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MILKEN EAST CAMPUS
(15600 MULHOLLAND DRIVE, LOS ANGELES CA 90077)

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER AND WASTEWATER

NOVEMBER 13, 2025

PREPARED BY:

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Table of Contents

Appendix

Exhibit 1- Existing Utility Infrastructure Exhibit

Exhibit 2- LADWP "Information of Fire Flow Availability Request" (IFFAR) Results

Exhibit 3- LASAN Sewage Generation Factors

1. INTRODUCTION

1.1. PROJECT LOCATION AND EXISTING ON-SITE USES:

The Site is located at 15600 Mulholland Drive in Los Angeles, California. The Site is a reported 21.7 acres in size and is further identified by County of Los Angeles Assessor's Parcel Numbers 4378-001-041.

The Site is currently occupied by the former campus of the American Jewish University ("AJU") and is developed with multiple buildings. The Main Building currently consists of classrooms, a library, a performing arts center and auditorium, a kitchen and cafeteria, religious use areas, and administrative offices. The Student Union Building consists of recreational facilities and administrative offices. The Site is also occupied by four Student Residence Buildings, athletics fields, parking spaces, and campus security fencing, gates, and associated kiosk.

Existing buildings on the Project Site include the three-story, approximately 125,000-square-foot Main Building; a two-story, approximately 13,600-square-foot Student Union Building; and four three-story, total of approximately 56,000-square-foot Student Residence Buildings.

Existing parking lots have approximately 396 parking spaces. Vehicular access to the Project Site is provided via five driveways along Casiano Road. Pedestrian access to the Project Site is located along Casiano Road.

The Project Site is generally sloping to the west along the west of the Site and slopes north along the east of the site. Existing landscaping within the Project Site includes lawns, shrubs, and trees.

Electricity, potable water and sanitary sewer service is provided to the area by the City of Los Angeles. Natural gas is supplied to the area by the Southern California Gas Company.

1.2. PROJECT DESCRIPTION

The Milken East Campus is proposed to be converted into a religious high school with up to 900 students. The Project does not include construction or grading; and proposes no soil import or export. The Project does not propose the removal of any protected or non-protected trees. No additional floor area will be constructed.

The proposed uses of the Main Building would be classrooms, science laboratories, an auditorium and performing arts rooms, kitchen and dining areas, a student lounge, religious use areas, and faculty and administrative offices. The Student Union will contain fitness rooms, multipurpose rooms, and offices. After completion of the Project, a total of up to 900 high school students will be permitted to be enrolled at the Project Site.

1.3. SCOPE OF WORK

The purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure system.

2. REGULATORY FRAMEWORK

2.1. WATER

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with Local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- California Code of Regulations, Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2022 California Green Building Standards Code (CCR, Title 24, Part 11) (CALGreen), effective January 1, 2023, includes both mandatory measures and voluntary measures to improve sustainability metrics, including water efficiency and conservation. The mandatory measures for water conservation provide limits for fixture flow rates, which are the same as those for the Title 20 efficiency. The Los Angeles Green Building Code is based on CALGreen.
- California Water Code, Division 6, Part 2.6 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- LADWP's 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP was approved by the LADWP Board of Water and Power Commissioners on May 25, 2021.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

1) A proposed residential development of more than 500 dwelling units.

2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons.

3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons.

4) A proposed hotel or motel of more than 500 rooms.

5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons.

6) A mixed use project that falls in one or more of the above-identified categories.

7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

As this Project does not meet any of the above thresholds, a WSA will not be required for this Project.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world, which includes more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. To comply with Waste Discharge Requirements (WDRs), a Sewer System Management Plan (SSMP) was prepared for each of these systems.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In January 2019, a SSMP was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General WDRs.[1]

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. The Ordinance established an additional annual allotment of 5.0 million gallons per day (GPD), of which 34.5 percent (1.725 million GPD) is allocated for priority projects, eight percent (0.4 million GPD) is allocated for public benefit projects, and 57.5 percent (2.875 million

[1] City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

GPD) is allocated for non-priority projects (of which 65 percent is for residential projects and 35 percent is for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations to ensure available sewer capacity for new projects, including payment of fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

The City has begun requiring projects in the entitlement phase to apply for a Wastewater Service Information Request (WWSI) to allow the Los Angeles Bureau of Sanitation (LASAN) to review the project as described above without confusing construction projects from projects in the planning stages. WWSIs serve a similar function as SCARs for the purposes of CEQA analysis. Given the reduction in sewer demand under the proposed school use, existing sewer infrastructure is expected to be able to handle proposed flows.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per the Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.

In 2006, the City approved the Integrated Resources Plan (IRP), which incorporates a Wastewater Facilities Plan.[2] The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City decided to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

In 2018, the City of Los Angeles completed the One Water LA 2040 Plan.[3] The One Water LA 2040 Plan is a roadmap connecting plans, ideas, and people to arrive at better and fiscally-responsible water planning solutions. Some of the objectives are:

- Integrate management of water resources and policies
- Balance environment, economic and social goals
- Improve health of local watershed
- Improve local water supply reliability
- Implement, monitor, and maintain a reliable watershed system
- Increase climate resilience
- Increase community awareness and advocacy for sustainable water

The One Water LA 2040 Plan builds on the premise of the Integrated Resource Plan to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities through the year 2040. As with the Integrated Resource Plan, such efforts would be organized in three phases over a 23-year period from 2018 to the planning horizon of 2040. The "Near-term" phase will be 2018-2020, the "Mid-term" phase will be 2021-2030, and the "Long-term" phase will be 2031-2040. The phasing plan will comprise of 35 integration opportunities that will demonstrate how water management benefits can be integrated in a project through multi-agency collaboration. The One Water LA 2040 Plan is currently in the "Mid-term" phase.

The City will continue to address the sewer demands of developments throughout the City of Los Angeles, including the Project Site, through the preparation of its long-term plans. Wastewater collection and treatment are an essential public service that must be provided without interruption in order to protect public health and safety, as well as the environment. As such, the City has continuously implemented long-term plans to address its ever increasing wastewater demand via programs that prioritize environmental stewardship and equity as well as maintaining reliability and resiliency, with each long-term plan providing sufficient lead time to ensure compliance. These efforts are anticipated to continue well past the completion of the One Water LA 2040 Plan, and through the Project's buildout year in 2050.

[2] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

[3] City of Los Angeles Department of Public Works, Bureau of Sanitation, One Water LA 2040 Plan Wastewater Facilities Plan, April 2018.

3. ENVIRONMENTAL SETTING

The Project Site is bounded by Mulholland Drive, Casiano Road, and existing buildings. The Project Site consists of two school buildings, four student resident buildings, athletics fields, and surface parking areas.

The area north and west of the Project Site is occupied by Mulholland Drive and Interstate 405 freeway. The area adjacent to southern portion of the Project Site is occupied by residential properties. The area east of the Project Site is occupied by educational facilities and Casiano Rd.

3.1. WATER

LADWP is responsible for providing water supply to the City while complying with County, State, and Federal regulations.

3.1.1. REGIONAL

Primary sources of water for the LADWP service area are the Los Angeles Aqueduct (LAA), State Water Project (supplied by MWD) and local groundwater. The LAA has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the LAA has been limited due to environmental concerns, and the City's water supply relied heavily (average of 41% in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local groundwater has been a reliable water source, providing an average of 9% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City's recycled water supply is limited to specific projects within the City at this time.[4]

3.1.2. LOCAL

The Project Site is currently developed with seven buildings ranging from two to three stories and surface parking areas. Existing buildings on the Project Site include the three-story, approximately 125,000-square-foot Main Building; a two-story, approximately 13,600-square-foot Student Union Building; and four three-story, total of approximately 56,000-square-foot Student Residence Buildings. Existing parking lots have approximately 396 parking spaces.

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by LADWP, there is a 16" water main on Mulholland Drive and a 20" water main along Casiano Rd, see Exhibit 1. The following is an account of the existing water infrastructure in the vicinity of the Project Site (Please see Exhibit 1 for their approximate location and details):

[4] LADWP, 2020 Urban Water Management Plan, accessed November, 2025.

- Mulholland Drive:
    - 1 Fire Hydrants (FH ID: 36724)
- Casiano Road:
    - 5 Fire Hydrants (FH ID: 41217, 42106, 42275, 41218, & 41361)

Maximum permitted water consumption estimates have been prepared based on 100% of the City of Los Angeles Bureau of Sanitation (BOS) sewage generation factors for educational categories and are summarized in Table 1 below.

Table 1 – Existing Water Demand

Land Use	Quantity	Generation Factor (gpd)[(a)]	Water Demand (gpd)[(a)]
Residential Dormitories: College	200 students	70 gpd/student	14,000
School: University/ College	300 students	16 gpd/student	4,800
School: Special Class (Night Instruction)	500 students	9 gpd/student	4,500
School: High School	400 students	11 gpd/ student	4,400
Total Existing Water Demand			**27,700**

gpd = gallons per day
sf = square feet
[(a)] City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation rates.

3.2. WASTEWATER

3.2.1. REGIONAL

LASAN operates and maintains the wastewater treatment, reclamation and collection facilities serving most of the City of Los Angeles-incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. The collection infrastructure consists of over 6,700 miles of local, trunk, mainline and major interceptor sewers, five major outfall sewers, and 46 pumping plants. The Project Site is located within the Hyperion System service area. The Hyperion System is serviced by the Hyperion Sanitary Sewer System, which consists of the Hyperion Water

Reclamation Plant (HWRP), and Donald C. Tillman Water Reclamation Plant (TWRP), and the Los Angeles-Glendale Water Reclamation Plant (LAGWRP).

The existing design capacity of the Hyperion Sanitary Sewer System is approximately 550 million gallons per day (MGD) (consisting of 450 MGD at the HWRP, 80 MGD at the TWRP, and 20 MGD at the LAGWRP). Based on the One Water LA 2040 Plan-Wastewater Facilities Plan, the average wastewater flow rate in Hyperion Sanitary Sewer System was 314 MGD in 2016 (consisting of 250 MGD at the HWRP, 47 MGD at the TWRP, and 17 MGD at the LAGWRP.)[5] The One Water LA 2040 Plan-Wastewater Facilities Plan, projects that annual average wastewater flows in the Hyperion Sanitary Sewer System would increase to 323 MGD in 2020, 348 MGD in 2030, and 358 in 2040. As such, current and projected flows are below the design capacity of approximately 550 MGD for the Hyperion Sanitary Sewer System.

Wastewater generated from the Project Site is conveyed via the local collector sanitary sewer system directly to the HWRP for treatment. The HWRP is the City's primary water reclamation plant and one of the oldest and largest wastewater treatment facilities in the world. The HWRP provides preliminary, primary, and secondary treatment processes, and treats wastewater flows bypassed from the TWRP and LADWRP. Typically, the TWRP and LAGWRP treat wastewater up to or near their capacities on most days.

On average, 275 million gallons of wastewater enters the HWRP on a typical dry weather day. Because the amount of wastewater entering the HWRP can double on rainy days, the plant was designed to accommodate both dry and wet weather days with a maximum daily dry weather flow of 450 MGD and peak wet weather flow of 800 MGD.[6] As such, the HWRP's current remaining treatment capacity for dry weather flows is approximately 175 MGD on an average day.

3.2.2. LOCAL

The local sanitary sewer system is maintained by LASAN. An analysis of the estimated maximum permitted wastewater generation of the existing Project Site is presented in Table 2 below. The table was developed using the LASAN Sewage Generation loading table (Exhibit 3).

Table 2 – Existing Wastewater Generation

Land Use	Quantity	Generation Factor (gpd)[(a)]	Water Demand (gpd)[(a)]
Residential Dormitories:	200 students	70 gpd/student	14,000

[5] LASAN, One Water LA 2040 Plan—Volume 2: Wastewater Facilities Plan, April 2018.
[6] LA Sanitation & Environment (LASAN), Hyperion Water Reclamation Plant, https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=1186mdvh8u_393&_afrLoop=10107387348315793#!, accessed November 2022.

Table 2 – Existing Wastewater Generation			
Land Use	**Quantity**	**Generation Factor (gpd)[(a)]**	**Water Demand (gpd)[(a)]**
College			
School: University/ College	300 students	16 gpd/student	4,800
School: Special Class (Night Instruction)	500 students	9 gpd/student	4,500
School: High School	400 students	11 gpd/ student	4,400
Total Existing Wastewater Demand			**27,700**

gpd = gallons per day
sf = square feet
[(a)] City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation rates.

The existing development currently discharges to two sewer mains:

- 8-inch vitrified clay pipe (VCP) in Casiano Rd
- 8-inch vitrified clay pipe (VCP) in Mulholland Dr

The local sanitary sewer system is maintained by LASAN. The table was developed using the LASAN Sewage Generation loading table (Exhibit 3).

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

In accordance with State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to water supply and infrastructure if it would:

- Require or result in the relocation or construction of new or expanded water facilities, the construction of relocation of which could cause significant environmental effects; or

- Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years

For this analysis, the Appendix G Thresholds are relied upon. The analysis utilizes factors and considerations identified in the 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions.

The L.A. CEQA Thresholds Guide (Thresholds Guide) identifies the following criteria to evaluate water supply and infrastructure impacts:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing, or employment for the Community Plan area to be exceeded in the year of project completion; and
- The degree to which scheduled water infrastructure or project design features would reduce or offset service impacts.

4.2. WASTEWATER

Appendix G of the CEQA Guidelines provides a set of questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

- Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the CEQA Guidelines, the L.A. CEQA Thresholds Guide states that a project would normally have a significant wastewater impact if:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or

- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

In assessing impacts related to wastewater, the City uses Appendix G as the thresholds of significance. The criteria identified above from the L.A. CEQA Thresholds Guide is used where applicable and relevant to assist in analyzing the Appendix G thresholds.

5. METHODOLOGY

5.1. WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Project Site, including the type of facilities, location and sizes, and any planned improvements.
- Description of the water conditions for the Project area and known improvement plans.

Project Impacts

- Evaluate the Project's water demand, taking into account design or operational features that would reduce or offset water demand.
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Describe the degree to which presently scheduled off-site improvements offset impacts.

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

The existing and proposed water demand is based upon available site and occupancy information and 100% of the BOS sewerage generation factors.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the project fire hydrant flow needs based on existing infrastructure. See Exhibit 2 for the results of the Information of Fire Flow Availability Request (IFFAR).

5.2. WASTEWATER

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the L.A. CEQA Thresholds Guide. This methodology involves a review of the Project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The

following has been considered as part of the determination for this Project:

Environmental Setting

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

Project Impacts

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

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated existing and proposed Project wastewater generation.

Existing and proposed sewer generation analysis using the LASAN Sewage Generation Factors was performed to determine whether the sewer system could accommodate the new development. Refer to Table 2 and Table 4.

6. PROJECT IMPACTS

6.1. OPERATION

6.1.1. WATER

6.1.1.1. INFRASTRUCTURE CAPACITY

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analyses for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 2 for the results of the IFFAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

6.1.1.2. FIRE WATER DEMAND

An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The completed IFFAR, attached as Exhibit 2, shows four nearby hydrants flowing simultaneously for a combined 4,000 gpm with a residual pressure of over 20 psi. Thus, as shown by the IFFAR, the Project Site has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC under the Project.

The Project's fire flow impacts to water infrastructure would be less than significant. Refer to the Fire Protection Report for more information.

6.1.1.3. DOMESTIC WATER DEMAND

Water consumption estimates have been prepared based 100 percent of the City of LA Bureau of Sanitation sewerage generation factors for commercial categories and are summarized in Table 3 below. The proposed development has the potential to decrease the water and fire demand from these existing buildings. The approved IFFAR (Information of Fire Flow Availability, shown in Exhibit 2, indicates that 4,000 gpm (5,760,000 gpd) is available from four existing hydrants along Casiano Rd. Also, the calculation summarized in Table 3 below shows the wastewater generation for the new development as 17,800 gpd less than existing conditions. Therefore, IFFAR results confirm that sufficient infrastructure capacity is available for the Project. Therefore, the Project's impacts on water supply would be less than significant.

Table 3 – Project Water Demand

Type of Use	**Size**	**Generation Factor (gpd)[(a)]**	**Average Daily Flow (gpd)**
Proposed			
School: High School	900 students	11 gpd/ student	9,900
Total Proposed Water Demand[(f)]			**9,900**

gpd = gallons per day
[(a)] Proposed generation rates are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at http://www.lacotysan.org/fmd/pdf/sfcfeerates.pdf.

6.1.2. WASTEWATER

Wastewater generation estimates have been prepared based 100 percent of the City of LA Bureau of Sanitation sewerage generation factors for residential and educational categories and are summarized in Table 4 below. The proposed development has the potential to decrease the sewage generation from these existing facilities. The proposed sewer generation table, shown in Table 4 below, indicates that the proposed site will discharge an average of 9,900 gpd. Compared to the existing generation in Table 2, the total net wastewater generation for the new development is reduced by 17,800 gpd. Therefore, the Project's impacts on wastewater infrastructure would be less than significant.

Table 4 – Project Wastewater Generation			
Size	**Generation Factor (gpd)[a]**	**Average Daily Flow**	
		(gpd)	
Proposed			
900 students	11 gpd/ student	9,900	
Total Proposed Water Demand[f]			**9,900**
gpd = gallons per day [a] Proposed generation rates are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at http://www.lacotysan.org/fmd/pdf/sfcfeerates.pdf.			

7. CUMULATIVE IMPACTS

7.1.1. WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of Senate Bill 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of Senate Bill 610 tend to be larger projects that may or may not have been included within the growth projections of the 2020 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2020 UWMP process and the City's Securing L.A.'s Water

Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

Related projects connecting to the same water system are required to obtain a water connection permit and submit a Service Advisory Report to LADWP as part of the related project's development review. Impact determination will be provided following the completion of the SAR analysis. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and LADWP to construct the necessary improvements.

Compliance of the Project and future development projects with regulatory requirements that promote water conservation such as the Los Angeles Municipal Code, including the City's Green Building Code, as well as AB 32, would also assist in assuring that adequate water supply is available on a cumulative basis.

Based on the above, it is anticipated that LADWP would be able to supply the water demands of the Project as well as support future growth. Therefore, cumulative impacts on water supply would be less than significant.

7.1.2. WASTEWATER

The Project's estimated sewer flows were based on the sewer generation factors for the Project's proposed uses. Wastewater generation estimates were prepared based on the LASAN sewer generation factors for residential and educational categories and are summarized in Table 2 and Table 4.

As discussed above, the existing design capacity of the Hyperion Service Area is approximately 550 MGD (consisting of 450 MGD at the Hyperion Treatment Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant).[7] The Project's maximum potential wastewater generation is approximately 0.001 MGD. This is substantially less than half a percent of HWRP's estimated remaining treatment capacity of 175 MGD, even under the maximum wastewater scenario. Thus, the Hyperion Treatment Plant has the capacity to treat the additional wastewater flows generated from the Project.

8. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified

[7] City of Los Angeles Department of Public Works, Bureau of Sanitation, One Water LA 2040 Plan Wastewater Facilities Plan, January 2018.

for water or wastewater for this Project.

APPENDIX

EXHIBIT 1 - EXISTING UTILITY INFRASTRUCTURE

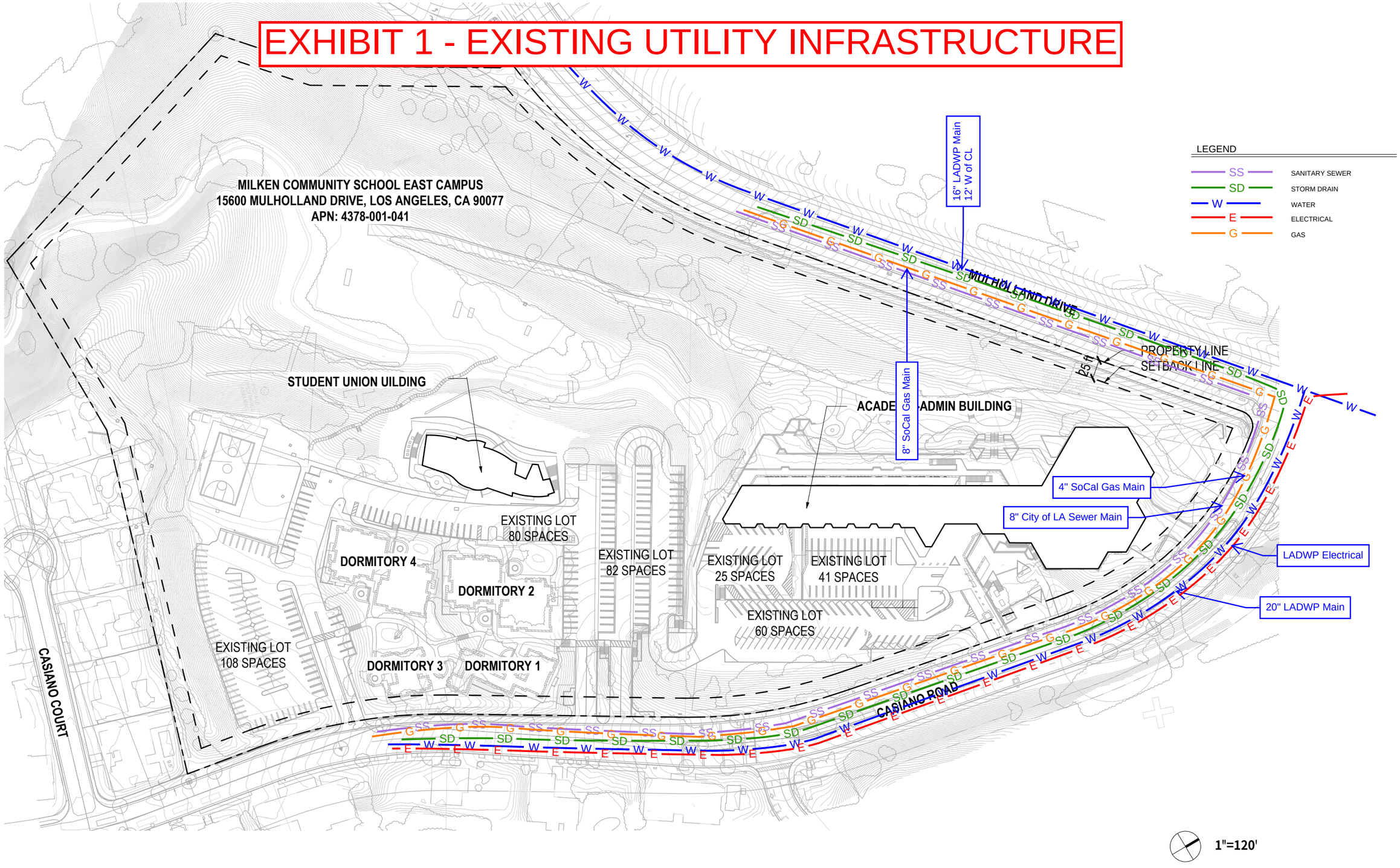

EXHIBIT 2 - LADWP IFFAR RESULTS

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W158-144

LAFD Fire Flow Requirement: 4,000 GPM FROM 4 HYDRANTS

LAFD Signature:

Date Signed:

Applicant: SCOTT RALSTON

Company Name: KPFF CONSULTING ENGINEERS

Address: 700 SOUTH FLOWER SUITE 2100

Telephone: 213-418-0201

Email Address: scott.ralston@kpff.com

	F- 41217	F- 42275	F- 41218
Location:	E/S CASIANO RD, S/S MULHOLLAND DR	W/S CASIANO RD, S/O MULHOLLAND DR	N/S STEPHEN WISE DR, E/S CASIANO RD
Distance from Neareast Pipe Location (feet):	35'	36'	40'
Hydrant Size:	2 1/2 S BU	2 1/2 S BU	2 1/2 S BU
Water Main Size (in):	20"	20"	20"
Static Pressure (psi):	200/139psi	186/125psi	174/113psi
Residual Pressure (psi):	104psi	93psi	83psi
Flow at 20 psi (gpm):	1000gpm	1000gpm	1000gpm

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. w20250917021

Site address: 15600 Mulholland Drive, LA, CA 90077

Request is related to modifications to a CUP, not new construction. See additional page for 4th hydrant info. Please also see attached map which shows 3 additional hydrants in the area. Please use those if needed to achieve required flow.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:*

Signtature: Janna C Habbaz *Title:* Water Distribution-Western District CEA II

~~$245.00~~ $282.00

Requests must be made by submitting this completed application, along with a $245.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hope Street - Room 1425
Los Angeles, CA 90012

RECEIVED/WDE
SEP 15 2025

*** If you have any questions, please contact us at (213) 367-2WNB or visit our web site at http://www.ladwp.com.**

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W158-144

LAFD Fire Flow Requirement: 4,000 GPM FROM 4 HYDRANTS

LAFD Signature:

Date Signed:

Applicant: SCOTT RALSTON

Company Name: KPFF CONSULTING ENGINEERS

Address: 700 SOUTH FLOWER SUITE 2100

Telephone: 213-418-0201

Email Address: scott.ralston@kpff.com

	F- 41361	F-	F-
Location:	E/S CASIANO RD, N/O CASIANO CT		
Distance from Neareast Pipe Location (feet):	49'		
Hydrant Size:	2 1/2 X 4D		
Water Main Size (in):	20"		
Static Pressure (psi):	161/101psi		
Residual Pressure (psi):	63psi		
Flow at 20 psi (gpm):	1000gpm		

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. w20250917021

Sheet 2 of 2

Water Purveyor: **Los Angeles Department of Water & Power** *Date:*

Signtature: Janna C Habbaz *Title:* Water Distribution-Western District CEA II

$282.00

Requests must be made by submitting this completed application, along with a $245.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hope Street - Room 1425
Los Angeles, CA 90012

RECEIVED/WDE
SEP 15 2025

*** If you have any questions, please contact us at (213) 367-2WNB or visit our web site at http://www.ladwp.com.**


NavigateLA
(OTHER NEARBY HYDRANTS)
HYDRANTS LISTED IN IFFAR REQUEST
41217
42106
42275
36724
41218
PROJECT SITE
41361
41360
500 ft
N
Google Maps
PICTOMETRY

EXHIBIT 3 - LASAN SEWAGE GENERATION FACTOR

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600

SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

Line No.	**FACILITY DESCRIPTION**	**FEE RATE**
1	Acupuncture Office/Clinic	$495/1000 GR.SQ.FT.
2	Arcade - Video Games	$206/1000 GR.SQ.FT.
3	Auditorium (a)	$12/SEAT
4	Auto Parking (a)	$83/1000 GR.SQ.FT.
5	Auto Mfg., Service Maintenance (b)	Actual
6	Bakery	$2956/1000 GR.SQ.FT.
7	Bank: Headquarters	$495/1000 GR.SQ.FT.
8	Bank: Branch	$206/1000 GR.SQ.FT.
9	Ballroom	$1445/1000 GR.SQ.FT.
10	Banquet Room	$1445/1000 GR.SQ.FT.
11	Bar: Cocktail, Fixed Seat (a) (c)	$62/SEAT
12	Bar: Juice, No Baking Facilities (d)	$2973/1000 GR.SQ.FT.
13	Bar: Juice, with Baking Facilities (d)	$2973/1000 GR.SQ.FT.
14	Bar: Cocktail, Public Table Area (c)	$2973/1000 GR.SQ.FT.
15	Barber Shop	$495/1000 GR.SQ.FT.
16	Barber Shop (s)	$62/STALL.
17	Beauty Parlor	$1755/1000 GR.SQ.FT.
18	Beauty Parlor (s)	$206/STALL.
19	Bldg. Const/Field Office (e)	$495/OFFICE
20	Bowling Alley: Alley, Lanes & Lobby Area	$206/1000 GR.SQ.FT.
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total
22	Cafeteria: Fixed Seat	$165/SEAT
23	Car Wash: Automatic (b)	Actual
24	Car Wash: Coin Operated Bays (b)	Actual
25	Car Wash: Hand Wash (b)	Actual
26	Car Wash: Counter & Sales Area	$206/1000 GR.SQ.FT.
27	Chapel: Fixed Seat	$12/SEAT
28	Chiropractic Office	$495/1000 GR.SQ.FT.
29	Church: Fixed Seat	$12/SEAT
30	Church School: Day Care/Elem	$37/OCCUPANT
31	Church School: One Day Use (s)	$37/OCCUPANT
32	Cocktail Lounge: Fixed Seat (f)	$62/SEAT
33	Coffee House: No Food Preparation (d)	$2973/1000 GR.SQ.FT.
34	Coffee House: Pastry Baking Only (d)	$2973/1000 GR.SQ.FT.
35	Coffee House: Serves Prepared Food (d)	$138/SEAT
36	Cold Storage: No Sales (g)	$124/1000 GR.SQ.FT.
37	Cold Storage: Retail Sales (g)	$206/1000 GR.SQ.FT.

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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38	Comfort Station: Public	$330/FIXTURE
39	Commercial Use (a)	$206/1000 GR.SQ.FT.
40	Community Center	$12/OCCUPANT
41	Conference Room of Office Bldg.	$495/1000 GR.SQ.FT.
42	Counseling Center (h)	$495/1000 GR.SQ.FT.
43	Credit Union	$495/1000 GR.SQ.FT.
44	Dairy	Average Flow
45	Dairy: Barn	Average Flow
46	Dairy: Retail Area	$206/1000 GR.SQ.FT.
47	Dancing Area (of Bars or Nightclub) (c)	$1445/1000 GR.SQ.FT.
48	Dance Studio (i)	$206/1000 GR.SQ.FT.
49	Dental Office/Clinic	$1032/1000 GR.SQ.FT.
50	Doughnut Shop	$1540/1000 GR.SQ.FT.
51	Drug Rehabilitation Center (h)	$495/1000 GR.SQ.FT.
52	Equipment Booth	$124/1000 GR.SQ.FT.
53	Film Processing (Retail)	$206/1000 GR.SQ.FT.
54	Film Processing (Industrial)	Actual
55	Food Processing Plant (b)	Actual
56	Gas Station: Self Service	$413/W.C.
57	Gas Station: Four Bays Max	$3211/STATION
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total
59	Gymnasium: Basketball, Volleyball (k)	$826/1000 GR.SQ.FT.
60	Hanger (Aircraft)	$206/1000 GR.SQ.FT.
61	Health Club/Spa (k)	$2684/1000 GR.SQ.FT.
62	Homeless Shelter	$289/BED
63	Hospital	$422/BED
64	Hospital: Convalescent (a)	$289/BED
65	Hospital: Animal	$1811/1000 GR.SQ.FT.
66	Hospital: Psychiatric	$289/BED
67	Hospital: Surgical (a)	$1486/BED
68	Hotel: Use Guest Rooms Only (a)	$495/ROOM
69	Jail	$351/INMATE
70	Kennel: Dog Kennel/Open	$413/1000 GR.SQ.FT.
71	Laboratory: Commercial	$1032/1000 GR.SQ.FT.
72	Laboratory: Industrial	Actual
73	Laundromat	$855/MACHINE
74	Library: Public Area	$206/1000 GR.SQ.FT.
75	Library: Stacks, Storage	$124/1000 GR.SQ.FT.
76	Lobby of Retail Area (l)	$206/1000 GR.SQ.FT.

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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EFFECTIVE DATE: April 6, 2012

77	Lodge Hall	$12/SEAT
78	Lounge (l)	$206/1000 GR.SQ.FT.
79	Machine Shop (No Industrial Waste Permit Required) (b)	$206/1000 GR.SQ.FT.
80	Machine Shop (Industrial)	Actual
81	Mfg or Industrial Facility (No IW Permit Required) (b)	$206/1000 GR.SQ.FT.
82	Mfg or Industrial Facility (Industrial)	Actual
83	Massage Parlor	$1032/1000 GR.SQ.FT.
84	Medical Building (a)	$929/1000 GR.SQ.FT.
85	Medical: Lab in Hospital	$1057/1000 GR.SQ.FT.
86	Medical Office/Clinic	$1032/1000 GR.SQ.FT.
87	Mini-Mall (No Food)	$206/1000 GR.SQ.FT.
88	Mortuary: Chapel	$12/SEAT
89	Mortuary: Embalming	$1644/1000 GR.SQ.FT.
90	Mortuary: Living Area	$206/1000 GR.SQ.FT.
91	Motel: Use Guest Room Only (a)	$495/ROOM
92	Museum: All Area	$124/1000 GR.SQ.FT.
93	Museum: Office Over 15%	$495/1000 GR.SQ.FT.
94	Museum: Sales Area	$206/1000 GR.SQ.FT.
95	Office Building (a)	$495/1000 GR.SQ.FT.
96	Office Bldg w/Cooling Tower	$702/1000 GR.SQ.FT.
97	Plating Plant (No IW Permit Required) (b)	$206/1000 GR.SQ.FT.
98	Plating Plant (Industrial) (b)	Actual
99	Pool Hall (No Alcohol)	$206/1000 GR.SQ.FT.
100	Post Office: Full Service (m)	$495/1000 GR.SQ.FT.
101	Post Office: Private Mail Box Rental	$206/1000 GR.SQ.FT.
102	Prisons	$722/INMATE
103	Residential Dorm: College or Residential (n)	$289/STUDENT
104	Residential: Boarding House	$289/BED
105	Residential: Apt - Bachelor (a)	$310/DU
106	Residential: Apt - 1 BDR (a) (o)	$454/DU
107	Residential: Apt - 2 BDR (a) (o)	$619/DU
108	Residential: Apt - 3 BDR (a) (o)	$784/DU
109	Residential: Apt - >3 BDR (o)	$165 PER ADDITIONAL BEDROOM
110	Residential: Condo - 1 BDR (o)	$454/DU
111	Residential: Condo - 2 BDR (o)	$619/DU
112	Residential: Condo - 3 BDR (o)	$784/DU
113	Residential: Condo - >3 BDR (o)	$165 PER ADDITIONAL BEDROOM
114	Residential: Duplex/Townhouse - 1 BR (o)	$454/DU
115	Residential: Duplex/Townhouse - 2 BR (o)	$619/DU

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

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EFFECTIVE DATE: April 6, 2012

116	Residential: Duplex/Townhouse - 3 BR (o)	$784/DU
117	Residential: Duplex/Townhouse - >3 BR (o)	$165 PER ADDITIONAL BEDROOM
118	Residential: SFD - 1 BR (o)	$578/DU
119	Residential: SFD - 2 BR (o)	$764/DU
120	Residential: SFD - 3 BR (o)	$950/DU
121	Residential: SFD - >3 BR (o)	$186/BDR
122	Residential Room Addition: Bedroom (o)	$186/BDR
123	Residential Room Conversion: Into a Bedroom (o)	$186/BDR
124	Residential: Mobile Home	Same as Apt
125	Residential: Artist (2/3 Area)	$310/DU
126	Residential: Artist Residence	$310/DU
127	Residential: Guest Home w/ Kitchen	Same as Apt
128	Residential: Guest Home w/o Kitchen	$186/BDR
129	Rest Home	$334/BED
130	Restaurant: Drive-In	$275/STALL
131	Restaurant: Drive-In Seating Area	$138/SEAT
132	Restaurant: Fast Food Indoor Seat	$138/SEAT
133	Restaurant: Fast Food Outdoor Seat	$138/SEAT
134	Restaurant: Full Service Indoor Seat (a)	$165/SEAT
135	Restaurant: Full Service Outdoor Seat	$165/SEAT
136	Restaurant: Take Out	$1650/1000 GR.SQ.FT.
137	Retail Area (greater than 100,000 SF)	$206/1000 GR.SQ.FT.
138	Retail Area (less than 100,000 SF)	$103/1000 GR.SQ.FT.
139	Rifle Range: Shooting Stalls/Lanes, Lobby	$206/1000 GR.SQ.FT.
140	Rifle Range Facility: Bar/Restaurant	Total
141	School: Arts/Dancing/Music (i)	$45/1000 GR.SQ.FT.
142	School: Elementary/Jr. High (a) (p)	$37/STUDENT
143	School: High School (a) (p)	$45/STUDENT
144	School: Kindergarten (s)	$37/STUDENT
145	School: Martial Arts (i)	$37/STUDENT
146	School: Nursery-Day Care (p)	$37/CHILD
147	School: Special Class (p)	$37/STUDENT
148	School: Trade or Vocational (p)	$45/STUDENT
149	School: Training (p)	$45/STUDENT
150	School: University/College (a) (p)	$66/STUDENT
151	School: Dormitory (a) (n)	$289/STUDENT
152	School: Stadium, Pavilion	$12/SEAT
153	Spa/Jacuzzi (Commercial with backwash filters)	Total
154	Storage: Building/Warehouse	$124/1000 GR.SQ.FT.

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

155	Storage: Self-Storage Bldg	$124/1000 GR.SQ.FT.
156	Store: Ice Cream/Yogurt	$138/1000 GR.SQ.FT.
157	Store: Retail (l)	$206/1000 GR.SQ.FT.
158	Studio: Film/TV - Audience Viewing Room (q)	$12/SEAT
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	$206/1000 GR.SQ.FT.
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	$206/1000 GR.SQ.FT.
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total
162	Studio: Recording	$206/1000 GR.SQ.FT.
163	Swimming Pool (Commercial with backwash filters)	Total
164	Tanning Salon: Independent, No Shower (r)	$206/1000 GR.SQ.FT.
165	Tanning Salon: Within a Health Spa/Club	$2642/1000 GR.SQ.FT.
166	Theater: Drive-In	$25/VEHICLE
167	Theater: Live/Music/Opera	$12/SEAT
168	Theater: Cinema	$12/SEAT
169	Tract: Commercial/Residential	$4/ACRE
170	Trailer: Const/Field Office (e)	$495/OFFICE
171	Veterinary Clinic/Office	$1032/1000 GR.SQ.FT.
172	Warehouse	$124/1000 GR.SQ.FT.
173	Warehouse w/ Office	Total
174	Waste Dump: Recreational	$4130/STATION
175	Wine Tasting Room: Kitchen	$826/1000 GR.SQ.FT.
176	Wine Tasting Room: All Area	$206/1000 GR.SQ.FT.