONSTRUCTION WASTE AND METHODS.  
 3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION ALLOWED FOR IN COMPACTION OR OTHER QUANTITIES.  
 4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.  
 5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ON-SITE MATERIALS ARE SUITABLE AND AVAILABLE. THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF MATERIALS AND MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL OR REPLACEMENT.

SANTA MONICA BLVD

ORANGE GROVE AVE

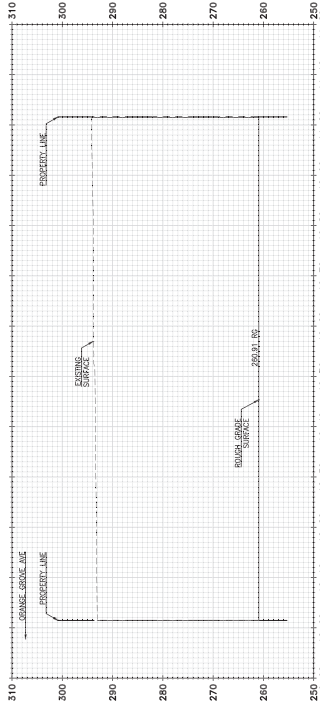




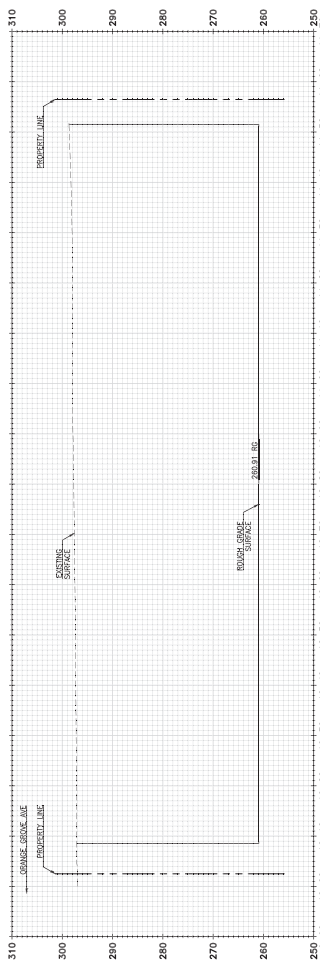
STAMP

PROJECT NO.	DATE	DESIGNED FOR
XXXXXX		XXXXXX
PROJECT NUMBER	ISSUED BY	REVISION
114882	RR	
DESIGNED BY	CHECKED BY	DATE
PA	DH	
SCALE	AS SHOWN	100' HORIZ

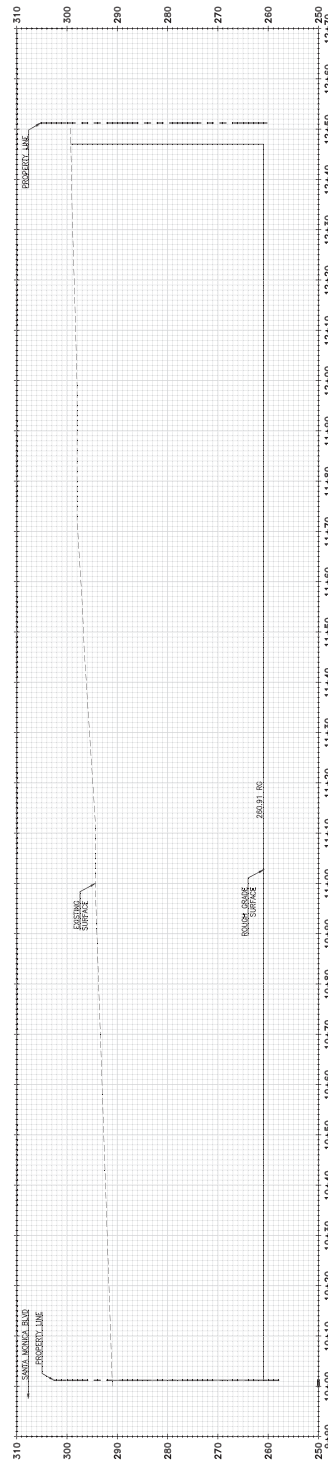
PROJECT LOCATION  
 SANTA MONICA AND  
 ORANGE GROVE -  
 MIXED USE DEVELOPMENT  
 3000 S. ANNE STREET, LAYTON  
 OF PASEO CARROZO  
 COUNTY OF  
 SOUTHERN CALIFORNIA  
 SHEET NUMBER AND SHEET NUMBER



SECTION A-A  
 HORIZONTAL SCALE: 1"=10'  
 VERTICAL SCALE: 1"=10'



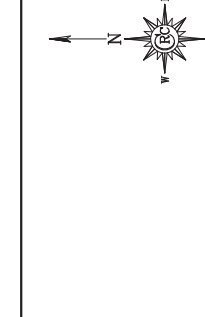
SECTION B-B  
 HORIZONTAL SCALE: 1"=10'  
 VERTICAL SCALE: 1"=10'



SECTION C-C  
 HORIZONTAL SCALE: 1"=10'  
 VERTICAL SCALE: 1"=10'

# ATTACHMENT B

## EXISTING HYDROLOGY

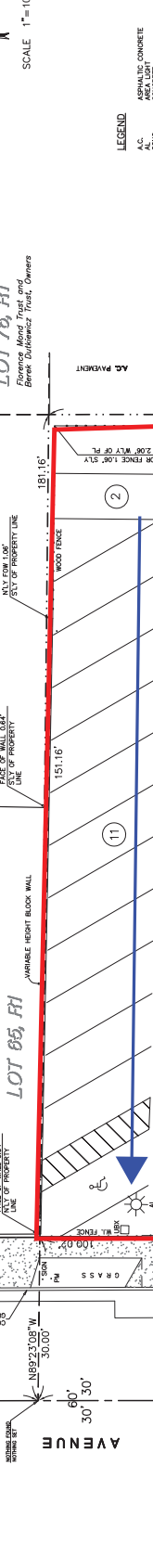


**LEGEND**

A.C.	ASPHALTIC CONCRETE	RI	INDICATES PARKING COUNT
AS	ASBESTOS	RI	HOLYWOOD VALLEY VIEW TRACT, MAP BOOK #1, PAGE 192
C.C.	CONCRETE		
CM	CONCRETE MASONRY		
CP	CONCRETE PAVEMENT		
CPB	CONCRETE PAVING BLOCK		
CPM	CONCRETE PAVING MAT		
CPW	CONCRETE PAVING WALK		
CPX	CONCRETE PAVING EXPOSED AGGREGATE		
CPY	CONCRETE PAVING YIELD		
CPZ	CONCRETE PAVING ZONE		
CPAA	CONCRETE PAVING AREA		
CPAB	CONCRETE PAVING AREA BLOCK		
CPAC	CONCRETE PAVING AREA CURB		
CPAD	CONCRETE PAVING AREA DRIVE		
CPAE	CONCRETE PAVING AREA EXPOSED AGGREGATE		
CPAF	CONCRETE PAVING AREA FENCE		
CPAG	CONCRETE PAVING AREA GRASS		
CPAH	CONCRETE PAVING AREA HATCH		
CPAI	CONCRETE PAVING AREA IRON		
CPAJ	CONCRETE PAVING AREA JET		
CPAK	CONCRETE PAVING AREA KERB		
CPAL	CONCRETE PAVING AREA LIME		
CPAM	CONCRETE PAVING AREA MASONRY		
CPAN	CONCRETE PAVING AREA NAIL		
CPAO	CONCRETE PAVING AREA OIL		
CPAP	CONCRETE PAVING AREA PAVER		
CPAQ	CONCRETE PAVING AREA QUARRY		
CPAR	CONCRETE PAVING AREA REBAR		
CPAS	CONCRETE PAVING AREA SAND		
CPAT	CONCRETE PAVING AREA TILE		
CPAU	CONCRETE PAVING AREA URETHANE		
CPAV	CONCRETE PAVING AREA VENEER		
CPAW	CONCRETE PAVING AREA WALK		
CPAX	CONCRETE PAVING AREA XPS		
CPAY	CONCRETE PAVING AREA YIELD		
CPAZ	CONCRETE PAVING AREA ZONE		
CPBA	CONCRETE PAVING BLOCK AREA		
CPBB	CONCRETE PAVING BLOCK AREA BLOCK		
CPBC	CONCRETE PAVING BLOCK AREA CURB		
CPBD	CONCRETE PAVING BLOCK AREA DRIVE		
CPBE	CONCRETE PAVING BLOCK AREA EXPOSED AGGREGATE		
CPBF	CONCRETE PAVING BLOCK AREA FENCE		
CPBG	CONCRETE PAVING BLOCK AREA GRASS		
CPBH	CONCRETE PAVING BLOCK AREA HATCH		
CPBI	CONCRETE PAVING BLOCK AREA IRON		
CPBJ	CONCRETE PAVING BLOCK AREA JET		
CPBK	CONCRETE PAVING BLOCK AREA KERB		
CPBL	CONCRETE PAVING BLOCK AREA LIME		
CPBM	CONCRETE PAVING BLOCK AREA MASONRY		
CPBN	CONCRETE PAVING BLOCK AREA NAIL		
CPBO	CONCRETE PAVING BLOCK AREA OIL		
CPBP	CONCRETE PAVING BLOCK AREA PAVER		
CPBQ	CONCRETE PAVING BLOCK AREA QUARRY		
CPBR	CONCRETE PAVING BLOCK AREA REBAR		
CPBS	CONCRETE PAVING BLOCK AREA SAND		
CPBT	CONCRETE PAVING BLOCK AREA TILE		
CPBU	CONCRETE PAVING BLOCK AREA URETHANE		
CPBV	CONCRETE PAVING BLOCK AREA VENEER		
CPBW	CONCRETE PAVING BLOCK AREA WALK		
CPBX	CONCRETE PAVING BLOCK AREA XPS		
CPBY	CONCRETE PAVING BLOCK AREA YIELD		
CPBZ	CONCRETE PAVING BLOCK AREA ZONE		

**PARKING**

ON-SITE PARKING	43
STANDARD	1
TOTAL	44



**OVERALL SITE**  
 AREA = 0.92 acres  
 IMPERVIOUS = 100%  
 Q50 = 2.95 cfs

**Q50 SUB-AREA FLOWS (cfs)**  
 A1 = 1.12  
 A2 = 0.39  
 A3 = 0.39  
 A4 = 0.54  
 A5 = 0.51



**LEGEND**

A.C.	ASPHALTIC CONCRETE	RI	INDICATES PARKING COUNT
AS	ASBESTOS	RI	HOLYWOOD VALLEY VIEW TRACT, MAP BOOK #1, PAGE 192
C.C.	CONCRETE		
CM	CONCRETE MASONRY		
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CPAB	CONCRETE PAVING AREA BLOCK		
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CPAI	CONCRETE PAVING AREA IRON		
CPAJ	CONCRETE PAVING AREA JET		
CPAK	CONCRETE PAVING AREA KERB		
CPAL	CONCRETE PAVING AREA LIME		
CPAM	CONCRETE PAVING AREA MASONRY		
CPAN	CONCRETE PAVING AREA NAIL		
CPAO	CONCRETE PAVING AREA OIL		
CPAP	CONCRETE PAVING AREA PAVER		
CPAQ	CONCRETE PAVING AREA QUARRY		
CPAR	CONCRETE PAVING AREA REBAR		
CPAS	CONCRETE PAVING AREA SAND		
CPAT	CONCRETE PAVING AREA TILE		
CPAU	CONCRETE PAVING AREA URETHANE		
CPAV	CONCRETE PAVING AREA VENEER		
CPAW	CONCRETE PAVING AREA WALK		
CPAX	CONCRETE PAVING AREA XPS		
CPAY	CONCRETE PAVING AREA YIELD		
CPAZ	CONCRETE PAVING AREA ZONE		

**PARKING**

ON-SITE PARKING	43
STANDARD	1
TOTAL	44



**PARKING**

ON-SITE PARKING	43
STANDARD	1
TOTAL	44



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 A2 = 0.39  
 A3 = 0.39  
 A4 = 0.54  
 A5 = 0.51



**PARKING**

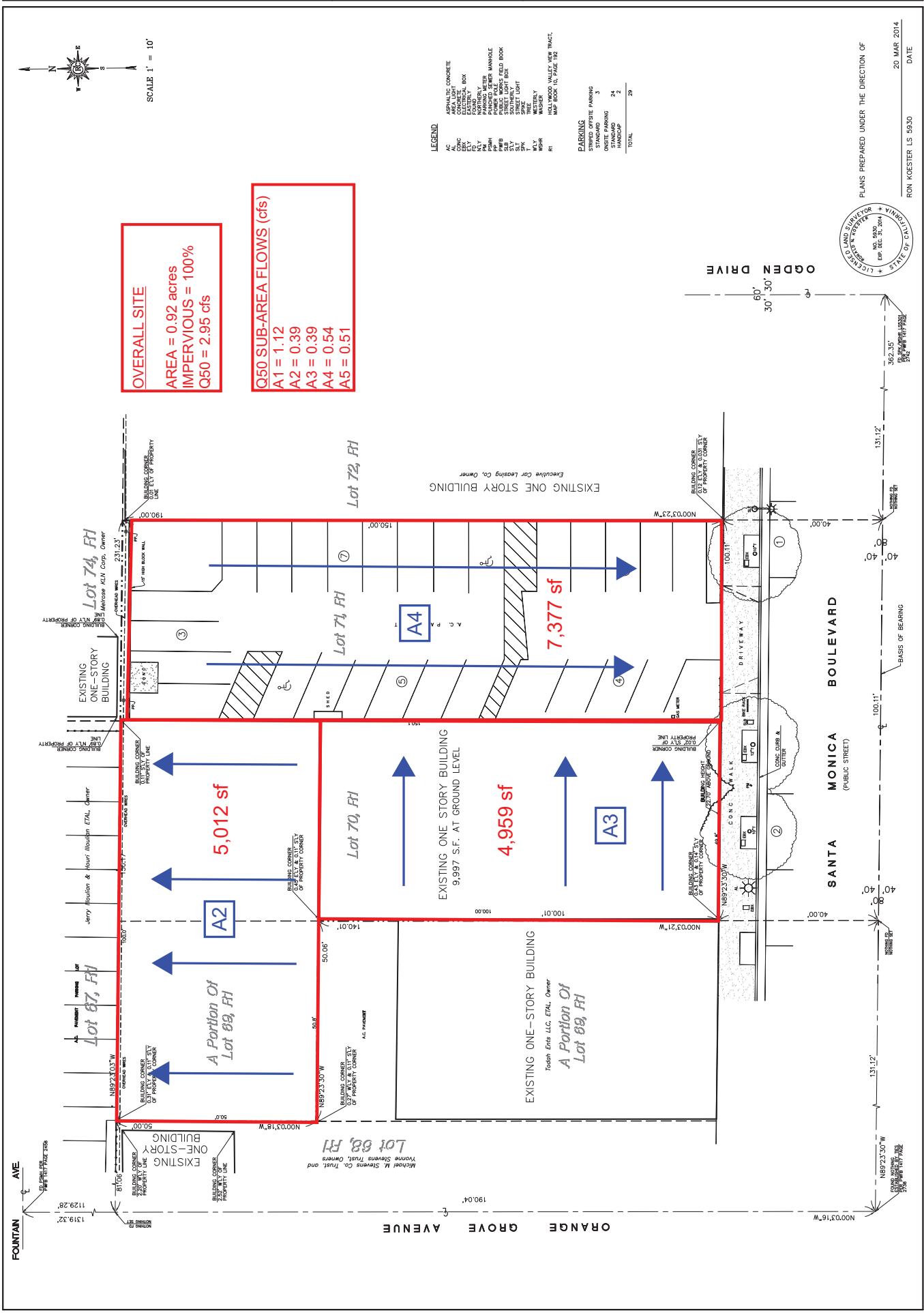
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STANDARD	1
TOTAL	44



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**Q50 SUB-AREA FLOWS (cfs)**  
 A1 = 1.12  
 A2 = 0.39  
 A3 = 0.39  
 A4 = 0.54  
 A5 = 0.51

PLAN PREPARED UNDER THE DIRECTION OF  
 LICENSED LAND SURVEYOR  
 NO. 5930  
 EXP. DEC. 31, 2014  
 RON KOESTER, L.S. 5930  
 DATE 20 MAR 2014



**LEGEND**

- AC ASPHALTIC CONCRETE
- CC CONCRETE
- EA EASTWALL
- ET EXISTING TYPED
- EV EXISTING VERTICAL CURB
- FL FLOOR
- FR FLOOR FINISH
- PSH PAVEMENT SURFACE
- PRB PUBLIC WORKS REELED BOOK
- STW SIDEWALK
- SPK SPUR
- SW SWALE
- WV WASTEWATER
- WDR WALKWAY
- WMP WMP BOOK NO. PAGE 15X

**PARKING**

- STANDARD 3
- CURB SIDE 24
- HANDICAP 2
- TOTAL 29

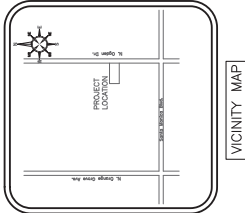
PLANS PREPARED UNDER THE DIRECTION OF  
 RON KOESTER LS 5930  
 DATE 20 MAR 2014



SANTA MONICA / ORANGE GROVE - CITY OF WEST HOLLYWOOD

**OVERALL SITE**  
**AREA = 0.92 acres**  
**IMPERVIOUS = 100%**  
**Q50 = 2.95 cfs**

**Q50 SUB-AREA FLOWS (cfs)**  
**A1 = 1.12**  
**A2 = 0.39**  
**A3 = 0.39**  
**A4 = 0.54**  
**A5 = 0.51**



**FLOOD ZONE**  
 ALL LOT 75 ARE SUBJECT TO FLOODING IN THE FLOOD ZONE. ANY FLOOD ZONE MAPS OR REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FLOOD DAMAGE PREVENTION ACT, SHALL BE APPLIED TO THE FLOOD ZONE. THE FLOOD ZONE MAPS ARE AVAILABLE FOR REVIEW AT THE CITY OF WEST HOLLYWOOD, 323-846-6475.

**STATEMENT OF ENCROACHMENTS**  
 No observed or visible encroachments as of date of survey.

**ZONING INFORMATION**  
 Listed below are setbacks, height, and floor space area restrictions as delineated by applicable zoning or building codes in the City of West Hollywood, California. The information is for informational purposes only and does not constitute a warranty of accuracy. The City of West Hollywood, 323-846-6475.

**ZONING DISTRICT: COMMERCIAL 2 DISTRICT**

Building Height: 45 Feet or 4 Stories Maximum Lot Area: 5,000 sq. ft.

Building Setbacks:  
 Street: 0  
 Side: 10 ft. if adjacent to a residential zone.  
 Rear: 25,000 sq. ft. plot 3 stories for each additional 1,000 sq. ft. of lot area.

**MISCELLANEOUS NOTES**

(N1) PROPERTY HAS DIRECT ACCESS TO N. ORANGE DRIVE, WHICH IS AN EXISTING PUBLIC RIGHT-OF-WAY.

(N2) THE ADDRESS OF "1125" WAS POSTED AND/OR OBSERVED.

(N3) SHOWN ON THE CENTRIQUE OF N. ORANGE DRIVE.

(N4) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED CONTAINED IN THE TYPING.

PARKING	REGULAR		HANDICAPPED		TOTAL
	N/A	N/A	N/A	N/A	
REGULAR	0	0	0	0	0

(N5) THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BLEMISH CONSTRUCTION OR BOUNDARY MARKS WITHIN RECENT MONTHS.

(N6) THERE WAS NO OBSERVABLE EVIDENCE OF ANY STREET FRONT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM STREET OR SIDEWALK CONSTRUCTION RECORDS.

(N7) THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A GARAGE/STORAGE. THERE IS AN EXISTING GARAGE/STORAGE ON THE SOUTHERLY LINE OF TRACT 1, AS SHOWN HEREON.

(N8) NO EVIDENCE OF OTHER WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY. DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

(N9) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS AS SHOWN ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY. DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

(N10) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND THE BOUNDARY LINES AS SHOWN ON THE RECORDS PRESENTED IN THE TITLE COMMITMENT.

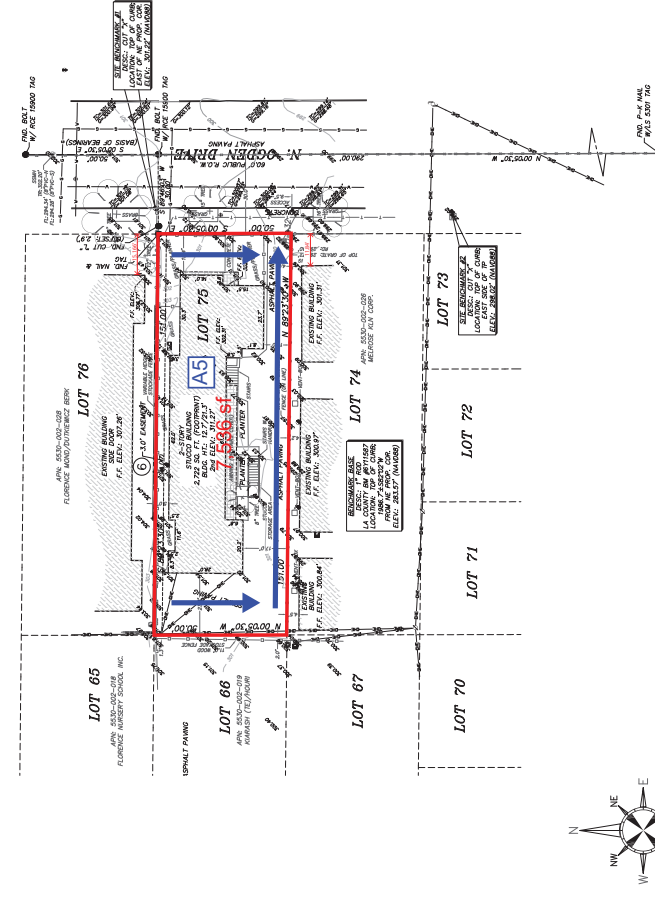
(N11) WITH THE BOUNDARY LINES OF ALL ADJACENT STREETS, ALIEN RIGHTS, EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

(N12) APN: 5303-002-079; OWNER(S): WHEAT & APPELA; ACRES: 0.9200; TOTAL AREA: 7,548.9 SQUARE FEET OR 0.17336 ACRES.

(N13) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 DATUM.

**UTILITY NOTE**

The aboveground utilities shown have been located from field survey information only. The surveyor makes no warranty, either in service or abandonment. The accuracy as possible from the field information obtained. The surveyor does not guarantee that the utilities shown are correct or that the utility owner has obtained utility records.



**LEGAL DESCRIPTION(S)**

All that certain property situated in the County of Los Angeles, State of California, Lot 75 of the Hollywood Valley View Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per map recorded in Book 10, Page 192 of Maps, Assessor's Parcel Number: 5303-002-027.

The above described land and shown herein, is the same as described in Lawyers Title Company's Preliminary Report No. 115083560, bearing an effective date of N/A.

**SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B - TITLE COMMITMENT**

The following is the same as noted in the title report prepared by Lawyers Title Company's Preliminary Report No. 115083560.

(2) Easements, conditions and restrictions but not limited to those based upon race, color, sex, religion, national origin, ancestry, source of income, gender, gender identity, gender expression, marital status or federal laws, except to the extent that said easement or restriction is not in violation of the Fair Housing Act, 42 U.S.C. § 3601-3619, and the Fair Housing Amendments Act of 1988, 42 U.S.C. § 3601-3619.

(3) Easements, conditions and restrictions but not limited to those based upon race, color, sex, religion, national origin, ancestry, source of income, gender, gender identity, gender expression, marital status or federal laws, except to the extent that said easement or restriction is not in violation of the Fair Housing Act, 42 U.S.C. § 3601-3619, and the Fair Housing Amendments Act of 1988, 42 U.S.C. § 3601-3619.

(4) The above described items shall be subject to the conditions as set forth in the title report prepared by Lawyers Title Company's Preliminary Report No. 115083560.

(5) The above described items shall be subject to the conditions as set forth in the title report prepared by Lawyers Title Company's Preliminary Report No. 115083560.

(6) Easement(s) for the purpose(s) shown below and rights incidental thereto as shown on the title report prepared by Lawyers Title Company's Preliminary Report No. 115083560.

(7) The Land described herein is included within a project area of the development project shown on the title report prepared by Lawyers Title Company's Preliminary Report No. 115083560.

**ALTA/ACSM LAND TITLE SURVEY**  
**OGDEN**  
 PARTNER PROJECT NUMBER 15-151622  
 PROPERTY ADDRESS: 1125 N. ORANGE, WEST HOLLYWOOD, CALIFORNIA 90069  
 ALTA SURVEY BASED AND RELEASD ON LAWYERS TITLE COMPANY'S PRELIMINARY REPORT NO. 115083560, BEARING AN EFFECTIVE DATE OF: N/A.

**CERTIFICATION**

I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that this map as first and second sheets on which it is being drawn, was made by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of California, No. 19,167, and that I am a duly Licensed Professional Engineer in the State of California, No. 19,167, and that I am a duly Licensed Professional Engineer in the State of California, No. 19,167, and that I am a duly Licensed Professional Engineer in the State of California, No. 19,167.

Date of Plot or Map: \_\_\_\_\_  
 JAMES M. PARTNER, P.E., 6945, OGDEN  
 AT THE STATE OF CALIFORNIA  
 DATE OF SURVEY: 12/02/2015  
 DATE OF PLOT: 12/02/2015

**PARTNER**  
 Engineering and Science, Inc.  
 30505 BANBRIDGE ROAD  
 SUITE 190  
 SOLON, OHIO 44139  
 T: 440-987-1001  
 jpartner@partneres.com  
 http://www.partneres.com

REDEPLANS SURVEYING COMPANY  
 Surveying Division, Inc.  
 1817 S. Harvard Avenue  
 Los Angeles, CA 90007  
 Phone: 605-602-7642  
 Email: Comm@redplans.com

# ATTACHMENT C

LADWP WATER FLOW TEST RESULTS



# City of Los Angeles

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



SAR NUMBER 54895

### Fire Service Pressure Flow Report

SERVICE NUMBER 616772

For: 7811 SANTA MONICA BLVD Approved Date: **7-12-2016**

Proposed Service 6 INCH off of the

12 inch main in SANTA MONICA BL on the NORTH side approximately

155 feet EAST of EAST of N ORANGE GROVE AVE The System maximum pressure is

133 psi based on street curb elevation of 295 feet above sea level at this location.

The distance from the DWP street main to the property line is 15 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	92				
585	91				
855	90				
1065	89				
1240	88				
1400	87				

### 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: With 700 gpm simultaneous flow from 6" domestic service

This information will be sent to the Department of Building and Safety for plan checking.  
 This SAR is valid for one year from 07-12-16. 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**



Los Angeles Department of Water & Power



ERIC GARCETTI  
Mayor

Commission  
MEL LEVINE, *President*  
WILLIAM W. FUNDERBURK JR., *Vice President*  
JILL BANKS BARAD  
MICHAEL F. FLEMING  
CHRISTINA E. NOONAN  
BARBARA E. MOSCHOS, *Secretary*

MARCIE L. EDWARDS  
*General Manager*

May 21, 2015

Map No. 144-177

Mr. James Rice  
KPFF Consulting Engineers  
6080 Center Drive, Suite 700  
Los Angeles, California 90045

Dear Mr. Rice:

Subject: Water Availability – Will Serve  
1114 North Orange Grove Avenue, 7811 Santa Monica Boulevard  
APN: 5530-002-019, 5530-002-067, Hollywood Valley View Tract, Lots 66 and 67  
Lot N 50 ft. of Lot 69 and all of Lots 70 and 71

This is in reply to your request regarding water availability for the above-mentioned property. This property can be supplied with water from the municipal system subject to the Water System rules of the Los Angeles Department of Water and Power (LADWP). It is also subject to all conditions set by LADWP.

Should you require additional information, please contact Ms. Dolores Welsh at (213) 367-1301. Correspondence may be addressed to:

LADWP  
P.O. Box 51111, Room 1425  
Los Angeles, California 90051-5700

Sincerely,

A handwritten signature in blue ink, appearing to read 'Hugo A. Torres', with a long horizontal stroke extending to the right.

Hugo A. Torres  
Manager-Business Arrangements  
Water Distribution Engineering

DW:rp

c: Ms. Dolores Welsh

**Los Angeles Aqueduct Centennial Celebrating 100 Years of Water 1913-2013**

111 N. Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles, CA 90051-5700  
Telephone: (213) 367-4211 www.LADWP.com

# ATTACHMENT D

## SEWER CAPACITY STUDY



## **SEWER CAPACITY STUDY**

**For:**

Santa Monica and Orange Grove Mixed-Use Development  
7811 Santa Monica Blvd, 1114 North Orange Grove Ave, &  
1125 North Ogden Drive  
West Hollywood, CA

**Prepared by:**

KPFF Consulting Engineers  
700 South Flower Street, Suite 2100  
Los Angeles, CA 90017  
213.266.5208

**Date:**

12/20/17

**Submitted To:**

City of West Hollywood Department of Public Works  
Engineering Division

# Table of Contents

<b>SECTION</b>	<b>PAGE</b>
1. Project Description.....	1
2. Site Description .....	1
3. Existing Sewer Analysis .....	1
4. Proposed Flow Generation .....	2
5. Results.....	2

## **APPENDICES**

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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 and Sewer Facilities Data
Appendix D	City of West Hollywood Sewer Capacity Study Requirements & LA County Sanitation District No. 4 Mean Loading Table
Appendix E	Hydraulic Calculations
Appendix F	Utility Systems Science & Software Sewer Flow Monitoring Report

## 1. Project Description

The Santa Monica and Orange Grove project consists of the design and construction of a mixed-use development at 7811 Santa Monica Blvd, 1114 North Orange Grove Ave, and 1125 North Ogden Drive in the City of West Hollywood, California. The development site currently consists of existing commercial buildings, residential buildings, and parking lots. The site is zoned Commercial, Community 2 (CC2) and Residential, Multi-Family Medium-Density (R3B) per the City of West Hollywood Zoning Map and General Land Use Plan (Appendix B). All existing buildings and hardscape will be removed as part of the proposed project, which includes three parking levels, ground level restaurant space, an 82 unit apartment, and a 74 room hotel.

## 2. Site Description

The existing site consists of size lots at 7811 Santa Monica Blvd, 1114 North Orange Grove Ave, and 1125 North Ogden Drive in the City of West Hollywood, California. The project site is approximately 44,200 square feet (0.92 acres) and appears to be 100% impervious. Refer to Appendix A for the Project Vicinity Map.

## 3. Existing Sewer Analysis

Per the City of West Hollywood Master Plan of Sewers and Sewer Facilities Data (Appendix C), there is an existing 8-inch public sewer main that runs north to south on North Orange Grove Ave, and a 12-inch public sewer main that runs east to west on Santa Monica Boulevard. As requested by the City of West Hollywood, a sewer manhole on North Orange Grove Ave 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 one-week period, from October 25, 2014 to November 2, 2014. (See Appendix F for sheets from the Sewer Flow Monitoring Report compiled by Utility Systems Science & Software.)

Pipe Capacity ( $Q_{CAP}$ ) was calculated using Manning's Formula, per City of West Hollywood Sewer Capacity Study Requirements (Appendix D). See Appendix E for pipe hydraulic calculations.

8-inch sewer on North Orange Grove Ave:

$$Q_{CAP} = 1.09 \text{ CFS}$$

12-inch sewer on Santa Monica Blvd:

$$Q_{CAP} = 1.00 \text{ CFS}$$

Peak flow ( $Q_{PF}$ ) rate was calculated by taking the measured average daily flowrate, multiplied by a factor of 2.5, per City of West Hollywood Requirements, (Appendix D). The

average measured flow for the manhole on North Orange Grove, during the one-week period was 0.020 MGD, or 0.031 CFS:

$$Q_{PF} = 2.5 * 0.031 \text{ CFS} = 0.077 \text{ CFS}$$

## 4. Proposed Flow Generation

The anticipated sewer load generation for the proposed development was calculated using the County Sanitation District No. 4 of Los Angeles Mean Loading Table (see Appendix D).

Anticipated Sewer Generation and Demand						
Facility Description	Building Program	Units	Flow (gpd) per unit	Avg Load, $Q_{AF}$ (gpd)	Avg Load, $Q_{AF}$ (cfs)	Peak Flow, $Q_{PF}$ (cfs)
Restaurant (Indoor)	230	Seat	30	6,900	0.011	0.0267
Restaurant (Outdoor)	21	Seat	18	378	0.001	0.0015
Event Space	2,066	SF	0.08	165	0.000	0.0006
Art Galley	1,381	SF	0.02	28	0.000	0.0001
Residential Lobby	1,850	SF	0.08	148	0.000	0.0006
Studio Apartments	60	Unit	80	4,800	0.007	0.0186
1-Bedroom Apartments	13	Unit	120	1,560	0.002	0.0060
2-Bedroom Apartments	9	Unit	160	1,440	0.002	0.0056
Hotel Lobby	1,104	SF	0.08	88	0.000	0.0003
Hotel Rooms	74	Room	130	9,620	0.015	0.0372
Hotel Back-of-House	5,057	SF	0.08	405	0.001	0.0016
Screening Room	615	SF	0.08	49	0.000	0.0002
Fitness Area	650	SF	0.8	520	0.001	0.0020
Office/Admin	2,001	SF	0.15	300	0.000	0.0012
<b>TOTAL</b>				26,401	0.041	0.102

## 5. Results

Below is a summary of the existing sewer analysis, additional generated load, and future condition hydraulics.

<b>Sewer Analysis Summary Table</b>	
	<b>Orange Grove Ave</b>
<b>Pipe Diameter</b>	8-inch
<b>Slope</b>	3.32%
<b>Manning N</b>	0.013
<b>50% Full Capacity</b>	1.09 cfs
<b>Monitored Daily Flow</b>	0.020 MGD / 0.031 cfs
<b>Existing Peak Flow</b>	0.077 cfs
<b>Existing % Pipe Full</b>	12.80%
<b>Additional Generated Peak Flow(cfs)</b>	0.102
<b>Total Proposed Peak Flow (cfs)*</b>	0.179
<b>Proposed % full*</b>	<b>19.30%</b>

\*assuming entire project sewer load connects to single sewer

Based on the results in the table above the 8" main has adequate capacity for our project. The 8" main leads into a 12" main located in Santa Monica Blvd. Given that the project's impact on the 8" main is very minimal it is assumed that the 12" main will also have capacity for the project.

# APPENDIX A

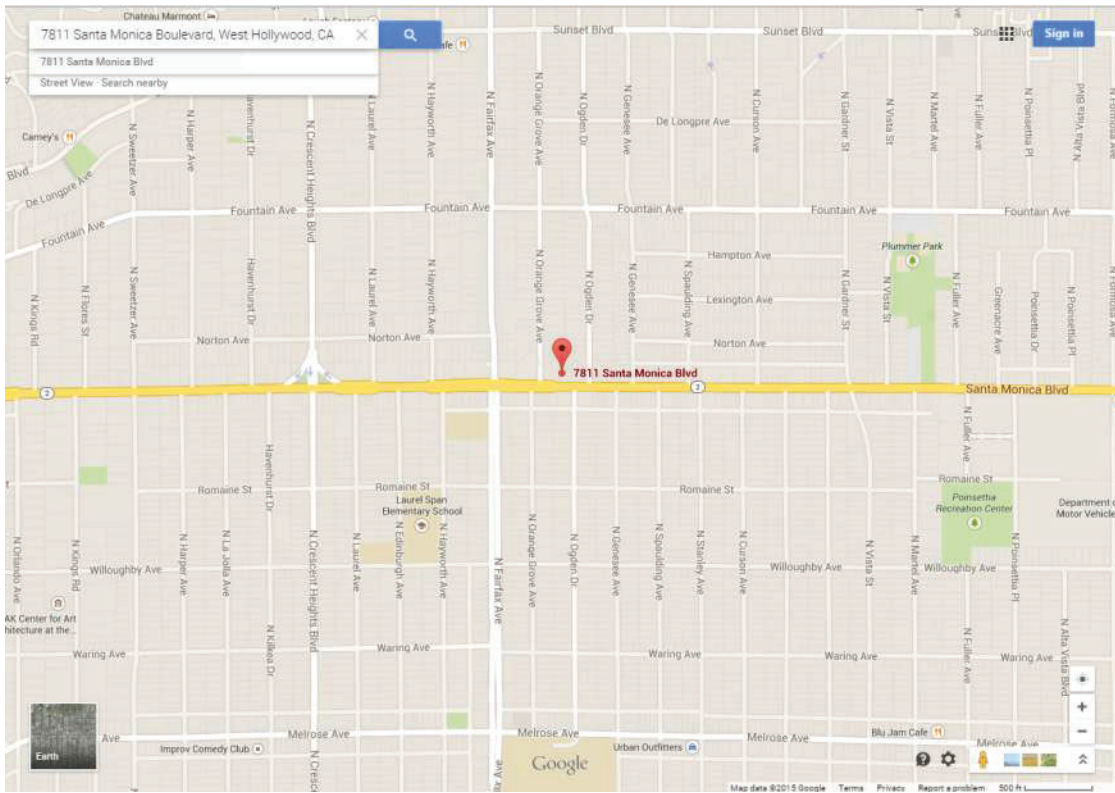
Project Vicinity Map





**N Orange Grove  
Manhole**

**Project Sites:**  
7811 Santa Monica Boulevard &  
1114 North Orange Grove Avenue,  
West Hollywood, CA



N  
↑

NOT TO SCALE

# 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, One-Unit, Low Density
  - RIA - 2 1/2 Stories - 1 du/lot
  - RI B - 2 1/2 Stories - 2 du/lot of less than 8499 SF
  - RI C - 15' 1 Story - 1 du/lot
- Residential, Low Density
  - R2 - 2 1/2 Stories - 3 du/lot of less than 4999 SF plus 1 additional unit for each .4 du/lot between 5000 and 9999 SF and 1 additional unit for each .4 du/lot between 10000 and 14999 SF
- Residential, Multi-Family, Medium Density
  - R3A - 2 1/2 Stories - 1 du/1720 SF of lot area
  - R3B - 3 1/2 Stories - 1 du/1720 SF of lot area
  - R3C - 4 1/2 Stories - 1 du/1720 SF of lot area
- Residential, Multi-Family, High Density
  - RIA - 3 1/2 Stories - 1 du/872 SF of lot area
  - RIB - 4 1/2 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

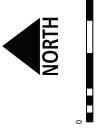
- | Density (FAR)                    | Height          |
|----------------------------------|-----------------|
| CN1 - Commercial, Neighborhood 1 | 1.0             |
| CN2 - Commercial, Neighborhood 2 | 25 ft/2 stories |
| CC1 - Commercial, Community 1    | 1.5             |
| CC2 - Commercial, Community 2    | 35 ft/3 stories |
| CA - Commercial, Arterial        | 2.0             |
| CR - Commercial, Regional Center | 45 ft/4 stories |
|                                  | 2.5             |
|                                  | 60 ft/5 stories |
|                                  | 3.0             |
|                                  | 90 ft/8 stories |

## Overlay Zoning Districts

- Mixed-Use Incentive Overlay Zone
- PK - Parking Overlay
- Development Agreement Overlay
- Commercial-Only Overlay Zone

## Other Zoning Districts

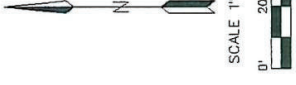
- PDOSP - Pacific Design Center Specific Plan
  - PF - Public Facilities
  - MSP - MovieTown Specific Plan
- du = dwelling unit



Map Date: November 5, 2011

# APPENDIX C

City of West Hollywood Master Plan of Sewers and  
Sewer Facilities Data

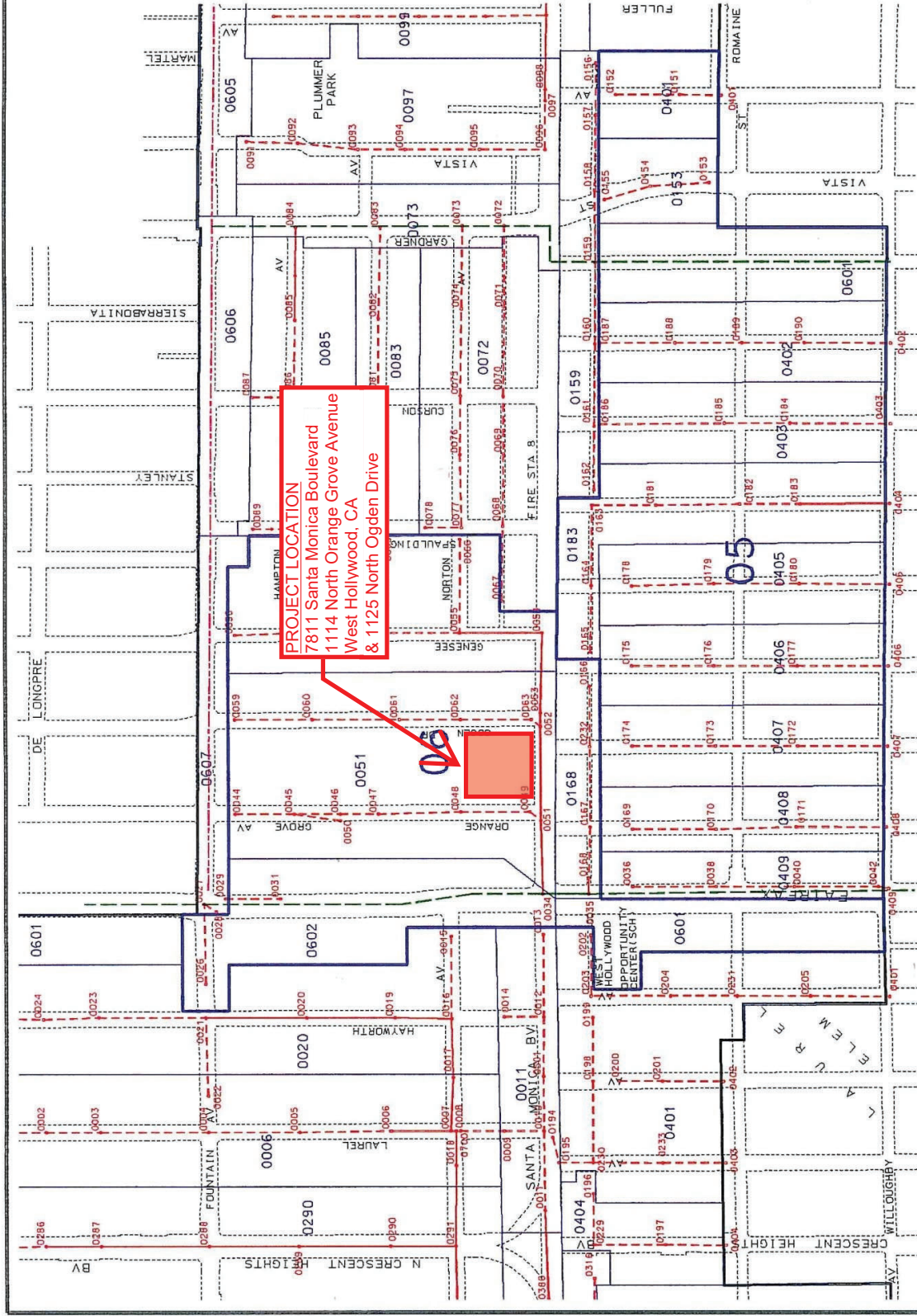


### LEGEND

- Service Area Boundary
- Drainage Subarea Boundary
- 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
- Sewer Manhole

# CITY OF WEST HOLLYWOOD MASTER PLAN OF SEWERS

TRUNK SEWER MAP SERVICE AREAS 5 and 6



City of West Hollywood  
SEWER FACILITIES DATA

05/13/93

Page No. 1

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
060026-060027	FOUNTAIN	CI-359-17A	1925	8.00	VCP	0.013	281	341.00	331.55	329.75	0.00640
060027-060028	FAIRFAX-CSDLAC	CI-359-30A	1925	8.00	VCP	0.013	6	338.00	329.21	327.65	0.26000
060034-060035	FAIRFAX-CSDLAC	CI-359-30A	1925	10.00	VCP	0.013	194	290.00	276.67	271.38	0.03080
060044-060045	ORANGE GROVE	CI-359-20A	1925	8.00	VCP	0.013	218	330.00	322.65	313.95	0.04000
060045-060046	ORANGE GROVE	CI-359-20A	1925	8.00	VCP	0.013	50	324.00	313.79	311.95	0.04000
060046-060047	ORANGE GROVE	CI-359-20A	1925	8.00	VCP	0.013	296	320.00	311.80	301.97	0.03320
060047-060048	ORANGE GROVE	CI-359-20A	1925	8.00	VCP	0.013	296	310.00	301.84	292.01	0.03320
060048-060049	ORANGE GROVE	CI-359-20A	1925	8.00	VCP	0.013	249	300.00	291.88	283.61	0.03320
060049-060051	ORANGE GROVE	PC-7711-P4	1967	8.00	VCP	0.013	37	289.50	283.12	278.64	0.12100
060050-060045	ORANGE GROVE	CI-359-20A	1925	8.00	VCP	0.013	60	320.00	316.19	313.79	0.04000
060051-060034	STA MONICA	PC-7711-P4	1967	12.00	VCP	0.013	352	289.50	278.14	277.03	0.00320
060052-060051	STA MONICA	PC-7711-P4	1967	12.00	VCP	0.013	367	290.50	279.43	278.24	0.00320
060053-060052	STA MONICA	PC-7711-P4	1967	8.00	VCP	0.013	7	290.50	279.70	279.63	0.00960
060054-060053	STA MONICA	MAP 36A	1925	8.00	VCP	0.013	328	290.50	281.25	280.20	0.00320
060055-060054	GENESEE	CI-359-18A	1925	8.00	VCP	0.013	310	299.00	289.99	281.45	0.02760
060056-060055	GENESEE	CI-359-18A	1925	8.00	VCP	0.013	316	308.50	300.22	290.11	0.03200
060057-060056	GENESEE	CI-359-18A	1925	8.00	VCP	0.013	321	322.00	312.05	300.37	0.03640
060058-060057	GENESEE	CI-359-18A	1925	8.00	VCP	0.013	231	330.00	321.89	312.21	0.04200
060059-060060	OGDEN DR	CI-359-19A	1925	8.00	VCP	0.013	319	328.50	319.59	310.03	0.03000
060060-060061	OGDEN DR	CI-359-19A	1925	8.00	VCP	0.013	322	318.50	309.90	298.95	0.03400
060061-060062	OGDEN DR	CI-359-19A	1925	8.00	VCP	0.013	216	307.00	298.82	292.08	0.03120
060062-060063	OGDEN DR	PC-7711-P4	1967	8.00	VCP	0.013	260	300.00	291.96	284.89	0.02720
060063-060052	OGDEN DR	PC-7711-P4	1967	8.00	VCP	0.013	36	291.00	284.07	279.91	0.11560
060064-060057	HAMPTON	CI-359-16B	1925	8.00	VCP	0.013	351	321.50	313.80	312.40	0.00400
060065-060056	LEXINGTON	CI-359-15B	1925	8.00	VCP	0.013	351	311.00	302.94	300.42	0.00720
060066-060055	NORTON	CI-359-14B	1925	8.00	VCP	0.013	351	299.50	291.59	290.19	0.00400
060166-060232	ALLEY SO OF STA MONI	CI-359-11D	1925	8.00	VCP	0.013	263	286.00	279.68	278.63	0.00400
060167-060168	ALLEY SO OF STA MONI	CI-359-11D	1925	8.00	VCP	0.013	280	284.00	277.19	276.07	0.00400
060168-060035	ALLEY SO OF STA MONI	CI-359-11D	1925	8.00	VCP	0.013	16	283.00	276.06	276.00	0.00400
060232-060167	ALLEY SO OF STA MONI	CI-359-11D	1925	8.00	VCP	0.013	311	285.00	278.53	277.29	0.00400

# APPENDIX D

City of West Hollywood Sewer Capacity Study  
Requirements & LA County Sanitation District No. 4  
Mean Loading Table



**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.

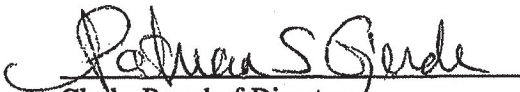
**SECTION 5.0 - EFFECTIVE DATE**

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 E

## Hydraulic Calculations



## Worksheet for NORTH ORANGE GROVE 8-IN CAPACITY

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013
Channel Slope	3.32 %
Diameter	8.00 in
Discharge	1.090 ft <sup>3</sup> /s

### Results

Normal Depth	0.33	ft
Flow Area	0.17	ft <sup>2</sup>
Wetted Perimeter	1.04	ft
Hydraulic Radius	0.17	ft
Top Width	0.67	ft
Critical Depth	0.50	ft
Percent Full	49.7	%
Critical Slope	0.01000	ft/ft
Velocity	6.29	ft/s
Velocity Head	0.62	ft
Specific Energy	0.95	ft
Froude Number	2.18	
Maximum Discharge	2.37	ft <sup>3</sup> /s
Discharge Full	2.20	ft <sup>3</sup> /s
Slope Full	0.00814	ft/ft
Flow Type	SuperCritical	

## Worksheet for NORTH ORANGE GROVE 8-IN EXISTING

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013
Channel Slope	3.32 %
Diameter	8.00 in
Discharge	0.077 ft <sup>3</sup> /s

### Results

Normal Depth	0.09 ft
Flow Area	0.03 ft <sup>2</sup>
Wetted Perimeter	0.49 ft
Hydraulic Radius	0.05 ft
Top Width	0.45 ft
Critical Depth	0.13 ft
Percent Full	12.8 %
Critical Slope	0.00662 ft/ft
Velocity	2.96 ft/s
Velocity Head	0.14 ft
Specific Energy	0.22 ft
Froude Number	2.16
Maximum Discharge	2.37 ft <sup>3</sup> /s
Discharge Full	2.20 ft <sup>3</sup> /s
Slope Full	0.00004 ft/ft
Flow Type	SuperCritical

## Worksheet for NORTH ORANGE GROVE 8-IN PROPOSED

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013
Channel Slope	3.32000 %
Diameter	8.00 in
Discharge	0.19 ft <sup>3</sup> /s

### Results

Normal Depth	0.13 ft
Flow Area	0.05 ft <sup>2</sup>
Wetted Perimeter	0.61 ft
Hydraulic Radius	0.08 ft
Top Width	0.53 ft
Critical Depth	0.20 ft
Percent Full	19.8 %
Critical Slope	0.00642 ft/ft
Velocity	3.85 ft/s
Velocity Head	0.23 ft
Specific Energy	0.36 ft
Froude Number	2.24
Maximum Discharge	2.37 ft <sup>3</sup> /s
Discharge Full	2.20 ft <sup>3</sup> /s
Slope Full	0.00024 ft/ft
Flow Type	SuperCritical

### GVF Input Data

Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

### GVF Output Data

Upstream Depth	0.00 ft
Profile Description	
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.00 %
Normal Depth Over Rise	19.75 %
Downstream Velocity	Infinity ft/s

## Worksheet for SANTA MONICA 12-IN CAPACITY

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013
Channel Slope	0.32 %
Diameter	12.00 in
Discharge	1.00 ft <sup>3</sup> /s

### Results

Normal Depth	5.97 in
Flow Area	0.39 ft <sup>2</sup>
Wetted Perimeter	1.57 ft
Hydraulic Radius	2.99 in
Top Width	1.00 ft
Critical Depth	0.42 ft
Percent Full	49.8 %
Critical Slope	0.00582 ft/ft
Velocity	2.56 ft/s
Velocity Head	0.10 ft
Specific Energy	0.60 ft
Froude Number	0.72
Maximum Discharge	2.17 ft <sup>3</sup> /s
Discharge Full	2.02 ft <sup>3</sup> /s
Slope Full	0.00079 ft/ft
Flow Type	SubCritical

## Worksheet for SANTA MONICA 12-IN EXISTING

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013
Channel Slope	0.32 %
Diameter	12.00 in
Discharge	0.58 ft <sup>3</sup> /s

### Results

Normal Depth	4.41 in
Flow Area	0.26 ft <sup>2</sup>
Wetted Perimeter	1.30 ft
Hydraulic Radius	2.41 in
Top Width	0.96 ft
Critical Depth	0.32 ft
Percent Full	36.7 %
Critical Slope	0.00562 ft/ft
Velocity	2.22 ft/s
Velocity Head	0.08 ft
Specific Energy	0.44 ft
Froude Number	0.75
Maximum Discharge	2.17 ft <sup>3</sup> /s
Discharge Full	2.02 ft <sup>3</sup> /s
Slope Full	0.00027 ft/ft
Flow Type	SubCritical

## Worksheet for SANTA MONICA 12-IN PROPOSED

### Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

### Input Data

Roughness Coefficient	0.013
Channel Slope	0.32000 %
Diameter	12.00 in
Discharge	0.69 ft <sup>3</sup> /s

### Results

Normal Depth	0.40	ft
Flow Area	0.30	ft <sup>2</sup>
Wetted Perimeter	1.38	ft
Hydraulic Radius	0.22	ft
Top Width	0.98	ft
Critical Depth	0.35	ft
Percent Full	40.4	%
Critical Slope	0.00565	ft/ft
Velocity	2.32	ft/s
Velocity Head	0.08	ft
Specific Energy	0.49	ft
Froude Number	0.74	
Maximum Discharge	2.17	ft <sup>3</sup> /s
Discharge Full	2.02	ft <sup>3</sup> /s
Slope Full	0.00038	ft/ft
Flow Type	SubCritical	

### GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

### GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	40.39	%
Downstream Velocity	Infinity	ft/s

# APPENDIX F

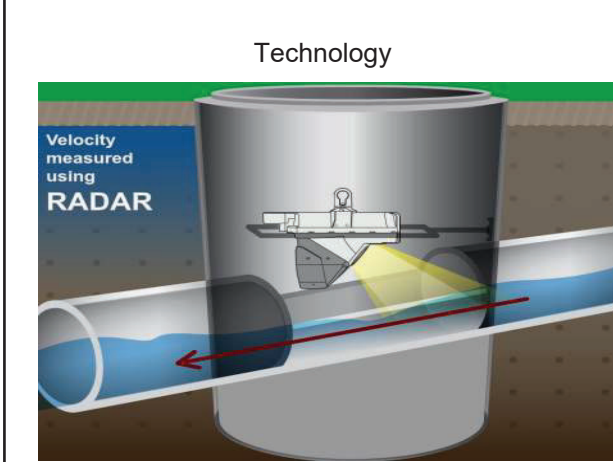
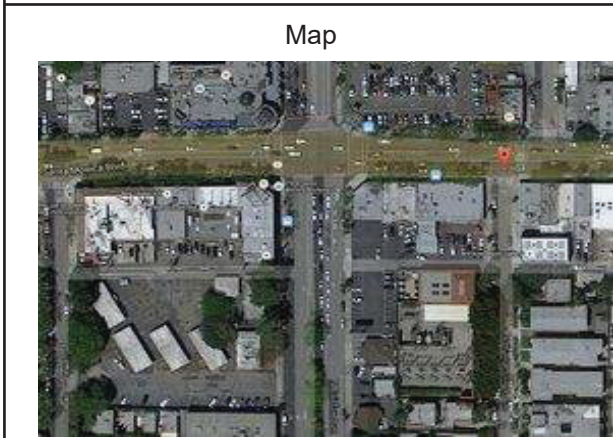
Utility Systems Science & Software Sewer Flow  
Monitoring Report



**Confidential Proprietary Information**

Faring capital	On N.Orange Grove Av, just north of Santa Monica Blvd.
Orange Grove & Santa Monica	Manhole No.*

Access: Manhole	System Type: Sanitary <input checked="" type="checkbox"/> Storm <input type="checkbox"/>	Install Date: 10/25/2014
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Flow Meter			
Meter Depth ":91"			
Meter SN ".*			
*			
Avg Velocity	Avg Measured Level	Multiplier	
3.94 fps	0.74"	1	
Gas			
O2	H2S	CO	LEL
20.9	0	0	0
Notes			
*			
Traffic Safety			
Used cones, signs and a flagger.			
Land Use			
Residential	Commercial	Industrial	Trunk
	X		
Manhole Depth "		8.8'	
Pipe Size "		8"	
Inner Pipe Size " (In/Out)		8"/8"	
Pipe Shape		Round	
Pipe Condition		Good	
Manhole Material		Brick	
Silt (inches)		0	
Velocity Profile Data		*	
Velocity Profile Taken			
Sensor Offset		14.57"	
Sensor Dist. to Crown		6.57"	
Flow Direction		Upstream	
Flow Heading		South	





## Meter Site Document

Faring capital

Orange Grove & Santa Monica

On N.Orange Grove Av, just north  
of Santa Monica Blvd.

Site



Manhole Before Install



Installation Process



Installed



Upstream



Downstream



# Temporary Flow Study

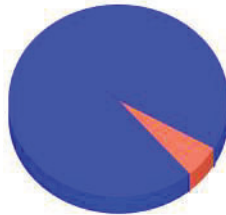
Faring capital

Orange Grove & Santa Monica

Meter Start Date	From	10/25/2014 12:00:00 AM	
Meter Stop Date	To	11/2/2014 12:00:00 AM	
Velocity (fps)	Level (in)	Flow (mgd)	
Average	3.690	0.415	0.020
Maximum	5.309	0.859	0.071
Minimum	1.939	0.151	0.003
Pipe Size	8.000		
Estimated Capacity (mgd)	1.298		
Capacity Used	5.50 %		
Sensor Type	Hach - Flodar		

### Estimated Capacity Usage

■ % Capacity Used    ■ Estimated Capacity Available



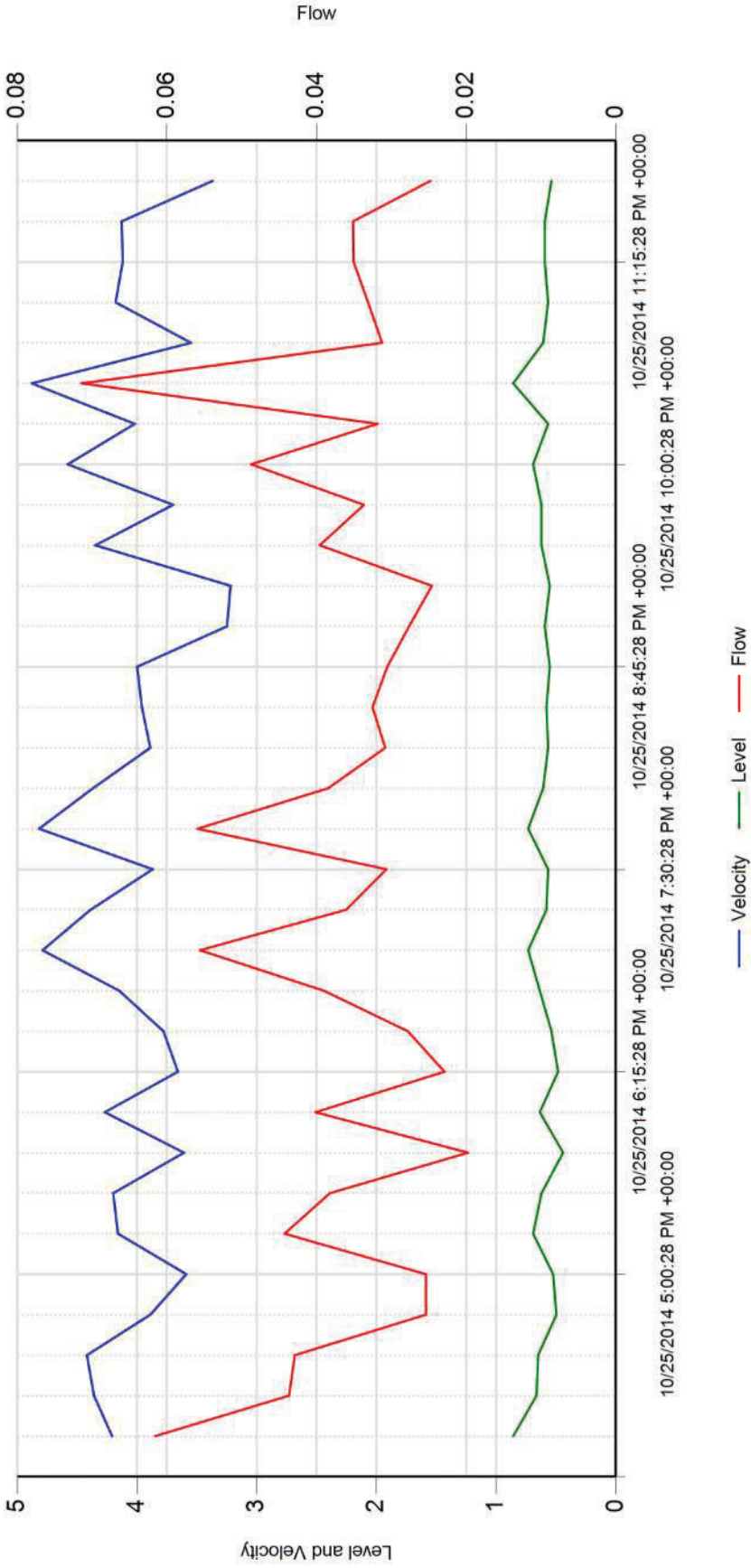
**Utility Systems, Science and Software**

6190 Fairmount Ave. Suite E  
San Diego, CA 92021

601 N. Parkcenter Drive Suite 209  
Santa Ana, CA 92705



# Orange Grove & Santa Monica

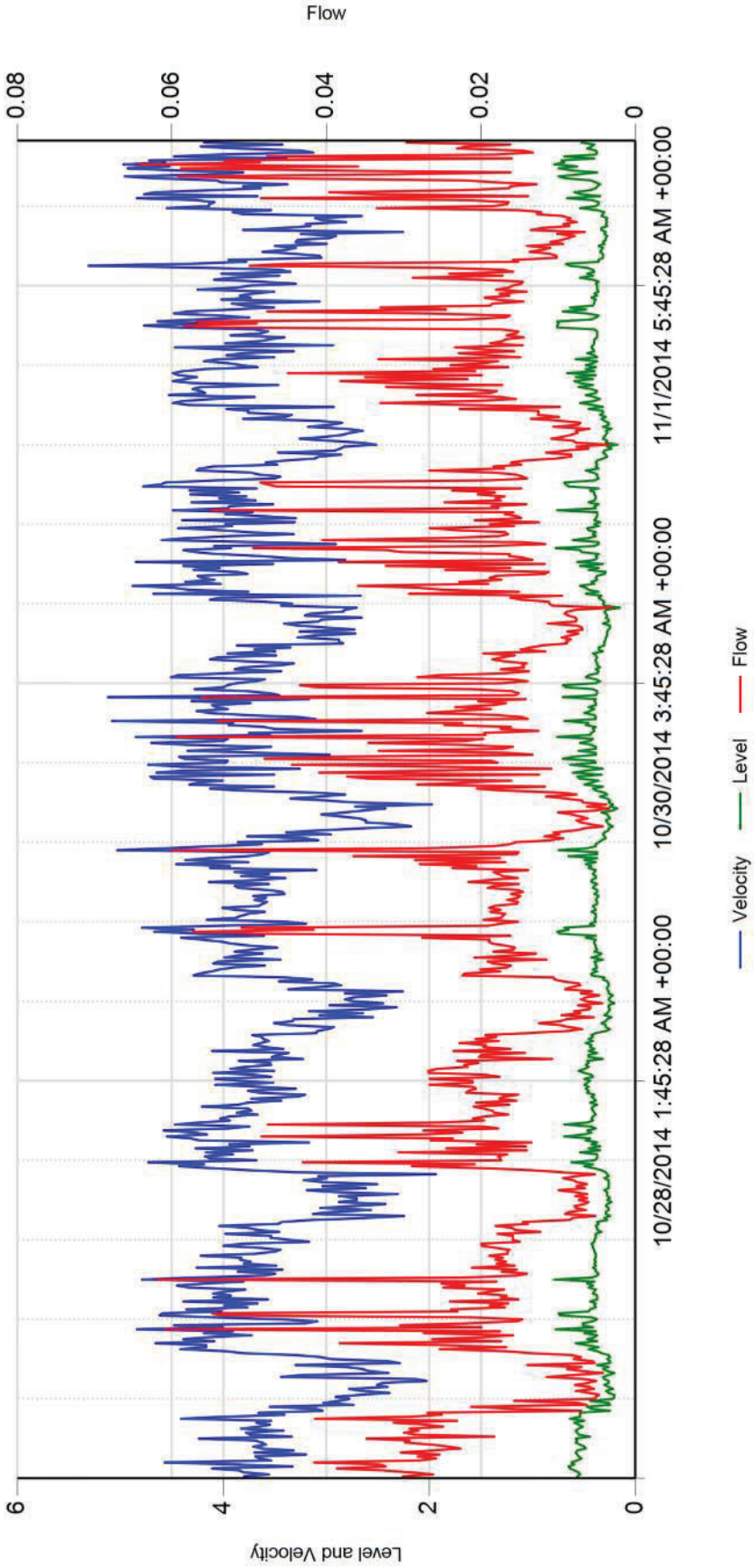


	Velocity (fps)	Level (in)	Flow (mgd)	
Average	4.054	0.612	0.037	Inches
Maximum	4.880	0.859	0.071	<b>RainFall</b>
Minimum	3.220	0.442	0.020	



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# Orange Grove & Santa Monica

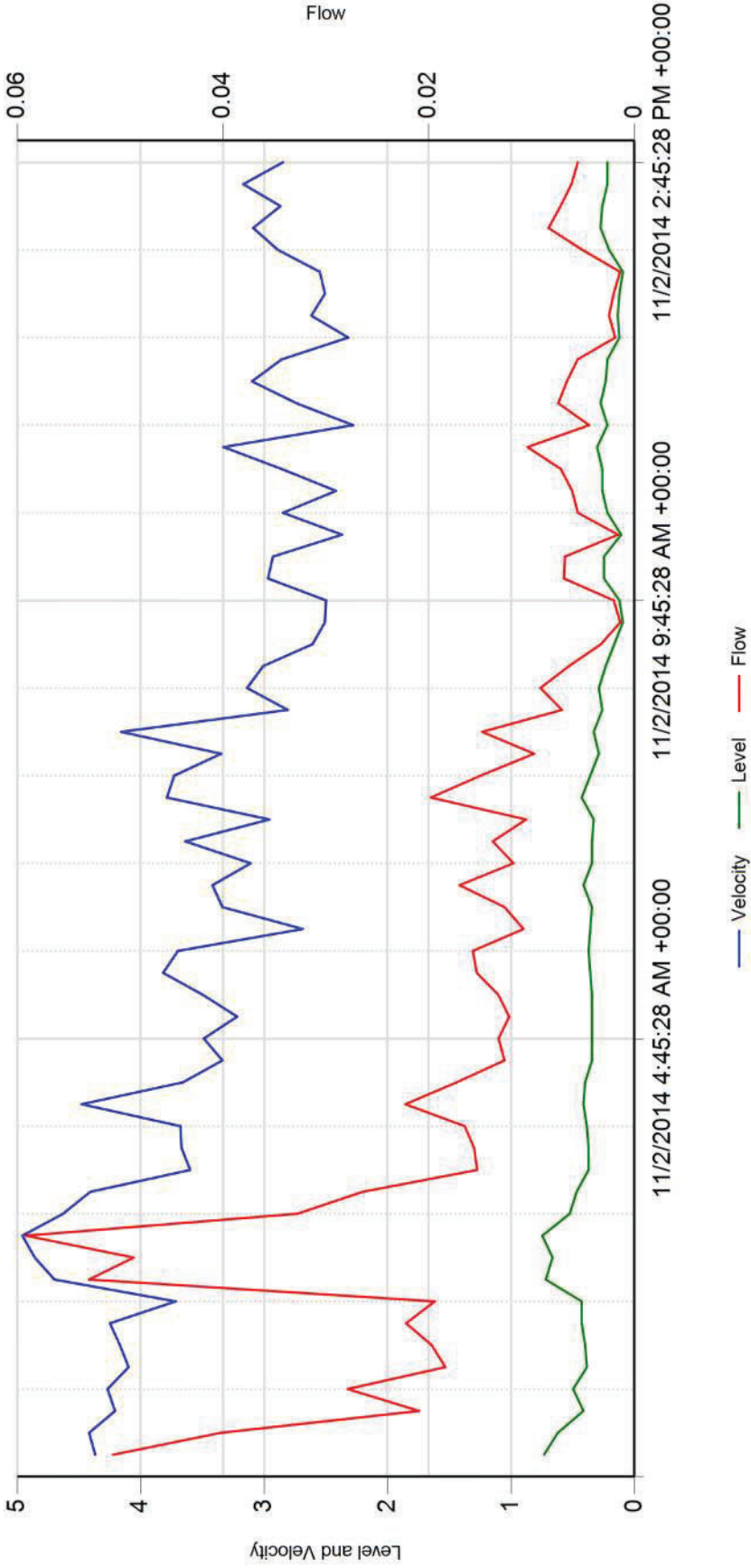


	Velocity (fps)	Level (in)	Flow (mgd)	
Average	3.664	0.404	0.019	Inches
Maximum	5.309	0.789	0.064	<b>RainFall</b>
Minimum	1.939	0.151	0.003	



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# Orange Grove & Santa Monica

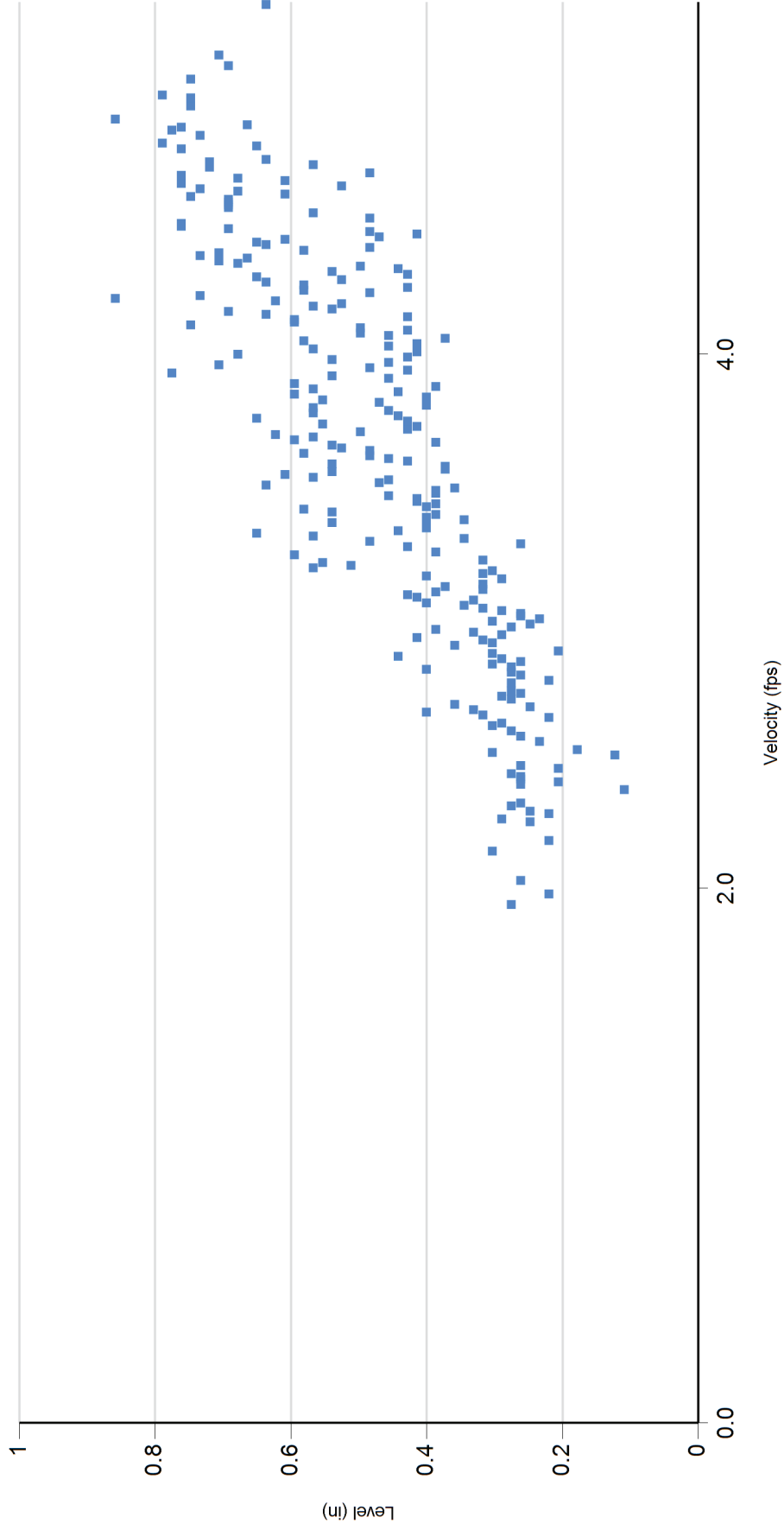


	Velocity (fps)	Level (in)	Flow (mgd)	
Average	3.392	0.335	0.015	Inches
Maximum	4.959	0.748	0.059	<b>RainFall</b>
Minimum	2.280	0.095	0.001	



11/3/2014 1:54:31 PM

# Orange Grove & Santa Monica



10/25/2014 thru 11/2/2014

11/3/2014 1:54:31 PM

# ATTACHMENT E

SOUTHERN CALIFORNIA EDISON  
PROCESS EXPLANATION LETTER



June 8, 2015

KPFF Consulting Engineers

Will serve letter - 7811 Santa Monica Blvd. and 1114 North Orange Grove Ave., West Hollywood

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) 315-3220.

Sincerely,  


SCE Design Representative

Enclosure: Appendix B, where applicable



## Appendix B



June 8, 2015

KPFF Consulting Engineers

7811 Santa Monica Blvd. and 1114 North Orange Grove Ave., West Hollywood

As your Southern California Edison (SCE) Design Representative for this project, I am committed to providing you with excellent customer service. The following information is intended to help explain SCE's planning and permitting process for the electric infrastructure needed to serve your Project.

Depending on the scope of work necessary to serve your project (electric facility installation, removal, relocation, rearrangement and/or replacement), it may be necessary for you to submit an Advanced Engineering Fee. This Fee will be applied to certain expenses associated with preliminary design and engineering work required to estimate the cost for SCE to perform the electric work associated with your project. Please note: Depending on factors such as resource constraints, construction or relocation of SCE facilities requirements, the need for environmental review, and so forth, delays in meeting your projected completion date may occur. To help minimize the potential for delays it is imperative that you provide all requested information as early as possible.

If the project results in the need for SCE to perform work on SCE electrical facilities that operate at between 50 and 200 kilovolts (kV), please be advised these facilities are subject to the California Public Utilities Commission's (CPUC's) General Order 131-D (GO 131-D) Permit to Construct (PTC) requirements. For the CPUC PTC review, the CPUC acts as the lead agency under the California Environmental Quality Act (CEQA). Depending on the scope of SCE's work, certain exemptions to the PTC requirements may be available. If no exemptions are available, the PTC application preparation and environmental approval process could take a minimum of 24 - 48 months.

If you anticipate that your project will require work to be performed on SCE electrical facilities operated at between 50 kV and 200 kV, please inform me at your earliest possible convenience for further assistance to determine the potential G.O. 131-D permitting requirements and/or permitting exemption(s).

In order for SCE to determine the required electrical utility work necessary to support your project, and to determine any permitting requirements and costs associated with constructing these facilities, project plans and a completed Customer Project Information Sheet will need to be submitted.

If you have any additional questions, please feel free to call me at (310) 315-3220.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Lee".

SCE Design Representative

# ATTACHMENT F

SOUTHERN CALIFORNIA GAS WILL  
SERVE LETTER



A  Sempra Energy utility®

June 3, 2015

KPFF Consulting Engineers  
6080 Center Drive, Suite 700  
Los Angeles, CA 90045

Attn: James Rice

RE: Will Serve Letter Request for – Job I.D. #43-2015-05-00015  
7811 Santa Monica Blvd; 1114 North Orange Grove Ave, West Hollywood

Dear Mr. Rice:

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,

A handwritten signature in blue ink, appearing to read "Zakee Singleton".

Zakee Singleton  
Planning Associate  
Compton Headquarters

Will Serve Letter Only



DATE: August 06, 2019

COMPANY: KPFF

SUBJECT: 7965-7985 Santa Monica Blvd, West Hollywood, CA 90046

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) 738-1170.

Sincerely,

SCE Design Representative

Enclosure: Appendix B, where applicable



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

July 25, 2019

KPFF  
700 South Flower Street, Suite 2100  
Los Angeles, CA 90017  
Attn: James Rice

**Subject: Will Serve - 5530-002-019 & 5530-002-067 7811 Santa Monica Blvd  
and 1114 North Orange Grove Ave West Hollywood, CA 90046**

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

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

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

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

Sincerely,

*William Perez*

William Perez  
Pipeline Planning Assistant  
SoCalGas-Compton HQ