

APPENDIX H:
UTILITIES AND SERVICE PROVIDER RESPONSE LETTERS

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June 6, 2019

Ms. Elise Lorenzana, Senior Environmental Planner
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Dear Ms. Lorenzana:

Subject: Los Angeles Department of Water and Power
Water and Electricity Connection Services Request
Main Street Tower Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated May 21, 2019 requesting LADWP's ability to provide water and electric services for the Main Street Tower Project (Project). (Thomas Brothers Maps, Page 634, E6)

The Project is the Main Street Tower Project and is located at 1123-1161 S. Main Street and 111 W. 12th Street, Los Angeles, CA 90015. The Project site is generally bound by 12th Street to the south, Main Street to the east, a surface parking lot to the north, and an alleyway to the west.

The Project site totals approximately 48,906 square feet of lot area (1.12 acres) and is currently developed with four commercial buildings totaling 18,232 square feet of floor area and a paved surface parking lot. The proposed Project includes the demolition of the existing structures and the construction, use, and maintenance of a 30-story mixed-use development with 363 dwelling units and 12,500 square feet of ground floor commercial space. The dwelling units will consist of 122 studio units, 133 one-bedroom units, 96 two-bedroom units, and 12 three-bedroom units.

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 (CEQA) Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report (EIR).

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. Richard Harasick
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 water supply assessment 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 make arrangements 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 and the surrounding area (e.g., along ____). Please include a map illustrating your description.

There are the following water mains near the project site:

- **S. Main St.: 12" (inch) C.I. pipe on the west side of S. Main St.**
- **W. 12th St.: 24" (inch) STL. Pipe on south side of S. 12th St. and reduced to 12" (inch) D.I. pipe at the west side of the intersection of 12th St. and Main St. as shown on the enclosed water service map 126-207.**

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

There are no known water service problems/deficiencies.

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 known water service problems/deficiencies.

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?

Water services are usually "hot-tapped" so as to avoid any disruptions in water services. Disruptions to the property are controlled by the Developer in that they will "hook-up" to our meter after the service is installed.

"Hooking-up" rarely results in disruption in water service within the proposed project. In special instances, where the main needs to be isolated in order to install the service, a typical disruption may last for a few hours.

5. Would the DWP be able to accommodate the Project's demand for water service with the existing infrastructure in the Project area?

LADWP should be able to provide the domestic needs of the project from the existing water system.

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

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.

7. Would the DWP be able to accommodate the proposed project's demand for water service with existing water supplies?

If the proposed Project is within the City's General Plan and the C2's Zone allowable use and area limits, LADWP should be able to provide the domestic needs of the Project from the existing water system. LADWP cannot determine the impact on the existing water system until the proposed water demands and fire demands of the project are known. Once a determination of the water and fire demands have been made, LADWP will assess the need for additional facilities.

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?

The private engineer shall request from the Los Angeles Fire Department (LAFD) the required fire flow requirements for the Project. Please contact the Hydrant and Access Unit of the LAFD at (213)482-6543. The LADWP will then determine whether the existing system is capable of meeting these requirements. Water main replacement may be required if fire flow requirements cannot be met.

The water pressure and water supply in the Project area met the Los Angeles Department of Building and Safety (LADBS) and LAFD requirements at the time it was constructed. However, with implementation of the proposed Project, upgrades to the existing water system may be required to meet the current LADBS and LAFD requirements for specific projects.

To determine the residual pressure, applicant/owner must apply for a Service Advisory Request (SAR/Fire Flow Report). The applicant/owner must know what the fire demand is prior to applying for a SAR. Based on the fire service demand, existing water facilities may need to be upgraded.

Applications and information can be found on our website at:

<https://www.ladwp.com/ladwp/faces/commercial/c-customerservice/c-cs-waterservices/c-cs-ws-waterpressure>

9. In order to assess the proposed project's future consumption of water, please provide your recommended rates. Land Use: _____ gallons / dwelling unit (DU) / day

For estimating a project's indoor water demand, we use applicable sewer generation factors (sgf). Please refer to the current factors at the following link: <http://www.lacitysan.org/fmd/pdf/sfcfeerates.pdf> or contact the LADWP Water Resources' Development group for a copy of the factors. The sgf have also been enclosed with this response letter.

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: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

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.
 - **Three underground 4.8kV circuits are adjacent to the project site along S. Main St. There is one 4.8kV circuit adjacent to the project site along W. 12th St.**
 - **Two underground 34.5kV circuits are adjacent to the project site along W. 12th St.**

LADWP may possibly require space for a minimum of two pads for electrical equipment within the property with the required clearances and LADWP should have accessibility to the equipment.

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 this 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.

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

This Project will require on-site transformation and may require underground line extension on public streets.

7. Would the DWP 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 (City) 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: multi-family residential =
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 (WCTAP, https://www.ladwp.com/ladwp/faces/wcnav_externalld/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>

Solar Energy

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Yamen Nanne is the Solar Energy Program Manager and can be reached at (213) 367-2585 or by e-mail at Yamen.Nanne@ladwp.com.

For more information about the Solar Incentive Program, please visit the LADWP website: www.ladwp.com/solar or www.ladwp.com/fit regarding the Feed-In Tariff Program.

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>

Ms. Elise Lorenzana

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June 6, 2019

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 of Los Angeles. Mr. Louis Ting is the Power Engineering Manager in charge of this program and can be reached at (213) 367-0239 or via email at Louis.Ting@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 Ms. Kathryn Laudeman of the Environmental Assessment Group at (213) 367-6376.

Sincerely,



Charles Holloway
Manager of Environmental Planning and Assessment

KL:ns

Enclosures

c/enc: Mr. Delon Kwan

Mr. Mark Gentili

Mr. Chuck C. Holloway

Mr. Yamen Nanne

Mr. Louis Ting

Ms. Kathryn Laudeman

Mr. Richard Harasick

Ms. Lucia Alvelais

128-207

126-210

126-204



This map was prepared by the Department of Water and Power (DWP) and is provided for informational purposes only. The user assumes responsibility for verifying the accuracy of the information shown on this map. Call (213) 473-3100 for more information. Call (213) 473-3100 for more information. Call (213) 473-3100 for more information.

WATER SERVICE MAP
 DEPARTMENT OF WATER AND POWER
 1000 WEST 10TH STREET, LOS ANGELES, CA 90015

126-207

ADDRESS	LOT	AREA	STATUS	DATE	REVISION
103-11513	103-11513	103-11513	103-11513	103-11513	103-11513
103-11515	103-11515	103-11515	103-11515	103-11515	103-11515
103-11517	103-11517	103-11517	103-11517	103-11517	103-11517
103-11519	103-11519	103-11519	103-11519	103-11519	103-11519
103-11521	103-11521	103-11521	103-11521	103-11521	103-11521

124-207



126-207

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

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

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

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

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

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

FOOTNOTES TO SGFs TABLE

- (a) SFC rates for these facilities have historically been published in SFC ordinances.
- (b) Bureau of Sanitation will determine the flow based on the information given by applicants for facilities with industrial discharge. The flow will be redetermined by Sanitation inspectors annually based on water bills. If the actual flow exceeds the previous year's determined flow, the applicants will be charged for the difference. If this type of facility is exempt from an industrial discharge permit, only the domestic SFC will be assessed.
- (c) The SFC for a bar shall be the sum of SFC's for all areas based on the SGF for each area (ex. fixed seat area, public table area, dancing area).
- (d) The determination of SGF for juice bars and coffee houses previously depended on the extent of the actual food preparation in house, not by the types of food provided. Food is assumed to be prepared offsite and as such, the three prior subcategories have been consolidated.
- 1) SGF for no pastry baking and no food preparation is 720 gpd/1000 gr.sq.ft.
 - 2) SGF for pastry baking only and no food preparation is 720 gpd/1000 gr.sq.ft.
 - 3) SGF for complete food preparation is 25 gpd/seat, the same as a fast food restaurant.
- Juice bars and coffee houses do not serve any alcoholic drinks.
- (e) Building construction includes trailers, field offices, etc.
- (f) Cocktail lounge usually does not serve prepared food.
- (g) Cold storage facilities are categorized as follow:
- 1) No Sales - the cold storage facility is used only for temporary storage, no selling is involved. For example, cold storage facilities at the harbor temporarily store seafood until it is distributed.
 - 2) Cold storage w/ retail sales - the primary function of this facility is to support the wholesale/retail operation of a store, such as supermarket freezers, refrigerators, etc.
- (h) Counseling centers include marriage counseling centers, alcohol/drug rehabilitation /dependency centers, nutrition centers, diet centers, etc.

- (i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.
- (j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.
- (k) Bureau of Sanitation will determine if an industrial permit is needed for health spas. The first year flow is based on 650 gpd/1000 gr.sq.ft., and the Sanitation inspectors will redetermine the flow annually based on water bill from the previous year. The applicants are responsible for paying the difference of SFC.
Health club/spa includes lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzi, sauna, locker rooms, showers, and restrooms. If a health club/spa has a gymnasium type of facility, this portion should be charged separately at the gymnasium SFC rate.
Gymnasiums include basketball court, volleyball court, and any other large open space with low occupancy density.
- (l) Lobby of retail includes lounges, holding rooms, or waiting area, etc.
- (m) Full service post offices include U.S. Postal Service, UPS, Federal Express, DHL, and etc.
- (n) The SGF for a college dormitory based on student capacity also includes the SGF for the dormitory cafeterias.
- (o) A bedroom is defined as an enclosed subdivision with 50 sq.ft. or more floor area in a residential building commonly used for sleeping purpose, and is partitioned off to form a habitable room.
- (p) The SGF for schools based on the student capacity, covers the following facilities:
 - 1) classrooms and lecture halls
 - 2) professors' offices
 - 3) administration offices
 - 4) laboratories for classes or research
 - 5) libraries
 - 6) bookstores
 - 7) student/professor lounges
 - 8) school cafeterias
 - 9) warehouses and storage areas
 - 10) auditoriums
 - 11) gymnasiums
 - 12) restrooms

It does not include water used by schools for swimming pools. When a school files an application for addition of any of the foregoing facilities, the student population will be reassessed and the total gpd for the new facility will be based on the number of students increased since the last SFC was paid or when the City implemented the SFC for the first time. The SFC for any school facility (ex. stadium, dormitory, etc.) not listed above, will be based on the designated SGF for that category.

- (q) The SFC for a TV or motion picture studio shall be the sum of SFC's for different facilities in the studio, based on the SGF for each facility. A studio may include one or more of the following facilities: audience viewing room, filming room, film processing, storage area, etc.
- (r) No independent tanning salons with shower were encountered during 1996 survey.
- (s) Alternative basis of charge for City's consideration. The prior square footage basis is also presented should the City decide to continue charging on that basis.

LADWP WATER & ENERGY CONSERVATION MEASURES

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Los Angeles Department of Water and Power's (LADWP) Rules and Regulations (available on-line at www.ladwp.com under Commercial/Customer Service/Water Services under the title, Rules Governing Water & Electric Service). If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the LADWP to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project that is consistent with the City's General Plan has been taken into account in the planned growth in water demand. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and purchases water from the Metropolitan Water District of Southern California. These three sources, along with recycled water, will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because efficient use of water allows increased water storage for use in dry years as well as making water available for beneficial environmental uses. In addition, electrical energy is required to treat and deliver all water supplies to the City and the rest of Southern California. Conserving water contributes to statewide energy conservation efforts. Practicing water conservation also results in decreased customer operating costs.

WATER CONSERVATION

LADWP assists residential, commercial, and industrial customers in their efforts to conserve water. Below is a list of some of the water conservation requirements in Los Angeles for new construction and when fixtures are replaced in existing buildings. Also included are further voluntary recommendations to save water.

1. High efficiency water closets, high efficiency urinals, water-saving showerheads, and low flow faucets must be installed in new constructions and may be retrofitted in existing buildings. The flow rates of new plumbing fixtures must comply with the most stringent of the following: Los Angeles City Ordinance No. 180822 (http://clkrep.lacity.org/online/docs/2009/09-0510_ord_180822.pdf), the 2014 Los Angeles Plumbing Code and the 2013 California Green Building Standards Code (CALGreen), the 2014 Los Angeles Green Building Code.

LADWP WATER & ENERGY CONSERVATION MEASURES

2. New installations of air conditioning systems that utilize evaporative cooling (i.e. employ cooling towers) shall operate at a minimum of 5.5 cycles of concentration. Single pass cooling systems are prohibited in most cases.
3. Energy Star rated dishwashers must be installed for new construction and when replacing existing units in most cases. Water conserving clothes washers are available from many manufacturers and should be selected. Water saved by these appliances also saves energy in that the water used by these appliances is typically heated.
4. The design of the hot water plumbing system should be such that it minimizes the delivery time for hot water. This may be accomplished through the use of a demand type or a timed and temperature control type hot water recirculation system, point-of-use water heaters, and/or a parallel piping system which all help reduce the pipe length between the fixture and the point of supply of the hot water.
5. Landscape areas utilize a significant volume of the water delivered by LADWP and represent a great potential for water conservation. The State adopted landscape regulations for landscape areas over 2,500 square feet that apply for new constructions and when existing landscapes are renovated. These regulations are addressed by Los Angeles City Ordinance No. 170978 and the City of Los Angeles Irrigation Guidelines (http://cityplanning.lacity.org/Forms_Procedures/2405.pdf) and require submittal of a landscape document package prepared and signed by a licensed professional architect, engineer or contractor to the Department of Building and Safety for review. Please contact the Los Angeles City Planning Department for further information.
6. The landscape irrigation system should be designed, installed, and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns must be adjusted to minimize over spray onto walkways and streets. Each zone (sprinkler valve) should water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone).
7. Automatic irrigation timers should be set to irrigate landscapes during early morning or late evening hours to reduce water losses from evaporation. Adjust irrigation run times for all zones seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Adjust sprinkler timer run times to avoid water runoff, especially when irrigating sloped property.
8. The City of Los Angeles has enacted legislation to address the water supply shortages caused by the recent statewide drought. Los Angeles City Ordinance No. 181288 (http://clkrep.lacity.org/onlinedocs/2009/09-0369-s9_ord_181288.pdf) also known as the Emergency Water Conservation Plan imposes phased water rationing during drought conditions and imposes penalties

LADWP WATER & ENERGY CONSERVATION MEASURES

for users that do not comply. When water rationing is in effect, landscape irrigation is prohibited between the hours of 9:00 AM and 4:00 PM. Specific watering days and maximum irrigation rates are also defined in this ordinance. When water rationing is in effect, it can be extremely difficult to establish certain types of new landscapes. The landscape architect must take this into consideration in selecting the plant type and the landscape design.

9. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of plant varieties with their irrigation requirements, refer to the State Guide for Landscape Irrigation which can be found at, http://www.water.ca.gov/pubs/planning/guide_to_estimating_irrigation_water_needs_of_landscape_plantings_in_ca/wucols.pdf, or consult a landscape architect.
10. Graywater and other alternate water source systems are now addressed in the California Plumbing Code for residential and non-residential buildings. Graywater is semi clean wastewater generated and collected on-site by the building's plumbing system from showers, bathtubs, bathroom sinks and clothes washers but does not include wastewater from toilets, dishwashers or kitchen sinks. The collected graywater is then reused on-site for various beneficial uses. The Plumbing Code addresses the proper collection, handling, treatment and use of Alternate Water Sources.

The use of graywater reduces the demand for potable water. Please see the attached link for information regarding the installation graywater systems in Los Angeles for residential properties: <http://www.ladwp.com> under Residential/Go Green.

11. The City continues to expand its purple pipe distribution system of recycled water. The availability of recycled water should be investigated as a source to irrigate large landscaped areas and for toilet and urinal flushing.

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 (TAP). 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>

COMMERCIAL ENERGY EFFICIENCY MEASURES

During the design process, the applicant should consult with the Los Angeles Department of Water and Power, Conservation and Sustainability Programs Section,

LADWP WATER & ENERGY CONSERVATION MEASURES

regarding possible energy efficiency measures. The Conservation and Sustainability Programs Section encourages customers to consider design alternatives and information to maximize the efficiency of the building envelope, heating, ventilation, and air conditioning, building lighting, water heating, and building mechanical systems. The applicant shall incorporate measures to meet or, if possible, exceed minimum energy efficiency standards for: (1) Title 24, Part 6 of the California Code of Regulations (Title 24); (2) California Green Building Standards Code (CALGreen); (3) Los Angeles Green Building Code. In addition to energy efficiency technical assistance, the LADWP may offer financial incentives for energy designs that exceed minimum energy efficiency standards.

1. Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the Title 24.
2. Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following:
 - A variable air-volume system which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat;
 - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
 - Sequentially staged operation of air-conditioning equipment in accordance with building demands; and
 - The isolation of air conditioning to any selected floor or floors.
3. Consider the applicability of the use of thermal energy storage to handle cooling loads.
4. Cascade ventilation air from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.
5. Recycle lighting system heat for space heating during cool weather. Exhaust lighting-system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.
6. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air-distribution systems.
7. Ensure that buildings are well sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, design building

LADWP WATER & ENERGY CONSERVATION MEASURES

- entrances with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.
8. Building commissioning should be completed prior to issuance of the certificate of occupancy to verify that the building systems components meet the project requirements.
 9. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.
 10. Use a white reflective material for roofing meeting California standards for reflectivity and emissivity to reject heat. The Los Angeles Municipal Code now mandates cool roof materials for all new and complete replacement roofs installed in the City of Los Angeles.
 11. Install thermal insulation in walls and ceilings, which exceeds requirements established by Title 24.
 12. Design window systems to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather.
 13. Install heat-rejecting window treatments, such as films, blinds, draperies, or others on appropriate exposures.
 14. Install LED lamps or fixtures, which give the highest light output per watt of electricity consumed, for all street and parking lot lighting to reduce electricity consumption. Install an astronomical time switch control to meet your projects design needs.
 15. Install automatic daylighting controls and dimmable electronic ballasts, to light fixtures near windows and skylights, to maximize the use of natural daylight available and reduce artificial lighting load.
 16. Install occupant-controlled thermostats to permit individual adjustment of heating, and cooling to avoid unnecessary energy consumption.
 17. Install a lighting control system to automatically control interior and exterior lights in public areas and will also energize emergency egress lights when an emergency occurs.
 18. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.

LADWP WATER & ENERGY CONSERVATION MEASURES

19. Incorporate windowless walls or passive solar inset of windows into the project for appropriate exposures.
20. Design project to focus pedestrian activity within sheltered outdoor areas.
21. Install individual occupant sensors indoors, where appropriate, to automatically turn lights off when an area is vacated.
22. Install the manufacturers recommended lamp and ballast combination for all fluorescent light fixtures to provide the most efficient light output. Use reflectors to direct maximum levels of light to work surfaces.

For additional information concerning these conservation measures, please contact Ms. Lucia Alvelais, Utility Services Manager, at (213) 367-4939. Also, please visit the Los Angeles Department of Building and Safety's website for information on CALGreen and the Los Angeles Green Building Code (<http://ladbs.org/LADBSWeb/green-bldg.jsf>). Additional water and energy code compliance tips as well as various useful Green Building links are available on the LADWP website at the following location: <http://www.ladwp.com> under Commercial/Go Green.

W&P ConsvrtnMeasures v.10302015

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

July 10, 2019

To: Parker Environmental Consultants
Attn: Elise Lorenzana
23822 Valencia Blvd.
Santa Clarita, CA 91355
Van Nuys, CA 91406

From: Los Angeles City Fire Department

Subject: Request for Fire Services Report

PROJECT NAME: MAIN STREET TOWER PROJECT
PROJECT APPLICANT: PARKER ENVIRONMENTAL CONSULTANTS
**PROJECT LOCATION: 1123-1161 S. MAIN STREET AND 111 W. 12TH STREET,
LOS ANGELES, CA 90015**

PROJECT DESCRIPTION:

The Proposed Project includes the demolition of the existing structures and the construction, use, and maintenance of a 30-story, mixed-use development with 363 dwelling units and 12,500 square feet of ground floor commercial space.

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 6,000 to 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

Elise Lorenzana

July 10, 2019

MAIN STREET TOWER PROJECT (Request for Fire Services Report)

Page 2

RESPONSE DISTANCE:

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 1/2 mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **1123 S. MAIN STREET**

DISTANCE	Fire Station No.	SERVICES & EQUIPMENT	STAFF
0.7	Fire Station No. 10 1335 S. Olive Street Los Angeles, CA 90015	Paramedic Rescue Ambulance, BLS Rescue Ambulance and Assessment Light Force	14
0.9	Fire Station No. 9 430 E. 7th Street Los Angeles, CA 90014	2 Assessment Engines, BLS Truck and 2 Paramedic Rescue Ambulances, BLS Rescue Ambulance and Fast Response Unit	22
2.0	Fire Station No. 11 1819 W. 7th Street Los Angeles, CA 90057	Assessment Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Light Force	14
1.9	Fire Station No. 3 108 N. Fremont Avenue Los Angeles, CA 90012	Task Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Emergency Lighting Unit, Command Post Vehicle, Medical Supply Trailer and Back-up US&R Apparatus	16
2.4	Fire Station No. 15 3000 S. Hoover Los Angeles, CA 90007	Engine, Assessment Light Force, Paramedic Rescue Ambulance	12

Based on these criteria (response distance from existing fire stations), fire protection would be considered **adequate**.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

Elise Lorenzana

July 10, 2019

MAIN STREET TOWER PROJECT (Request for Fire Services Report)

Page 3

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:yw

ATTACHMENT: LAFD Frequently Asked Questions

LOS ANGELES POLICE DEPARTMENT



MICHEL R. MOORE
Chief of Police

P. O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 486-6000
TDD: (877) 275-5273
Ref #:14.7

ERIC GARCETTI
Mayor

June 12, 2019

Ms. Elise Lorenzana
Senior Environmental Planning
Parker Environmental Planner
23822 Valencia Boulevard, Suite 301
Santa Clarita, California 91355

Dear Ms. Lorenzana:

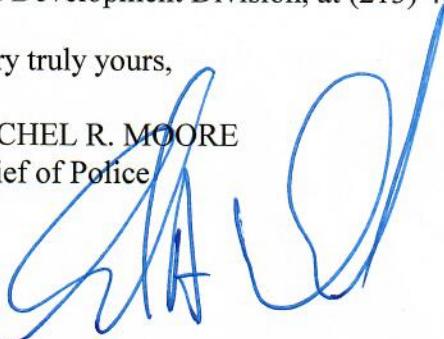
The proposed Main Street Tower Project falls within the geographical boundaries of the Los Angeles Police Department's Central Area. A project of this size could have a minor impact on police services in the Central Area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Outreach and Development Division, Crime Prevention Through Environmental Design, Officer Christopher Gibson, at (213) 486-6000.

Upon completion of the project, you are encouraged to provide the Central Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions, please contact Officer Christopher Gibson, Community Outreach and Development Division, at (213) 486-6000.

Very truly yours,

MICHEL R. MOORE
Chief of Police


AARON C. PONCE, Captain
Commanding Officer
Community Outreach and Development Division

Enclosure

The proposed Main Street Tower Project will be under the jurisdiction of Central Community Police Station, located at 251 East 6th Street, Los Angeles, CA 90014. Telephone Number (213) 833-3707.

The project site is approximately 0.9 miles and 5 minutes without traffic from the Police Station in Reporting District (RD) 0185.

Central Geographic Area is approximately 4.5 square miles and consists of 52 Reporting Districts. The service boundaries for Central Area are as follows: Stadium Way, Pasadena Freeway to the North, Washington Boulevard, 7th Street to the South, Los Angeles River to the East, and the Harbor Freeway to the West.

It has approximately 370 sworn personnel and 30 civilian support staff assigned. It is a culturally diverse community with a population of approximately 40,000 people. The officer to resident ratio is; 1 officer to 108 residents in Central Area. Additionally, there are special service teams available within the LAPD to service Central Area.

Central Station's emergency response system is directly linked to the Los Angeles Police Department Communications Division's Dispatch Centers. Communications Division has the responsibility to staff and answer, on a 24-hour basis, the telephones upon which calls for service are received. This includes 911 emergency calls (police, fire, and paramedic). Communication Division handles only police related calls for the City.

The average response time to emergency calls for service in Central Area during 2018 was 2.8 minutes. The average response time for non-emergency calls for service in Central Area during 2018 was 19.6 minutes.

Crime Statistics for all Central Area:

CRIMES	YTD 2018	YTD 2017	YDT 2016
HOMICIDE	14	21	11
RAPE	97	106	90
ROBBERY	694	720	682
AGGRAVATED ASSAULT	1072	1189	909
BURGLARY	349	376	324
MOTOR VEHICLE THEFT	418	395	399
BURGLARTY FROM MOTOR VEHICLE	1743	1368	1101
PERSONAL/OTHER THEFT	2995	2741	2634

Prepared by:

Officer Christopher Gibson
Community Outreach and Development Division
213 486-6000



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

DATE: May 29, 2019

TO: Elise Lorenzana
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Santa Clarita, CA 91355

FROM: Rena Perez, Director
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: **MAIN STREET TOWER PROJECT, 1123-1161 South Main Street and 111 West 12th Street, Los Angeles, CA 90015.** The project is planned to construct 363 residential units: 122 studio units, 133 1-Bedroom units, 96 2-Bedroom units, and 12 3-Bedroom units, including retail/commercial use.

Included please find a **LAUSD Schools Enrollments and Capacities Report** for the schools and programs serving the project address. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

Please note that no new school construction is planned and the data in this report *already take into account*: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division main webpage at <http://www.laschools.org/new-site/>. Listings of residential schools and other programs serving the project can be found using LAUSD's Residential School Finder at <http://rsi.lausd.net/ResidentSchoolIdentifier/>.

The Developer Fee Justification Study with student generation rates can be found online at <https://achieve.lausd.net/domain/921>.


MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

- Questions: 1 and 2** The project is located in a **HS** attendance choice/option area. Please see LAUSD Schools Enrollments and Capacities Report details;
- Question: 3** Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 if more information regarding fees and student generation rates is needed.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,


Rena Perez, Director

PROJECT SERVED: MAIN STREET TOWER PROJECT, 1123-1161 South Main Street and 111 West 12th Street, Los Angeles, CA 90015.
The project is planned to construct 363 residential units: 122 studio units, 133 1-Bedroom units, 96 2-Bedroom units, and 12 3-Bedroom units, including retail/commercial use.

SCHOOL YEAR: 2017-2018

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	Current seating average/(shortage)	Overcrowded Now?	Projected Enrollment	Projected seating average/(shortage)	Overcrowding Projected in Future?
1550501	9th St EI	375	292	347	83	No	353	22	No
1805801	Liechty MS	1191	1674	983	(483)	Yes	1762	(571)	Yes
a	SCHOOL CHOICE AREA TOTALS (schools listed below)	6594	6925	4967	(331)	Yes	6641	(47)	Yes
	BELMONT HS ZONE OF CHOICE								
1820701	Contreras LC ALC	567	-	454	-	-	-	-	-
1851601	Cortines Sch of VAPA	1515	-	1284	-	-	-	-	-
1851701	Contreras LC Bus Tr	537	-	446	-	-	-	-	-
1852701	Contreras LC Soc Jus	553	-	453	-	-	-	-	-
1854301	Belmont SH	1572	-	954	-	-	-	-	-
1854401	Roybal LC	1443	-	1023	-	-	-	-	-
1877401	Contreras LC Glbl St	407	-	353	-	-	-	-	-

^a Schools & programs that are part of a "school choice area" pull enrollments from the area school(s) that have resident attendance boundaries. Seating overage/shortage and overcrowding is calculated and reported for the school choice area as a whole; capacity and actual enrollment is reported for each individual school and/or program listed in the shaded cells.

Schools Planned to Relieve Known Overcrowding

NONE

see next page

NOTES:

- ¹ School's ID code.
- ² School's name
- ³ School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for magnet programs.
- ⁴ The total number of students living in the school's attendance area and who are eligible to attend the school at the start of the reported school year, plus students enrolled at any on-site magnet centers.
- ⁵ The number of students actually attending the school at the start of the reported school year, including magnet students.
- ⁶ Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).
- ⁷ Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
 - There is a seating shortage.
 - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.
- ⁸ Projected 5-year total number of students living in the school's attendance area and who are eligible to attend the school as of the start of the school year. Includes magnet students.
- ⁹ Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).
- ¹⁰ Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
 - There is a seating shortage in the future.
 - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.
- ^o Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.
- * Enrollment is by application only.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 5505

COST CENTER: 1550501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR NINTH STREET SCHOOL
EFFECTIVE JULY 1, 2013.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1984 (updated 7-1-1994, 7-1-2009).

This is an official copy for your file.

(GRADES K - 5)

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER *
15TH STREET AND EXTENSION * CENTRAL AVENUE * 14TH PLACE * SAN PEDRO
STREET * 14TH STREET AND EXTENSION * MAIN STREET * 14TH STREET * HILL
STREET * VENICE BOULEVARD * HOPE STREET AND EXTENSION * FOURTH
STREET * OLIVE STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8058

COST CENTER: 1805801

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR JOHN LIECHTY MIDDLE SCHOOL
EFFECTIVE JULY 1, 2009 (UPDATED 7-1-2010).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2009. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

THIRD STREET TO UNION PLACE * THIRD STREET (BOTH SIDES EXCLUDED) * LOMA DRIVE (BOTH SIDES EXCLUDED) * SIXTH STREET * WITMER STREET (BOTH SIDES EXCLUDED) * WILSHIRE BOULEVARD * HARBOR FREEWAY * THIRD STREET * MAIN STREET * PICO BOULEVARD * HILL STREET * VENICE BOULEVARD * HARBOR FREEWAY * 14TH STREET AND EXTENSION (BOTH SIDES EXCLUDED) * VALENCIA STREET (BOTH SIDES EXCLUDED) * PICO BOULEVARD (BOTH SIDES) TO UNION AVENUE * PICO BOULEVARD * BONNIE BRAE STREET (BOTH SIDES EXCLUDED) * TWELFTH STREET * ALVARADO STREET * SIXTH STREET * CORONADO STREET (BOTH SIDES).

(GRADES 7 - 8)

AREA I

THIRD STREET * HARBOR FREEWAY * WILSHIRE BOULEVARD * WITMER STREET (BOTH SIDES) * SIXTH STREET * LOMA DRIVE (BOTH SIDES) * THIRD STREET TO UNION PLACE (SOUTH SIDE INCLUDED).

AREA II

PICO BOULEVARD (BOTH SIDES EXCLUDED) * VALENCIA STREET (BOTH SIDES) * 14TH STREET AND EXTENSION (BOTH SIDES) * HARBOR FREEWAY * VENICE BOULEVARD * UNION AVENUE.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: JAMES SOHN, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8543

COST CENTER: 1854301

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR BELMONT HIGH SCHOOL EFFECTIVE JULY 1, 2013 (CLARIFIED 7-1-2014; 7-1-2015; 7-1-2016; 7-1-2018).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2013 (clarified 7-1-2014, 7-1-2015, 7-1-2016). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

BELMONT ACADEMIC ZONE

(GRADES 9 - 12)

MELROSE AVENUE * NORMANDIE AVENUE * HOLLYWOOD FREEWAY * VERMONT AVENUE * BEVERLY BOULEVARD * TEMPLE STREET * SILVER LAKE BOULEVARD * BELLEVUE AVENUE * MICHELTORENA STREET * MARATHON STREET * RAMPART BOULEVARD * SUNSET BOULEVARD * ALVARADO STREET * EFFIE STREET AND EXTENSION INCLUDING 1872 EFFIE STREET, 1698 AND 1699 LEMOYNE STREET, AND 1698 AND 1699 LUCRETIA AVENUE * LUCRETIA AVENUE * ECHO PARK AVENUE (BOTH SIDES EXCLUDED) * MORTON AVENUE (BOTH SIDES EXCLUDED) * MORTON PLACE, INCLUDING MORTON WALK (BOTH SIDES EXCLUDED) * SARGENT PLACE AND EXTENSION (BOTH SIDES, INCLUDING 1698 AND 1699 SARGENT PLACE, EXCLUDED) * ACADEMY ROAD AND EXTENSION EASTERLY AND SOUTHERLY TO THE INTERSECTION OF STADIUM WAY AND PASADENA FREEWAY * STADIUM WAY AND EXTENSION * NORTH SPRING STREET * ALAMEDA STREET * SIXTH STREET * MAIN STREET * PICO BOULEVARD * HARBOR FREEWAY * VENICE BOULEVARD * UNION AVENUE * PICO BOULEVARD * BONNIE BRAE STREET (BOTH SIDES EXCLUDED) * TWELFTH STREET * ALVARADO STREET * PICO BOULEVARD * VERMONT AVENUE * OLYMPIC BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * SAN MARINO STREET (BOTH SIDES EXCLUDED) TO ELDEN AVENUE * SAN MARINO STREET * HOOVER STREET * SEVENTH STREET (BOTH SIDES EXCLUDED) * WILSHIRE PLACE (BOTH SIDES EXCLUDED) * WILSHIRE BOULEVARD * WESTMORELAND AVENUE (BOTH SIDES EXCLUDED) * FOURTH STREET (BOTH SIDES) TO CATALINA STREET * FOURTH STREET * ALEXANDRIA AVENUE (BOTH SIDES) * THIRD STREET * KINGSLEY DRIVE * BEVERLY BOULEVARD * KINGSLEY DRIVE.

OPTIONAL: BELMONT ACADEMIC ZONE AND NORTHEAST ACADEMIC ZONE

NORTH SPRING STREET * BAKER STREET AND EXTENSION * LOS ANGELES RIVER * CESAR E. CHAVEZ AVENUE * ALAMEDA STREET.

(OVER)

OPTIONAL: BELMONT ACADEMIC ZONE AND SOTOMAYOR ARTS & SCIENCES ACADEMIES

WHITMORE AVENUE AND EXTENSION * LANDA STREET (BOTH SIDES, INCLUDING ALL OF TWIN OAK STREET) * LANDA STREET EXTENDED FROM THE INTERSECTION OF LANDA STREET AND STADIUM WAY * GOLDEN STATE FREEWAY * WEST BOUNDARY OF ELYSIAN PARK * ACADEMY ROAD * SARGENT PLACE AND EXTENSION (BOTH SIDES) EXCLUDING 1698 AND 1699 SARGENT PLACE * MORTON PLACE, INCLUDING MORTON WALK (BOTH SIDES) * MORTON AVENUE (BOTH SIDES) * ECHO PARK AVENUE (BOTH SIDES) * LUCRETIA AVENUE AND EXTENSION WESTERLY EXCLUDING 1698 AND 1699 LUCRETIA AVENUE, 1698 AND 1699 LEMOYNE STREET AND 1872 EFFIE STREET * EFFIE STREET AND EXTENSIONS * ALVARADO STREET AND EXTENSION.

Belmont Academic Zone: seven schools or educational programs that students will be able to make application to when resident to Belmont High School. For the current school year students have seven enrollment choices: Belmont High School, Academic Leadership Community at Miguel Contreras Learning Complex, Los Angeles School of Global Studies at Miguel Contreras Learning Complex, School of Business and Tourism at Miguel Contreras Learning Complex, School of Social Justice at Miguel Contreras Learning Complex, Ramon C. Cortines School of Visual and Performing Arts, and Edward Roybal Learning Center. All of these choices will serve grades 9-12.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School Office of Environmental Health and Safety
Transportation Branch Department of Transportation, City of L. A.
Master Planning and Demographics

**Main Street Tower Project
Request for Information
Los Angeles Public Library Response
June 21, 2019**

1. Which libraries would serve the proposed project? Please provide:

- a. Name and address
- b. Size of facility (square feet)
- c. Staffing levels
- d. Collection size/ Circulation
- e. Service population for associated library
- f. Special facilities available for public use

Answer:

The following Los Angeles Public Library locations would serve the project area:

- Central Library, page 3
- Chinatown Branch Library, page 4
- Echo Park Branch Library, page 5
- Little Tokyo Branch Library, page 6
- Pico Union Branch Library, page 7

Please see the respective pages for each location for answers to questions above

2. Are there plans to build any new libraries that would serve the project area?

Answer:

There are no current plans to build new libraries that would serve this project area.

Additional Information:

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for community with less than 45,000 population and 14,500 s.f. for community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

**Main Street Tower Project
Request for Information
Los Angeles Public Library Response
June 21, 2019**

Any increase in the residential and/or commuter-adjusted population that is in close proximity to a library has a direct impact on library services with increased demands for library staffing, materials, computers, and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid for by the developer.

Los Angeles Public Library
Location Information for EIR/ Request for Information

Location Name

Central Library

Address

630 W. 5th Street
Los Angeles, CA 90071

Hours

Mon: 10-8, Tue: 10-8, Wed: 10-8, Thu: 10-8, Fri: 9:30-5:30
Sat: 9:30-5:30, Sun: 1-5

Size of Facility (sq. ft.)

538,000 square feet

Collection Size

2.6 million volumes

Annual Circulation

1.2 million

Staffing Level

390

Volunteers

250

Service Population

3,792,662 per Census 2010 est. City of Los Angeles
9,818,605 per Census 2010 est. County of Los Angeles

The Los Angeles Public Library does not make future population projections.

Special Features

All libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This also has:
Adult Literacy Center
Computer Training Center
Meeting Room Rental
The Source
Zoom Text Computer for the Visually Impaired

Los Angeles Public Library
Location Information for EIR/ Request for Information

Branch Name

Chinatown Branch Library

Address

639 N. Hill Street
Los Angeles, CA 90012

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

14,500

Collection Size

74,709

Annual Circulation

193,627

Staffing Level

13.5

Volunteers

74

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries
11,225

The Los Angeles Public Library does not make future population projections.

Special Features

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This branch also has:
Friends of Library Group
Meeting Room Rental

Los Angeles Public Library
Location Information for EIR/ Request for Information

Branch Name

Echo Park Branch Library

Address

1410 W. Temple Street Los Angeles, CA 90026

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

17,543

Collection Size

43,689

Annual Circulation

161,885

Staffing Level

9.5

Volunteers

88

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries

52,842

The Los Angeles Public Library does not make future population projections.

Special Features

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:

Free Public Wi-Fi

Wireless & Mobile Printing

Reserve a Computer

This branch also has:

Adult Literacy Center

Early Learning for Families Area

Friends of Library Group

Meeting Room Rental

Zoom Text Computer for the Visually Impaired

Los Angeles Public Library
Location Information for EIR/ Request for Information

Branch Name

Little Tokyo Branch Library

Address

203 S. Los Angeles Street
Los Angeles, CA 90012

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

12,500

Collection Size

66,634

Annual Circulation

97,402

Staffing Level

10

Volunteers

44

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries
45,796

The Los Angeles Public Library does not make future population projections.

Special Features

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This branch also has:
Early Learning for Families Area
Friends of Library Group
Meeting Room Rental

Los Angeles Public Library
Location Information for EIR/ Request for Information

Branch Name

Pico Union Branch Library

Address

1030 S. Alvarado Street
Los Angeles, CA 90006

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30 Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

12,500

Collection Size

46,562

Annual Circulation

167,493

Staffing Level

10.5

Volunteers

51

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries

41,457

The Los Angeles Public Library does not make future population projections.

Special Features

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:

Free Public Wi-Fi

Wireless & Mobile Printing

Reserve a Computer

This branch also has:

Adult Literacy Center

LA PLeays

Meeting Room Rental

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CITY ENGINEER

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

<http://eng.lacity.org>

05/23/2019

ALEX IRVINE
633 W 5TH ST
LOS ANGELES, CA, 90017

Dear Alex Irvine,

SEWER AVAILABILITY: 1123-1161 S Main St & 111 W 12th St

The Bureau of Sanitation has reviewed your request of 05/22/2019 for sewer availability at **1123-1161 S MAIN ST & 111 W 12TH ST**. Based on their analysis, it has been determined on 05/23/2019 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.

Sincerely,

Elaine Lei

Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

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.

Job Address:	1123-1161 S Main St & 111 W 12th St	Sanitation Scar ID:	64-4650-0519
Date Submitted	05/22/2019	Request Will Serve Letter?	No
BOE District:	Central District		
Applicant:	Alex Irvine		
Address:	633 W 5th St	City :	Los Angeles
State:	CA	Zip:	90017
Phone:	213.694.3107	Fax:	
Email:	alex@irvineassoc.com	BPA No.	
S-Map:		Wye Map:	126A209-C

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Main St	51611183	51611182	16	34.00	13,863 GPD
2	Main St	51611151	51611183	16	33.00	13,455 GPD
3	12th St	51610311	51611182	8	33.00	13,455 GPD

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	122	9,150
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	133	14,630
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	96	14,400
4	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	12	2,280
5	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	12,500	313

Proposed Total Flow (gpd): 40,773

Remarks 1] Approved for the maximum allowable capacity of 40,773 GPD (28.31 gpm). 2] Discharge as indicated on SCAR letter. 3] Developer must install and maintain odor trap out of the public R/W for 16-inch connections along Main St.

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

Date Processed: **05/23/2019** Expires On: **11/19/2019**

Processed by: **Customer**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Ricardo Avendano**
on **05/23/2019**

Submitted by: **Elaine Lei**
Bureau of Engineering
Central District
Phone: 213-482-7045

Fees Collected	Yes	SCAR FEE (W:37 / QC:704) \$1,430.00
Date Collected	05/22/2019	SCAR Status: Completed

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: June 24, 2021

To: Vincent P. Bertoni, Director
Department of City Planning
Attention: Deputy Advisory Agency

From: Bertram Moklebust, Principal Engineer
Permit Case Management Division
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 82463

Transmitted is a print of vesting tentative map of Tract Map No. 82463 stamp-dated February 25, 2020 located at 1123-1161 South Main Street (north of 12th Street) in Council District No. 14.

This map has been filed for a merger of land into 1-lot for the construction of a mixed-use development. The subdivision layout is generally satisfactory as submitted.

There are existing sewers available in the streets adjoining the subdivision. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

I recommend that the vesting tentative map of Tract No. 82463 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That a 2-foot wide strip of land be dedicated along 12th Street adjoining the tract to complete a 32-foot wide half right-of-way in accordance with Modified 1-Way Collector Street Standards and a 15-foot by 15-foot corner cut or 20-foot radius property line return at the intersection with Main Street.
2. Provide a 3-foot wide public sidewalk easement along 12th Street adjoining the subdivision in accordance with Modified 1-Way Collector Street of the Downtown Street Standards.
3. Provide a 2-foot wide public sidewalk easement along Main

Street adjoining the subdivision in accordance with Modified 2-Way Avenue I of the Downtown Street Standards.

4. That a 4-foot wide strip of land be dedicated along the Alley adjoining the subdivision in accordance to Alley Standards.
5. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
6. That no portion of the building shall encroach above or below public sidewalk easement area and the public right-of-way.
7. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
8. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a) Improve 12th Street being dedicated and adjoining the subdivision by the construction a full-width concrete sidewalk including in the sidewalk easement areas, concrete curb and gutter. Repair and or replace any damaged asphalt pavement including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer.
 - b) Improve Main Street being dedicated and adjoining the subdivision by the construction of additional sidewalk in the easement areas. Repair and or replace all damaged, cracked or off-grade sidewalk, concrete curb, gutter, bus pad, roadway pavement and any necessary tree wells and any necessary removal and reconstruction of existing improvements. Any proposed driveway aprons along Main Street require Department of Transportation's approval.
 - c) Improve the alley by the construction of a 2-foot concrete longitudinal gutter and suitable surfacing including the reconstruction of the alley intersection with 12th Street and any necessary removal and reconstruction of the existing improvements all

satisfactory to the City Engineer. The existing alley is in poor condition and the entire full alley reconstruction is necessary since vehicular access to this subdivision is proposed from the alley adjoining the tract.

- d) Construct any necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

Any questions regarding this report should be directed to Ms. Quyen Phan of the Permit Case Management Division located at 201 N. Figueroa Street, Suite 290 or by calling (213) 808-8604.