

APPENDIX H:

WILL SERVE LETTERS

H.3: Los Angeles Department of Water and Power,
Water and Electricity Connection Services Request,
11905 Wilshire Boulevard Project,
October 19, 2022.

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October 19, 2022

Ms. Adrianna Gjonaj
Parker Environmental Consultants
25350 Magic Mountain Parkway, Suite 300
Valencia, CA 91355

Dear Ms. Gjonaj:

Subject: Los Angeles Department of Water and Power
Water and Electricity Connection Services Request
11905 Wilshire Boulevard Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated August 15, 2022 requesting LADWP's ability to provide water and electric services for the 11905 Wilshire Boulevard Project (Project) (Thomas Brothers Map: 631-H5).

Project Description:

The Project is the 11905 Wilshire Boulevard Project and includes three parcels with the following addresses: 11903 to 11913 West Wilshire Boulevard, Los Angeles, CA 90025.

Existing Uses: The Project site totals approximately 22,488 square feet of lot area (0.52 acres) and is currently developed with a one-story 7,450 square-foot commercial building. The remainder of the Project site is paved surface parking.

Proposed Project: The proposed Project includes the demolition and site clearing of the existing commercial structure for the construction, use, and maintenance of a seven-story mixed-use building with 81 dwelling units and 3,520 square feet of ground-floor commercial space. The proposed Project would include a total of 67,144 square feet of floor area. One level of subterranean parking with a total of 103 vehicle parking spaces would be provided.

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed Project. Regarding water needs for the proposed Project, this letter does not constitute a response to a Water Supply Assessment (WSA) pursuant to California State Water Code Sections 10910-10915 for development projects to determine the availability of long-term water supply. Depending on the Project scope, a WSA by the water supply agency may need to be requested by the California Environmental Quality Act Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report.

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If a Lead Agency determines that the proposed Project parameters (e.g., development details such as type, square footage, anticipated water demand, population increase, etc.) are such that they are subject to state law requiring a WSA, a separate request must be made in writing and sent to:

Mr. Anselmo Collins
Senior Assistant General Manager – Water System
Los Angeles Department of Water and Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012

If you have any further questions regarding the WSA process, please contact Mr. Delon Kwan, at (213) 367-2166 or by e-mail at Delon.Kwan@ladwp.com.

Below you will find some information about water needs.

Water Needs

As the Project proceeds further in the design phase, we recommend the Project applicant or designated Project Management Engineer contact Mr. Hugo Torres at (213) 367-2130 or by e-mail at Hugo.Torres@ladwp.com to plan for water supply service needs.

The following responses are provided regarding impacts to water service.

- 1) Please describe sizes and capacities of existing water mains that would serve the Project site.

There is a 12” DI (No. 97735) mainline on the north side of Wilshire Blvd approximately 16 ft away from the property line. Additionally, there is an eight-inch CI (No. 78164) mainline on the south side of Wilshire Boulevard approximately 24 ft from the nearest property line. Attached is our water service map 128-147 for reference.

- 2) Are there any existing water service problems/deficiencies in the Project area?

There are no water service problems or deficiencies given the current demand in the Project area.

- 3) If water service problems/deficiencies exist, how would they affect the proposed Project, and how would you suggest those effects be mitigated by the Project developer?

There are no water service problems or deficiencies given the current demand in the Project area.

- 4) Would there be a disruption in water service in the project area when “hooking-up” the proposed Project? If so, about how long would the disruption last?

There are no foreseeable disruptions to water service for the connection of the proposed Project within the project area.

- 5) Would LADWP be able to accommodate the proposed Project's demand for water service with the existing infrastructure in the project area?

LADWP cannot determine the impact on the existing water system until the fire demands of the Project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed. A cursory review of the existing infrastructure appears to show satisfactory installations to support the domestic needs of this project pending hydraulic analysis for confirmation.

- 6) If the answer to question five is "no," what new infrastructure or upgrades to infrastructure would be needed to meet the proposed Project's demand for water?

See above response to question five.

- 7) Would the DWP be able to accommodate the proposed Project's demand for water service with existing water supplies?

The LADWP works closely with the City of Los Angeles, Department of City Planning to develop and update our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands for the City. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 25-year horizon. The City's water demand projection in the UWMP was developed based on the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) demographic projection by the Southern California Association of Governments (SCAG).

See the following link to the 2020 UWMP: <http://www.ladwp.com/uwmp>

In general, projects that conform to the demographic projection from the RTP/SCS by SCAG and are currently located in the City's service area are considered to have been included in LADWP's water supply planning efforts; therefore, the projected water supplies would meet projected demands.

- 8) Would the water pressure and supply in the project area be adequate to meet the Los Angeles Fire Department's fire flow and residual water pressure requirements with implementation of the proposed Project?

LADWP cannot determine the impact on the existing water system until the fire demands of the Project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed.

- 9) In order to predict the proposed Project's future consumption of water, please provide us with your recommended rates. Land Use: _____ gallons / dwelling unit per day

For estimating a project's indoor water demand, we use applicable sewer generation factors. Please refer to the current factors at the following link: <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart> or contact the LADWP Water Resources' Development group for a copy of the factors.

For outdoor (landscape) water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>

If the proposed project scope includes cooling tower(s), consult a mechanical engineer to estimate the cooling water demand.

Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, to lower the net additional water demand for the proposed Project.

Power Needs

It should be noted that the Project applicant may be financially responsible for some of infrastructure improvements (e.g., installation of electric power facilities or service connections) necessary to serve the proposed Project.

As the Project proceeds further, please contact one of our Engineering Offices, as listed on Pages 1-4 of the Electric Service Requirements (available on-line at www.ladwp.com) for dealing with power services and infrastructure needs.

- 1) Please describe the sizes and voltages of existing electrical distribution lines that would serve the Project site and the surrounding area (e.g., along _____). Please include a map illustrating your description.

There are two overhead 4.8kV circuits adjacent to the project site which one of them runs along the alley behind the project site, South Westgate Avenue and Wilshire Boulevard and the second one runs along South Westgate Avenue and Wilshire Boulevard.

There is one underground 4.8kV circuit in proximity of the project site which runs along Wilshire Boulevard.

There are two overhead 34.5kV circuits adjacent to the project site which run along South Westgate Avenue.

There are four underground 34.5kV circuits in proximity of the project site which run along Wilshire Boulevard.

LADWP does not release/provide electrical distribution maps.

- 2) Are there any existing electricity service problems/deficiencies in the Project area?

No; however, the cumulative effect of this and other new and added loads in the area may require near term and /or future additions to distribution system capacity. The Project would require on-site transformation facility.

- 3) If electricity service problems/deficiencies exist, how would they affect the proposed Project, and how would you suggest those effects be mitigated by the Project developer?

This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require the LADWP to construct additional distribution facilities in the future. This Project will require on-site transformation and may require underground line extension on public streets.

- 4) Would there be a disruption in electrical service in the Project area when "hooking-up" the proposed Project? If so, about how long would the disruption last?

This cannot be answered without determining the method and voltage of service. If the connection of the Project necessitates a disruption, certain procedures and processes will be followed to limit the disruption to a small area.

- 5) Would the DWP be able to accommodate the proposed Project's demand for electricity service with the existing infrastructure in the Project area?

This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other projects in the area will require the LADWP to construct additional distribution facilities in the future. This Project will require on-site transformation and may require underground line extension on public streets.

- 6) If the answer to question five is "no," what new infrastructure would be needed to meet the proposed Project's demand for electricity?

This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other projects in the area will require the LADWP to construct additional distribution facilities in the future. This Project will require on-site transformation and may require underground line extension on public streets.

- 7) Would LADWP be able to accommodate the proposed Project's demand for electricity with existing electricity supplies?

Electric service is available and will be provided in accordance with the LADWP's Rules Governing Water and Electric Service (available on-line at <https://www.ladwp.com> under Commercial/Customer Service/Electric Services/Codes & Specifications).

The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system.

LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model; the McGraw Hill Construction report identifies all large projects. In planning sufficient future resources, LADWP's Power Integrated Resource Plan incorporates the estimated power requirement for the proposed Project through the load forecast input and has planned sufficient resources to supply the electricity needs.

- 8) In order to assess the proposed Project's future consumption of electricity, please provide us with your recommended rates. Land Use: _____ Kilowatt-hour / unit / year

LADWP does not provide consumption rates.

Water Conservation

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program (https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_adf.ctrl-state=h8fsat92s_4&_afLoop=3392823718109) for commercial, industrial, institutional and multi-family residential customers up to \$250,000 for the installation of pre-approved equipment which demonstrates water savings. Mr. Mark Gentili is the Water Conservation Program Manager and can be reached at (213) 367-8556 or by e-mail at Mark.Gentili@ladwp.com. See the following link for LADWP water conservation rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>.

Energy Efficiency

LADWP suggests consideration and incorporation of energy- efficient design measures (enclosed) for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs to reduce peak electrical demand and energy costs. For further information please contact Ms. Lucia Alvelais, Utility Services Manager, at (213) 367-4939 or by e-mail at Lucia.Alvelais@ladwp.com. See the following link for LADWP energy efficiency rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-energyefficiencyandrebates>.

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Solar Energy

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Arash Saidi is the Solar Energy Program Manager and can be reached at (213) 367-4886 or by e-mail at Arash.Saidi@ladwp.com.

For more information about the Solar Programs, please visit the LADWP website: www.ladwp.com/solar or www.ladwp.com/fit regarding the Feed-In Tariff Program. To begin the process of integrating a net-metered solar system, please visit this website: www.ladwp.com/NEM.

For more information on other rebates and programs, please visit the LADWP website: <https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-savemoney/c-sm-rebatesandprograms>.

Electric Vehicle Transportation

LADWP is encouraging the installation of convenient electric vehicle (EV) charging stations for the home, workplace, and public charging to support the adoption of EVs in the City. Mr. Yamen Nanne is the Electric Vehicle Program Manager and can be reached at (213) 367-2585 or via email at Yamen.Nanne@ladwp.com.

For more information on LADWP EV discount rates and charging incentives for residential and business customers, please visit the website: www.ladwp.com/ev. If you would like a Customer Service Representative to answer your questions or review your account and help you decide on the best option, please call us at 1-866-484-0433 or email us at PluginLA@ladwp.com.

Please include LADWP in your mailing list and address it to the attention of Mr. Charles C. Holloway in Room 1044 for review of the environmental document for the proposed Project.

Mr. Charles C. Holloway
Manager of Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 North Hope Street, Room 1044
Los Angeles, CA 90012

If there are any additional questions on this utility services request, please contact Mr. Marshall Styers of the Environmental Planning and Assessment Group at (213) 367-3541.

Sincerely,

Charles C. Holloway
Manager of Environmental Planning and Assessment

MS:cb
Enclosures

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c/enc: Mr. Delon Kwan
Mr. Yamen Nanne
Mr. Anselmo Collins
Mr. Mark Gentili
Mr. Arash Saidi

Ms. Lucia Alvelais
Mr. Peter Liang
Ms. Selamawit Azage
Ms. Vehanoush Shahijani
Mr. Hugo Torres

Mr. Martin Lam
Ms. Jin Hwang
Ms. Theresa Kim
Ms. Sabrina Tsui

128-144

128-150

GS133-146
GS127-146

GS 133-146

GS 127-146

N. 1.838.287



E. 6.420.716

126-147

LEGEND MAP SCALE 1" = 1500'		SYMBOLS AND NOTATIONS		SCALE 1" = 100'		PLOTTED DATE		CHKD. DATE		FIRE HYDRANTS		REFERENCES		WATER SERVICE MAP	
AS SHOWN		MAP	NAME	NO. XXXXXX	NAME	NO. XXXXXX	DATE	DATE	DATE	DATE	MAPS REPLACED	GATE BK.	127-146, 133-146	WATER SERVICE MAP	
		CONVERTED MAINS	LSANDVAL	08-29-2003	NAME	NO. XXXXXX					4200 NS			DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES	
		CONVERTED SERVICES	D.LEE	06-09-2006	NAME	NO. XXXXXX					4305 NS, 4306 NS			WATER SERVICE MAP	
		MISC	NAME	NO. XXXXXX	NAME	NO. XXXXXX								SERVICE ZONE ELEVATION	
														DISTRICT: WESTERN	
														128-147	
														N.A. 1985 ZONE 8 LEVEL: U.S.G.S.	
														128-147	