



**4100 SUNSET BOULEVARD
(4100 SUNSET BLVD., LOS ANGELES CA 90029)**

**UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY
DECEMBER 3, 2020**

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1. INTRODUCTION

1.1. PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project site is located at 4100 W. Sunset Boulevard in the Sunset Junction neighborhood of Silver Lake. The Site is a rectangular shaped area that consists of three parcels with a lot area of approximately 26,890 square feet and is bounded on the east by Manzanita Street, on the north by Sunset Boulevard, and on the south by Gateway Avenue. The Site slopes from south to north and has a grade differential of over 26 feet from the high elevation at the southwest corner on Gateway Avenue to the low elevation at the northwest corner on Sunset Boulevard. The Site is currently developed with a 7,400-square foot vacant commercial building and surface parking lot which will be removed for redevelopment of the Site.

1.2. PROJECT DESCRIPTION

The Applicant proposes the demolition of an approximately 7,400 square foot commercial building and the construction of a mixed-use building with 91 apartments units that include 8 Very Low-Income units and 10,000 square feet of commercial space occupied by restaurant tenants, as shown on project plans, with a total floor area of 80,670 square feet. 156 parking spaces would be located within a four-level subterranean structure. The maximum height of the Project will be 89 feet as measured from Grade (61 feet, 6 inches feet in height as measured from the first finished floor). Proposed open space includes a 1,695 square foot central courtyard, a 4,115 square foot roof deck, and 1,650 square feet of private balconies for a total of 7,460 square feet of open space.

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.

- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014, updated in the 2016 California Green Building Standards Code, Title 24, Part 11, effective January 2017, requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.
- 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 including 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 February 2017, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Resources Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (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, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential project and 35 percent for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and 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.

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

¹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2020.

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, laterals sewers, which are sewers 18 inches or less in diameter, must be designated for a planning period of 100 years. The Special Order also requires that sewers be designated so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.²

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.³ 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 has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses. The City has published the One Water Los Angeles 2040 Plan, which builds on the premise of the Integrated Resources Plan to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities. As with the Integrated Resources 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 multiagency collaboration. The One Water Los Angeles 2040 Plan is currently in the "Near-term" phase.

2.3. ENERGY

2.3.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP) ⁴document serves as a comprehensive 20 year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. This year's 2017 SLTRP re-examines and expands its analysis on the 2016 Integrated Resource Plan (IRP) recommended case with updates in line with latest regulatory framework, primarily the recently approved state legislation of a 65 percent renewable portfolio standard by 2036.

² City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006. <http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf>

³ City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

⁴ LADWP, 2017 Power Integrated Resource Plan, December 2017

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. This SLTRP also includes numerous updates including new renewable projects, associated transmission upgrade cost and fuel cost assumptions, along with a host of other updates. The SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case that is cost effective in reducing greenhouse gas emissions and maintains superior system reliability.

This SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment will not be as detailed and extensive as the financial analysis that was completed for 2015/16 fiscal year rate action, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is our desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Early coal replacement and energy efficiency continue to be key strategies to reduce greenhouse gas emissions. Increasing the RPS to 55 percent by 2030 and 65 percent by 2036, including increased amounts of energy efficiency, local solar and energy storage, are other key initiatives to reduce greenhouse gas emissions. This SLTRP analyzed electrification of the transportation sector as a strategy to further reduce overall greenhouse gas emissions and to significantly reduce local emissions such as VOC, NOx, CO, and PM 2.5 that would result from electrifying local transportation and therefore recommends expanding existing programs to promote increased workplace and residential electric vehicle charging stations to support greater electric vehicle adoption while collaborating with regulatory agencies to develop mutually beneficial policies. The 2017 SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

2.3.2. NATURAL GAS

The *2018 California Gas Report*⁵ presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

California natural gas demand, including volumes not served by utility systems, is

⁵ California Gas and Electric Utilities, 2018 California Gas Report, 2018.
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expected to decrease at a rate of 0.5 percent per year from 2018 to 2035. The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in all other market segments: residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 0.8 percent over the same period mentioned above. Demand in the commercial and industrial markets are expected to decline at an annual rate of 0.2 percent. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power. However, overall gas demand for electric generation is expected to decline at 1.4 percent per year for the next 17 years due to more efficient electrical power plants, statewide efforts to minimize greenhouse gas (GHG) emissions through aggressive programs pursuing demand-side reductions, and the acquisition of preferred power generation resources that produce little or no carbon emissions.

2.3.3 NATURAL GAS AND ELECTRICITY LEGISLATION

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change, and deliver cost-effective savings for ratepayers. The Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.⁶

Last, California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the

⁶ C.A. Legislative Assembly, SB 32, 2015-2016.
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1990 level by 2030.⁷

3. ENVIRONMENTAL SETTING

The Project Site is bounded by West Sunset Boulevard, Manzanita Street, and existing buildings. To the north across Myra Avenue are single-family homes and a surface parking lot. To the south across Santa Monica Boulevard are multi-family residential buildings. To the southeast across Manzanita Street is a Jiffy Lube on a triangular parcel. To the west across Gateway Avenue are a two-story multi-family residential building, grass field, and surface parking lot. To the east across Sunset Boulevard is a three- and four-story multi-family residential building.

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 57% in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been a reliable water source, providing an average of 12% 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.⁸

3.1.2. LOCAL

The Project site is located at 4100 W. Sunset Boulevard in the Sunset Junction neighborhood of Silver Lake. The site is occupied by a bar/cocktail lounge, surface parking, and vacant land. The total approximate floor area of these buildings is 9,877 square feet.

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by LADWP, there is a 12-inch water main in Sunset Boulevard. Based on existing record information the Project Site has multiple domestic water and fire water connections coming off of all three adjacent streets. The following is a detailed account of the existing water infrastructure serving the project site (Please see Exhibit 4 for their approximate location and details):

⁷ C.A. Legislative Assembly, SB 32, 2015-2016.

⁸ LADWP, 2015 Urban Water Management Plan, accessed April 22, 2020.

- Sunset Boulevard:
 - (1) 1" Water Meter
 - 1 Fire Hydrant (FH ID: F-11852)
- Manzanita Street:
 - (1) 4" Water Meter
 - (2) 1" Water Meters

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

Table 1 – Existing Water Demand			
Land Use	Quantity	Generation Factor^a	Water Demand
			(gpd)
BAR: COCKTAIL, FIXED SEAT	84 seats ^b	15 gpd/seat	1,260
BAR: COCKTAIL, PUBLIC TABLE AREA	7503 sf	720 gpd/1,000 sf	5,402
Total Existing Water Demand			6,662
^a City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation rates.			
^b Seating quantity was determined assuming 1 seat for every 30 square feet.			

The existing 12" water main in Sunset Boulevard that appears to service the existing development has an existing capacity of 1,400 gpm at 98 psi, as per Exhibit 1.

The proposed development has the potential to increase the water and fire demand from these existing buildings. An IFFAR (Information of Fire Flow Availability-Exhibit 3) has been obtained for the Project, indicating that the instantaneous impact that results from the required fire flow demand, will not adversely affect the existing water infrastructure servicing the existing buildings. An approved IFFAR signifies that the existing infrastructure has the capability and capacity to service the proposed renovated buildings.

An SAR for Sunset Boulevard has also been requested to determine if the existing infrastructure has the capacity to accept the proposed flows of the new development. The existing infrastructure has the existing capacity of 1,400 gpm at 98 psi per Exhibit 1.

3.2. WASTEWATER

3.2.1. REGIONAL

The Bureau of Sanitation (BOS) 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 wastewater generated by the Project ultimately flows to the Hyperion Treatment Plant (HTP) System. The existing design capacity of the Hyperion Service Area is approximately 450 million gallons per day (mgd) and the existing average daily flow for the system is approximately 300 mgd.⁹ However, the LA Sanitation's Customer Care Center Facts & Figures for Wastewater Collection and Treatment dated 01/25/2020 indicates the existing average daily flow for the system is approximately 350 mgd. As such, the more conservative value of 350 mgd has been used in the analysis.

3.2.2. LOCAL

Sanitary sewer is provided by the City of Los Angeles Bureau of Sanitation (BOS). It appears that there are 6 existing sewer laterals serving the existing building. Please see Exhibit 4 for existing sewer lines and their size, direction of flow and slope.

There is an existing 8-inch Vitrified Clay Pipe (VCP) sewer line in Manzanita Street. Based on LA Bureau of Engineering's online Navigate LA database, the above mentioned sewer line along Manzanita Street have a capacity of 0.71 cfs (458,678 gpd).¹⁰

The City sewer network ultimately conveys wastewater to the Hyperion Sewage Treatment Plant.

Wastewater generation estimates have been prepared for the existing on-site uses based on the City of LA Bureau of Sanitation sewerage generation factors for commercial categories, and are summarized in Table 2 below.

⁹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2020.

¹⁰ <http://navigatela.lacity.org/navigatela/> Accessed April 22, 2020

Table 2 – Existing Wastewater Generation			
Land Use	Size	Generation Rate (gpd) ^a	Wastewater Generation (gpd)
BAR: COCKTAIL, FIXED SEAT	84 seats ^b	15 gpd/seat	1,260
BAR: COCKTAIL, PUBLIC TABLE AREA	7503 sf	720 gpd/1,000 sf	5,402
Total Existing Wastewater Generation			6,662
Notes: ^a City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation rates. ^b Seating quantity was determined assuming 1 seat for every 30 square feet.			

3.3. ENERGY

3.3.1. ELECTRICITY

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

3.3.1.1. REGIONAL

LADWP's Power system is the nation's largest municipal electric utility, and serves a 465-square-mile area in Los Angeles. The system supplies more than 23 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers including customers in the Owens Valley. LADWP has over 7,531 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,752 miles of overhead distribution lines and 3,626 miles of underground distribution cables.¹¹

3.3.1.2. LOCAL

Based on available substructure maps from the City of LA Bureau of Engineering's online Navigate LA database, the Project Site appears to receive electric power service from LADWP via existing underground conduits from Sunset Boulevard.

3.3.2. NATURAL GAS

¹¹ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

SoCal Gas is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.3.2.1. REGIONAL

Southern California Gas Company (SoCalGas) is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas' natural gas system is the nation's largest natural gas distribution utility, and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.¹²

3.3.2.2. LOCAL

Based on substructure maps provided by the City, the Project Site appears to receive natural gas service via existing underground conduits from Sunset Boulevard from SoCalGas.

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 or 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

¹² California Gas and Electric Utilities, 2018 California Gas Report.
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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

In accordance with Appendix G, the Project would have a significant impact related to wastewater if it would:

- Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects; or
- Result in a determination by the waste water 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.

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 Thresholds Guide identifies the following criteria to evaluate wastewater:

- 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.

4.3. ENERGY

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction,

operation, maintenance and/or removal. if appropriate, the energy intensiveness of materials may be discussed;

- The effects of the project on local and regional energy supplies and on requirements for additional capacity;
- The effects of the project on peak and base period demands for electricity and other forms of energy;
- The degree to which the project complies with existing energy standards;
- The effects of the project on energy resources;
- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

In the context of the above thresholds, the *L.A. CEQA Thresholds Guide* states that a determination of significance shall be made on a case-by case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities;
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

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 3 for the results of the Information of Fire Flow Availability Request (IFFAR). In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether they can meet the project needs based on existing infrastructure. See Exhibit 1 for the results of the Service Advisory Request (SAR).

Project water demand estimates incorporate proposed water conservation measures identified later in this report under Section 6: Project Characteristics.

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 points of connection to the wastewater collection system on the pertinent Wye Map;

- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;
- 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 Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. BOS's approach consisted of the study of a worst-case scenario which envisions peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. Refer to Exhibit 2 for the SCAR prepared for the Project, which contains the results of the BOS preliminary analysis.

5.3. ENERGY

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

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the project site. Include plans for new transmission facilities or expansion of existing facilities; and
- Summary of adopted energy conservation plans and policies relevant to the project

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.
- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.
- Consult with the DWP or The Gas Company, if necessary to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity.

In addition, potential energy impacts were analyzed by evaluating the energy demand and energy conserving features of the Project to determine whether the Project would involve the wasteful, inefficient, and unnecessary use of energy resources.

6. PROJECT CHARACTERISTICS

6.1. WATER

The proposed development is anticipated to be serviced by the existing water main in Sunset Boulevard. New domestic water laterals are expected to be required to service the proposed building. Water laterals are proposed to connect to the existing 12" main in Sunset Boulevard.

As stated prior, the existing main has adequate capacity to serve the aforementioned buildings. New connections to meet all Fire Department and Department of Building and Safety regulations would be provided to serve the new development.

6.2. WASTEWATER

The proposed development is anticipated to require new laterals in Manzanita Street, to serve the proposed buildings. The sanitary sewer connection for the proposed is expected to connect to the existing 8-inch sewer main along Manzanita Street that flows toward a 20-inch sewer main along North Virgil Avenue with a capacity of 0.71 cfs (458,678 gpd).¹³

7. PROJECT IMPACTS

7.1. CONSTRUCTION

7.1.1. WATER

¹³ <http://navigatela.lacity.org/navigatela/> Accessed April 22, 2020
4100 SUNSET BOULEVARD
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Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Considering temporary construction water use would be substantially less than the existing water consumption at the Project Site (estimated to be approximately 6,662 gpd), it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

The Project will require construction of new, on-site water distribution lines to serve the new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service.

Additionally, a Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required water infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

7.1.2. WASTEWATER

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated.

A Construction Management Plan would be implemented to reduce any temporary

pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

7.1.3. ENERGY

Electrical power would be consumed to construct the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of LA requirements, which are expected to and would in fact mitigate impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a Construction Management Plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

7.2. OPERATION

7.2.1. WATER

7.2.1.1. 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 analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 3 and Exhibit 1 for the results of the IFFAR and SAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

7.2.1.2. FIRE WATER DEMAND

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project falls within the industrial and commercial category, which has a required fire flow of 6,000 to 9,000 gallons per minute (gpm) from four to six adjacent hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). This translates to a required flow of 1,500 gpm for each hydrant. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The completed IFFAR, attached as Exhibit 3, shows six nearby hydrants flowing simultaneously for a combined 8,000 gpm with a residual pressure of 20 psi. 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.

Furthermore, LAMC Section 57.513, Supplemental Fire Protection, states that:

Where the Chief determines that any or all of the supplemental fire protection equipment or systems described in this section may be substituted in lieu of the requirements of this chapter with respect to any facility, structure, group of structures or premises, the person owning or having control thereof shall either conform to the requirements of this chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems is necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project will incorporate a fire sprinkler suppression system to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, a SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. The approved SAR, attached as Exhibit 1, shows a static pressure of 102 pounds per square inch and that a flow of up to 1,400 gpm can be delivered to the Project Site with a residual pressure of 98 pounds per square inch, which exceeds the 20 pounds per square inch requirement for the surrounding public hydrants. As shown by the SAR, and through compliance with LAFD and LADWP requirements, the Project's fire flow impacts to water infrastructure would be less than significant.

7.2.1.3. 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 including a 20 percent addition to approximate the proposed landscaping water usage and are summarized in Table 3 below. The approved SAR indicates that 1,400 gpm (2,016,000

gpd) is available from existing 12" Water Main in Sunset Boulevard. Also, the calculation summarized in Table 3 below shows the total water demand for the new development as 24,318 gpd (27.24 afy) and the net water demand for the new development as 17,656 gpd (19.78 afy). Therefore, SAR result confirms that sufficient infrastructure capacity is available for the Project. The Project proposes to connect to the existing 12-inch main in Sunset Boulevard with laterals that will be adequately sized to simultaneously accommodate fire demand and domestic demand. In addition, the services will include backflows and be metered separately per City requirements. 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)
Residential			
Residential: Apt – Bachelor	3 du	75/du	225
Residential: Apt – 1 BDR	9 du	110/du	1,350
Residential: Apt – 2 BDR	79 du	150/du	8,690
Restaurant: Full Service Indoor Seat	333 seats	30/seat ^b	10,000
Proposed Subtotal			20,265
Proposed Landscaping Water Demand			4,053
Total Water Demand Upon Project Buildout			24,318
Less Existing to be Removed Total			-6,662
Net Water Demand Upon Project Buildout			17,656
^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 .			
^b Seating quantity was determined assuming 1 seat for every 30 square feet.			

7.2.2. WASTEWATER

7.2.2.1. SEWER GENERATION

The Project will generate approximately 20,265 gross gallons per day (gpd) of wastewater (a net increase of 13,603 gpd over existing wastewater generation at the Project Site). Wastewater generation estimates have been prepared based on the existing and proposed wastewater demand.

Table 4 – Project Waste Water Demand			
Type of Use	Size	Generation Factor (gpd)^a	Average Daily Flow (gpd)
Residential			
Residential: Apt – Bachelor	3 du	75/du	225
Residential: Apt – 1 BDR	9 du	110/du	1,350
Residential: Apt – 2 BDR	79 du	150/du	8,690
Restaurant: Full Service Indoor Seat	333 seats	30/seat ^b	10,000
Proposed Subtotal			20,265
Less Existing to be Removed Total			-6,662
Net Additional Wastewater Generation			13,603
^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 .			
^b Seating quantity was determined assuming 1 seat for every 15 square feet.			

The sewer infrastructure in the vicinity of the project include an existing 8-inch Vitrified Clay Pipe (VCP) sewer line in Manzanita Street. The approved SCAR shows a conservative wastewater generation estimate and approval will still be applicable to the lower proposed total daily flow shown in Table 4.

With respect to wastewater treatment capacity, as indicated previously, the existing design capacity of the Hyperion Service Area is approximately 450 million gallons per day, while the existing average daily flow treated by the System is approximately 350 mgd.¹⁴ The Project's estimated net increase in wastewater generation of approximately 13,603 gpd would be far less than one percent of the Hyperion Treatment Plant's remaining available capacity. Consequently, adequate wastewater treatment capacity exists to serve the Project, and Project impacts on wastewater treatment capacity would be less than significant.

7.2.3. ENERGY

7.2.3.1. ELECTRICAL

Project operations will increase the demand for electricity resources, but the proposed

¹⁴ City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacotysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oe8lwkld_4&_afLoop=28344654751341747#!, accessed April 22, 2020.

electrical loads will not have significant impacts on the existing LADWP infrastructure capacity. LADWP's most recently adopted 2017 Power Strategic Long-Term Resources Plan identifies adequate resources to support future generation capacity over the next 20 years. Data used to develop the LADWP demand forecasts take into account population growth, energy efficiency improvements, and economic growth which includes construction projects. The Project's proposed increases in population, households, and employees are consistent with regional projections. Therefore, electricity usage resulting from the future operation of the Project is accounted for in the LADWP projections. Furthermore, the Project will be required to incorporate energy conservation features and comply with applicable energy standards under Title 24 and CalGreen, as necessary. As such, the Project can be served by existing and planned electrical service.

7.2.3.2. NATURAL GAS

Project operations will increase the demand for natural gas resources, but the proposed electrical loads will not have significant impacts on the existing LADWP infrastructure capacity. The 2018 California Gas Report considers changing economics and demographics and trends in growth in various market sectors to plan for future natural gas supplies and infrastructure. The Project's planned units and commercial space is consistent with regional growth forecasts. Therefore, natural gas usage resulting from future operation of the Project as well as other nearby projects is accounted for in the SoCalGas projections. Furthermore, as discussed in the 2018 California Gas Report, SoCalGas projects total gas demand to decline from 2018 to 2035 due to modest economic growth, CPUC-mandated energy efficiency standards and programs, revised Title 24 Codes and Standards, renewable electricity goals, decline in commercial and industrial demand, and conservation savings linked to Advanced Metering Infrastructure. Consistent with this forecast, and pursuant to City and state requirements, the Project would incorporate energy conservation features and comply with applicable regulations including CALGreen and Title 24 that would continue to reduce the use of natural gas. Based on SoCalGas' projected 2,833 million cubic feet capacity in 2024, the Project would account for a small percentage of SoCalGas projected additional capacity for the Project's build-out year.

7.3. CUMULATIVE IMPACTS

7.3.1. 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 2015 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 2015 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 2015 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.

7.3.2 WASTEWATER

The Proposed Project will result in the additional generation of sewer flow. However, as discussed above the Bureau of Sanitation has determined that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a Sewer Capacity Availability Request to the Bureau of Sanitation as part of the related project's development review. Impact determination will be provided following the completion of the SCAR 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 the Bureau of Sanitation to construct the necessary improvements. At this time, the City's BOS has found that it has the capacity to serve the Project and related projects anticipated in growth forecast with the existing infrastructure. In addition, the City's BOS analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Project and anticipated

growth of cumulative projects. Therefore, operation of the Project would have a less than significant impact on wastewater treatment facilities.

7.3.3 ENERGY

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCal Gas' service area. The geographic context for transportation energy use is the City of Los Angeles. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its net energy for load in the 2025 fiscal year will be 26,748 GWhr of electricity.¹⁵

The estimated net increase in energy demand resulting from the build-out of related projects combined with the proposed project, would represent a small percentage of the LADWP's forecast for the net energy load in the fiscal year 2025. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 Power Strategic Long-Term Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Integrated Resource Plan incorporates the estimated electricity requirement for the Project. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Each

¹⁵ LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Page A-6.
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of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCalGas' service area is expected to increase natural gas consumption during project construction and operation and, thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2018 California Gas Report, the California Energy Commission estimates natural gas availability within SoCalGas' planning area will be approximately 2,833 million cubic feet/day in 2024.¹⁶

Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCalGas occur as needed. It is expected that SoCalGas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

8. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified for water, wastewater, or energy for this Project.

¹⁶ California Gas and Electric Utilities, 2018 California Gas Report, p. 96.
4100 SUNSET BOULEVARD
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EXHIBITS

SERVICE NUMBER	634176
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For: **4100 W SUNSET BLVD** Approved Date: **5-5-2020**

Proposed Service **6 INCH** off of the

12 inch main in **SUNSET BL** on the **SOUTH** side approximately

53 feet **WEST** of **WEST** of **MANZANITA ST** The System maximum pressure is

123 psi based on street curb elevation of **356** feet above sea level at this location.

The distance from the DWP street main to the property line is **27** 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**

[illegible]

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: Ok to combo with 6-in 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 05-05-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **CENTRAL (213) 367-1216**

DAJANI STRACHAN
Prepared by

DAJANI STRACHAN
Approved by

146-201
Water Service Map

Exhibit 2 - City of LA Bureau of Engineering "Sewer Capacity Availability Request" (SCAR) ResultsCity of Los Angeles
Bureau of Engineering**Sewer Capacity Availability Request (SCAR)**

To: Bureau of Sanitation

The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

Job Address: **4100 W Sunset Blvd** Sanitation Scar ID: **64-5171-0620**
Date Submitted: **06/17/2020** Request Will Serve Letter? **Yes**
BOE District: **Central District**
Applicant: **Leona Green, KPFF**
Address: **700 South Flower Street, Ste. 2100** City: **Los Angeles**
State: **CA** Zip: **90017**
Phone: **2134180201** Fax:
Email: **leona.green@kpff.com** BPA No. **Pending**
S-Map: **595** Wye Map: **7219-1**

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	MANZANITA ST	49401073	49401090	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	3	225
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	79	8,690
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	9	1,350
4	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	667	20,010

Proposed Total Flow (gpd): 30,275

Remarks: 1] Approved maximum capacity of 30,275 GPD (21.02 gpm). 2] IWP required. 3] This SCAR supersedes SCAR ID 64-5116-0520.

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

Date Processed: **06/21/2020** Expires On: **12/18/2020**

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Gregory Cole**
on **06/18/2020**

Submitted by: **AVALYN KAMACHI**
Bureau of Engineering
Central District
Phone: 213-482-7030

Fees Collected **No**SCAR FEE (W:37 / QC:704) **\$1,430.00**

Date Collected

SCAR Status: **Completed**

Scar Request Number: 3558

**BOARD OF PUBLIC WORKS
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**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

06/21/2020

LEONA GREEN, KPFF
700 SOUTH FLOWER STREET, STE. 2100
LOS ANGELES, CA, 90017

Dear Leona Green, KPFF,

SEWER AVAILABILITY: 4100 W Sunset Blvd

The Bureau of Sanitation has reviewed your request of 06/17/2020 for sewer availability at **4100 W SUNSET BLVD**. Based on their analysis, it has been determined on 06/21/2020 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

Sincerely,

AVALYN KAMACHI
CIVIL ENGINEERING ASSOCIATE III
Central District, Bureau of Engineering



City of Los Angeles

1 of 2

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

6,000 TO 9,000 GPM FROM

4 TO 6 FIRE HYDRANTS FLOWING

Water Service Map No.: 146-201

LAFD Fire Flow Requirement: SIMULTANEOUSLY

LAFD Signature: _____

Date Signed: _____

Applicant:

LEONA GREEN

Company Name:

KPFF CONSULTING ENGINEERS

Address:

700 SOUTH FLOWER SUITE 2100

Telephone:

213-418-0201

Email Address:

LEONA.GREEN@KPFF.COM

	F- 11852	F- 81472	F- 81135
Location:	SUNSET BLVD.	MANZANITA ST.	SUNSET BLVD.
Distance from Nearest Pipe Location (feet):	43	40	91
Hydrant Size:	2.5 x 4D	2.5 x 4D	2.5 x 4D
Water Main Size (in):	12	6	12
Static Pressure (psi):	106	115	106
Residual Pressure (psi):	98	56	98
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W120200505002Water Purveyor: Los Angeles Department of Water & PowerDate: 5/29/2020Signature: D. Strachan-DWPTitle: Civil Engineering Associate**Requests must be made by submitting this completed application, along with a \$235.00 check payable to:****"Los Angeles Department of Water and Power", and mailed to:**

CYNTHIA TAYLOR

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

P.O. Box 51111 - Room 1425

Los Angeles, CA 90051-5700

RECEIVED/WDE

APR 30 2020

MAY 03 2020

* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.

Project Site Address: 4100 Sunset Blvd., Los Angeles, CA 90029

Please run all 6 hydrants simultaneously. See application #2 for additional hydrant numbers.



City of Los Angeles

Los Angeles Department of Water and Power - Water System

2 of 2

INFORMATION OF FIRE FLOW AVAILABILITY

6,000 TO 9,000 GPM FROM

4 TO 6 FIRE HYDRANTS FLOWING

Water Service Map No.: 146-201

LAFD Fire Flow Requirement: SIMULTANEOUSLY

LAFD Signature: _____

Date Signed: _____

Applicant: LEONA GREEN

Company Name: KPFF CONSULTING ENGINEERS

Address: 700 SOUTH FLOWER SUITE 2100

Telephone: 213-418-0201

Email Address: LEONA.GREEN@KPFF.COM

	F- 17692	F- 81153	F- 11862
Location:	MYRA AVE.	MYRA AVE.	MYRA AVE.
Distance from Nearest Pipe Location (feet):	77	31	40
Hydrant Size:	2.5 x 4D	2.5 x 4D	2.5 x 4D
Water Main Size (in):	8	8	8
Static Pressure (psi):	82	81	81
Residual Pressure (psi):	20	20	20
Flow at 20 psi (gpm):	1300	1000	1200

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20200505003

These fire hydrants are unable to supply 1500 gpm.

Water Purveyor: Los Angeles Department of Water & Power

Date: 5/29/2020

Signature: D. Strachan-DWP

Title: Civil Engineering Associate

Requests must be made by submitting this completed application, along with a \$235.00 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

P.O. Box 51111 - Room 1425

Los Angeles, CA 90051-5700

CYNTHIA TAYLOR

MAY 03 2020

RECEIVED/WDE

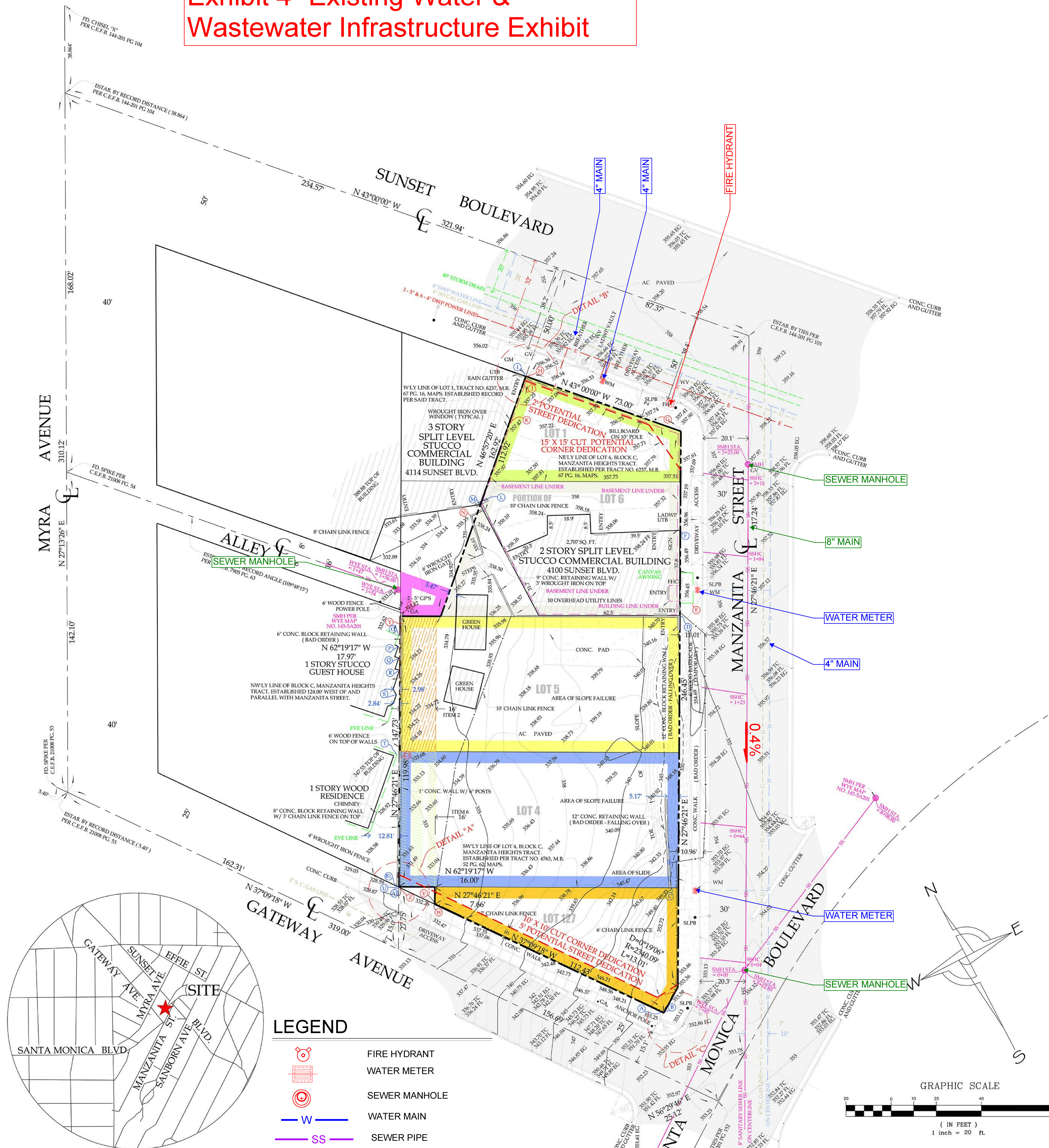
APR 30 2020

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Exhibit 4- Existing Water & Wastewater Infrastructure Exhibit



SURVEYOR'S NOTES:

- 1. DATE OF SURVEY: AUGUST 14 & 17, 2007
- 2. THIS SURVEY WAS BASED UPON A PRO FORMA POLICY ISSUED BY CHICAGO TITLE COMPANY, DATED MARCH 09, 2008, AT: 7:30 A.M., ORDER NO. 7106276-349
- 3. THIS SURVEY DOES NOT SHOW LOCATIONS OF, OR ENCROACHMENTS BY, SURFACE FOOTINGS AND/OR FOUNDATIONS OF ANY BUILDINGS SHOWN HEREON. IF UNDERGROUND PUBLIC UTILITIES OR SUBSTRUCTURES, FLOOD ZONE DATA, ZONING AND SETBACK DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH THIS COMPANY. NO CLARITY, WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION.
- 4. VERTICAL DATUM: CITY OF LOS ANGELES BENCHMARK NO. 12-19610; ELEV. = 360.199' (2000 ADJ.); 1IN BOLT IN CONC. MON. L.A. C-1-B, 10.5FT S/O S CURB SUNSET BLVD, 28.77T W/O BCR TO SANTA MONICA BLVD
- LOS ANGELES COUNTY TAX ASSESSORS PARCEL NO. 5425-002-002, 003, 004 & 018

SITE AREA:

NET AREA: 26,990.71 SQ. FT., OR 0.6173 ACRES
GROSS AREA: 43,761.67 SQ. FT., OR 1.006 ACRES
NET AREA AFTER POTENTIAL DEDICATIONS: 26,009.91 SQ. FT., OR 0.5971 ACRES

BASIS OF BEARINGS:

THE BEARING N49°00'00"W OF THE SIDELINE OF SUNSET BOULEVARD AS SHOWN ON MAP OF TRACT NO. 4763, AS PER MAP RECORDED IN BOOK 32, PAGES 61 & 62 OF MAPS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

ZONING DATA:

ZONING: C-1D

SETBACK REQUIREMENTS

FRONT YARD: NONE
REAR YARD: NONE FOR COMMERCIAL USES; SAME AS R4 ZONE FOR RESIDENTIAL USES AT LOWEST RESIDENTIAL STORY
SIDE YARD: NONE FOR COMMERCIAL USES; SAME AS R4 ZONE FOR RESIDENTIAL USES AT LOWEST RESIDENTIAL STORY

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

FLOOD ZONE DATA:

FLOOD ZONE: C
COMMUNITY NO.: 060137
PANEL NO.: 006-C
EFFECTIVE DATE: 12-02-1980

AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

STREET DEDICATION:

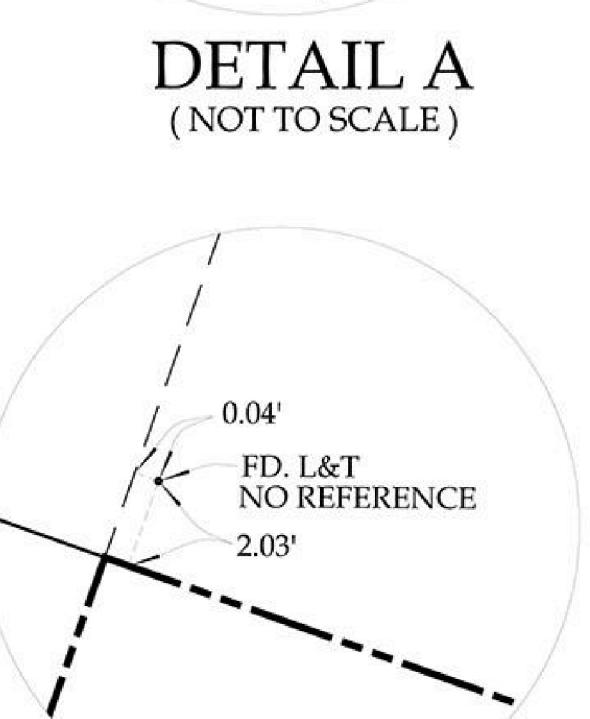
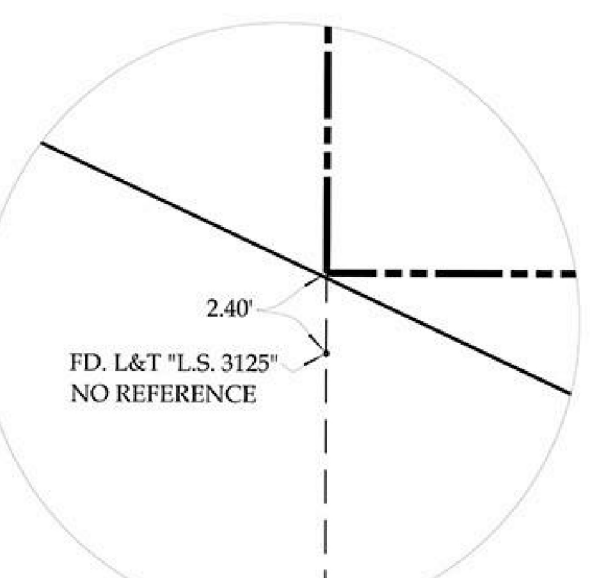
- SUNSET BOULEVARD - MAJOR HIGHWAY CLASS II - 104' REQ.
- 2' POTENTIAL DEDICATION
- MANZANITA STREET - LOCAL STREET - 60' REQ.
- NO DEDICATION REQUIRED
- GATEWAY AVENUE - LOCAL STREET - 60' REQ.
- 5' POTENTIAL DEDICATION
- CORNER OF MANZANITA AND GATEWAY
- 10' X 10' POTENTIAL CUT CORNER DEDICATION
- CORNER OF MANZANITA AND SUNSET
- 15' X 15' POTENTIAL CUT CORNER DEDICATION

NOTE: GATEWAY AVENUE MAYBE CONSIDERED A NON-CONTIGUOUS LOCAL STREET WHICH MAY REDUCE THE DEDICATION TO 2'

* DEDICATIONS SHOWN HEREON ARE BASED ON NAVIGATE L.A. STREET & HIGHWAY STANDARDS AND ARE SUBJECT TO REVIEW BY BUREAU OF ENGINEERING AND DEPARTMENT OF TRANSPORTATION. *

PARKING SUMMARY:

- 10 STANDARD SPACES
- 1 HANDICAPPED SPACES
- 11 TOTAL SPACES



LEGAL DESCRIPTION:

PARCEL 1:

LOT 1, OF TRACT NO. 6237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THAT PORTION OF LOT 6 IN BLOCK "C" OF THE MANZANITA HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE NORTH LINE OF THE ALLEY ADJOINING THE SOUTHWESTERLY LINE OF LOT 5 AND 3 OF TRACT NO. 6237, AS PER MAP RECORDED IN BOOK 67 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BOUNDING SOUTHEASTERLY BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LINE OF LOT 1 OF SAID TRACT NO. 6237, AS GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION BY DEED DATED AUGUST 5, 1946, FILED FOR RECORD AUGUST 17, 1946, WHICH DEED RECTIFIED THAT SAID EASEMENT TO BE APPURTENANT TO AND FOR THE BENEFIT OF THAT CERTAIN REAL PROPERTY AS FOLLOWS:

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT 6 IN BLOCK "C" OF MANZANITA HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE NORTH LINE OF THE ALLEY ADJOINING THE SOUTHWESTERLY LINE OF LOT 5 AND 3 OF TRACT NO. 6237, AS PER MAP RECORDED IN BOOK 67 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BOUNDING SOUTHEASTERLY BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LINE OF LOT 1 OF SAID TRACT NO. 6237, AS GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION BY DEED DATED AUGUST 5, 1946, FILED FOR RECORD AUGUST 17, 1946, WHICH DEED RECTIFIED THAT SAID EASEMENT TO BE APPURTENANT TO AND FOR THE BENEFIT OF THAT CERTAIN REAL PROPERTY AS FOLLOWS:

PARCEL 4:

LOT 1, OF TRACT NO. 6237, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 67 PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO THAT PORTION OF LOT 6 IN BLOCK "C" OF MANZANITA HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LINE OF SAID LAND.

LOT 5 IN BLOCK "C" OF MANZANITA HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 59 OF MISCELLANEOUS RECORDS OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

LOT 4 IN BLOCK "C" OF THE MANZANITA HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:

LOT 127, OF TRACT NO. 4763, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGES 61 AND 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WEST 16 FEET.

STATEMENT OF CLEARANCES:

- (A) 7' CHAIN LINK FENCE 0.42' CLEAR OF RIGHT OF WAY.
- (B) 7' CHAIN LINK FENCE 0.63' CLEAR OF RIGHT OF WAY.
- (C) EAST FACE OF 12" CONC. RETAINING WALL 3.19' CLEAR OF RIGHT OF WAY.
- (D) SOUTH EAST CORNER OF BUILDING 0.08' CLEAR OF RIGHT OF WAY.
- (E) NORTHEAST CORNER OF BUILDING 0.22' CLEAR OF RIGHT OF WAY.
- (F) NE CORNER OF ADJACENT BUILDING 0.02' CLEAR OF PROPERTY LINE
- (G) 10' CHAIN LINK FENCE 0.04' CLEAR OF PROPERTY LINE
- (H) ADJACENT BUILDING CORNER 0.09' CLEAR OF PROPERTY LINE
- (I) ADJACENT EYE CORNER 0.66' CLEAR OF PROPERTY LINE
- (J) ADJACENT BUILDING CORNER 0.81' CLEAR OF PROPERTY LINE
- (K) ADJACENT BUILDING CORNER 0.58' CLEAR OF PROPERTY LINE
- (L) ADJACENT BUILDING CORNER 0.22' CLEAR OF PROPERTY LINE
- (M) ADJACENT BUILDING CORNER 1.57' CLEAR OF PROPERTY LINE
- (N) ADJACENT EYE CORNER 1.12' CLEAR OF PROPERTY LINE
- (O) ADJACENT 4' WROUGHT IRON FENCE 0.39' CLEAR OF SW CORNER OF PROPERTY LINE
- (A1) WEST FACE OF 1" CONC. WALL 0.66' CLEAR OF W/LY PROPERTY LINE
- (B1) EAST FACE OF ADJACENT 8" CONC. BLOCK RETAINING WALL 0.24' CLEAR OF W/LY PROPERTY LINE

STATEMENT OF ENCROACHMENTS:

- (C) CORNER OF CANVAS AWNING 5.86' INTO RIGHT OF WAY.
- (D) BILLBOARD 2.12' INTO RIGHT OF WAY.
- (H) NE CORNER OF RAINGUTTER 0.46' INTO WESTERLY PROPERTY LINE
- (I) ADJACENT WROUGHT IRON GATE OVER WINDOW 0.18' INTO WESTERLY PROPERTY LINE
- (K) ADJACENT WROUGHT IRON GATE OVER WINDOW 0.17' INTO WESTERLY PROPERTY LINE
- (N) 9" CONC. RETAINING WALL 2.63' INTO ADJACENT PROPERTY LINE
- (V) 10' CHAIN LINK FENCE CORNER 0.16' INTO ADJACENT PROPERTY LINE
- (W) 7' CHAIN LINK FENCE 0.15' INTO ADJACENT PROPERTY LINE
- (X) NORTHEAST CORNER OF PILLAR 1.91' OVER W/LY PROPERTY LINE
- (Y) EAST FACE OF ADJACENT 6" CONC. BLOCK RETAINING WALL 0.74' OVER W/LY PROPERTY LINE
- (Z) SOUTHWEST CORNER OF PILLAR 0.16' INTO RIGHT OF WAY
- (1) EAST FACE OF ADJACENT 8" CONC. BLOCK RETAINING WALL 0.58' OVER WESTERLY PROPERTY LINE

SURVEYOR'S CERTIFICATION:

TO: SILVERLAKE DEVELOPMENT COMPANY; F&S SILVERLAKE II LLC; COMERICA BANK & CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE:

MARK FOX, P.L.S. 6802
IACOBELLIS & ASSOCIATES, INC.

ALTA / ACSM LAND TITLE SURVEY
1077 - 1083 MANZANITA STREET
4100 SUNSET BOULEVARD

IACOBELLIS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYS • SUBDIVISIONS • PHOTOGRAMMETRY
1145 TAMPA AVENUE STE 15B, NORTH RIDGE, CA 95326 PH 888-366-9222 FAX 888-366-4883

DATE: 10-05-07
PROJECT NO.: 0709 L.A. 594-B-5
DRAWN BY: J. L. LITTLE
CHECKED BY: M. FOX
SHEET NO.: 1 OF 1

EASEMENT DATA, EXCEPTIONS & EXCLUSIONS

PER PRO FORMA REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NO. 7106276-349 DATED MARCH 9, 2008 AT 7:30 AM GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY KEYS TO SAID REPORT AND ARE AS FOLLOWS:

ITEM 1:

PURPOSE: A PUBLIC UTILITY EASEMENT IN FAVOR OF: C.W. CHILDS AND JOHN S. MALTMAN RECORDING DATA: BOOK 201 PG. 29 OF DEEDS AFFECTS: NOT SHOWN HEREON, DESCRIPTION IS INDETERMINATE IN NATURE

ITEM 2:

PURPOSE: AN EASEMENT FOR ALLEY PURPOSES IN FAVOR OF: FRANK AND ANNA MILLER RECORDING DATA: BOOK 5103 PG. 87 O.R. AFFECTS: AS SHOWN HEREON

ITEM 6:

PURPOSE: AN EASEMENT FOR ALLEY PURPOSES IN FAVOR OF: FRANK AND ANNA MILLER RECORDING DATA: BOOK 526 PG. 131, O.R. AFFECTS: AS SHOWN HEREON

ITEM 8:

PURPOSE: A COVENANT AND AGREEMENT TO HOLD THE LAND AS ONE PARCEL IN FAVOR OF: THE CITY OF LOS ANGELES RECORDING DATA: MARCH 19, 1999 AS INST. NO. 90-541012, O.R. AFFECTS: PARCELS 5 AND 6

ITEM 11:

PURPOSE: A COVENANT AND AGREEMENT TO HOLD THE LAND AS ONE PARCEL IN FAVOR OF: THE CITY OF LOS ANGELES RECORDING DATA: MAY 28, 2003 AS INST. NO. 03-1561665, O.R. AFFECTS: PARCELS 2, 4, 5 AND 6

ITEM 12:

PURPOSE: A COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT IN FAVOR OF: THE CITY OF LOS ANGELES RECORDING DATA: MAY 28, 2003 AS INST. NO. 03-153449, O.R. AFFECTS: SITE

LEGEND:

- AC ASPHALTIC CONCRETE
- C.E.F.B. CITY ENGINEER FIELD BOOK
- CONC. CONCRETE
- DC DEPRESSED CURB
- EG EDGE OF GUTTER
- FD FOUND
- FF FINISH FLOOR
- FHC FIRE HOSE COUPLER
- FL FLOW LINE
- GA GUY ANCHOR
- GP GUARD POST
- SLPS STREET LIGHT PULL BOX
- SMH SEWER MANHOLE
- SS SANITARY SEWER
- SSHC SANITARY SEWER HOUSE CONNECTION
- STA STATION
- TC TOP OF CURB
- UTB UTILITY BOX (USE UNKNOWN)
- W WATER
- WM WATER METER
- WV WATER VALVE
- V VALVE
- MANHOLE
- HANDICAPPED PARKING AND/OR HANDICAPPED ACCESS
- STREET LIGHT
- AC PAVED
- CONCRETE PAVED
- BUILDING

4100 SUNSET

4100 W SUNSET BLVD.
LOS ANGELES, CA 90029

JUNCTION GATEWAY, LLC

7551 W. SUNSET BLVD., STE. 203
LOS ANGELES, CA 90046

ENTITLEMENT SET

PREPARED:

12055

03.08.16

REVISION:

11/14/17 REV

SURVEY

SHEET NUMBER

G030