



**905 BEACON AVENUE
LOS ANGELES, CA 90015**

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The 0.77-acre Project Site is located at 905-923 Beacon Avenue, 1720 James M. Wood Boulevard in the Westlake Community Plan area of the City of Los Angeles (City). The Assessor Parcel Numbers (APNs) for the Project Site are 5137-001-002, -003, and 034. The Project Site is bound by James M Wood Boulevard/9th Street to the north, multi-family residential uses to the south, Beacon Avenue to the east, and commercial and multi-family residential uses to the west. The greater Project Site area is primarily developed with a mix of multi-family residential, commercial, and surface parking uses. Regional access to the Project Site area is provided via State Route 110 located approximately 0.5 miles to the east; and Interstate 10 located approximately 1.0 mile to the south. Local access to the Project Site is provided via Olympic Boulevard to the south, Burlington Avenue to the west, James M Wood Boulevard/9th Street to the north, and Beacon Avenue to the east.

The Project includes demolition and removal of the existing surface parking lot from the Project Site and development of the site with a seven-story, 119,508-square-foot mixed-use building, which would include 145 multi-family residential dwelling units and up to 2,000 square feet of retail uses. Of the 145 dwelling units, 15 units would be set aside as Extremely Low Income. The mix of dwelling units would include 20 studios, 111 1-bedrooms, and 14 2-bedrooms. The building would reach a maximum height of 93 feet.

1.2. SCOPE OF WORK

As a part of the environmental clearance pursuant to the California Environmental Quality Act (CEQA) for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure systems.

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:

- California Code of Regulations (CCR), 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 (CALGreen), 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).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- LADWP's 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP was approved by the LADWP Board of Water and Power Commissioners on May 25, 2021.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:
 - 1) A proposed residential development of more than 500 dwelling units;
 - 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons;

- 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons;
- 4) A proposed hotel or motel of more than 500 rooms;
- 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons;
- 6) A mixed-use project that falls in one or more of the above-identified categories; or
- 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 is a mixed-use building which anticipates 145 dwelling units and 2,000 square feet of retail space and does not meet any of the above criteria, a WSA is not anticipated 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 Los Angeles Regional Sanitary Sewer System. To comply with State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs), LA Sanitation and Environment (LASAN) prepared a Sewer Management Plan (SSMP) for each of these systems.

The Development Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In January 2019, 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.

Los Angeles Municipal Code

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City of Los Angeles 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

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

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 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.

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. <https://www.lacitysan.org/san/sandocview?docname=CNT025148>

In April 2018, the City prepared the One Water LA 2040 Plan (One Water LA Plan), an integrated approach to Citywide recycled water supply, wastewater treatment, and stormwater management. The new plan builds upon the City's Water IRP, which projected needs and set forth improvements and upgrades to wastewater conveyance systems, recycled water systems, and runoff management programs through the year 2020, and extends its planning horizon to 2040.⁴

2.3. ENERGY

2.3.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan (SLTRP)*⁵ document 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. The 2017 SLTRP re-examines and expands its analysis on the 2016 Power Integrated Resource Plan recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio, advanced efficiency, and higher levels of local solar, energy storage and transportation electrification.

The 2017 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.

The 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 more recent-year fiscal analyses, it clearly outlines the general requirements for future analyses. 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 LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill the City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. 2017's SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

⁴ City of Los Angeles, One Water LA 2040 Plan, Volume 2 Wastewater Facilities Plan, April 2018. https://www.lacitysan.org/cs/groups/sg_owla/documents/document/y250/mdi2/~edisp/cnt026205.pdf

⁵ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

2.3.2. NATURAL GAS

The *2020 California Gas Report*⁶ 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 expected to decrease at a rate of 1.0 percent per year from through 2035. Though the Natural Gas Vehicle (NGV) market shows moderate growth, it is not sufficient to offset the projected decrease in other market segments over the forecast horizon.

Residential gas demand is expected to decrease at an annual average rate of 1.7 percent. The commercial gas demand is projected to decrease at an average annual rate of 1.5 percent each year. The industrial gas demand segment is expected to decline at an average rate of 0.2 percent per year. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets.

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. Last, 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.⁷

⁶ California Gas and Electric Utilities, 2020 California Gas Report, 2020.

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

3. ENVIRONMENTAL SETTING

The 905 Beacon Avenue Project Site is approximately 33,844 square feet and is associated with Assessor's Parcel Numbers 5137-001-034, 5137-001-002, and 5137-001-003. The Project is bound by Beacon Ave to the east, James M Wood Boulevard to the north, and existing structures to the south and west. The existing Site is a parking lot.

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 Aqueducts (LAA), State Water Project (supplied by MWD) and local groundwater. The Los Angeles Aqueduct has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the Los Angeles Aqueduct 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

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by NavigateLA, there appears to be a 12" water main in James M Wood Boulevard, and an 8" water main in Beacon Avenue. The Project is anticipated to consist of connections in James M Wood Boulevard to serve the proposed building.

The existing condition is a parking lot and does not appear to have water meters serving the Site. It is expected that new connections will be installed to meet all Fire Department and Department of Building and Safety regulations to serve the proposed building. Multiple public fire hydrants exist in the vicinity of the Development Site. It is assumed that the existing condition does not have any water demand.

3.2. WASTEWATER

3.2.1. REGIONAL

⁸ LADWP, 2015 Urban Water Management Plan, October 2016.

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 550 million gallons per day (mgd) and the existing average daily flow for the system is approximately 260 mgd.⁹

3.2.2. LOCAL

Sanitary sewer is provided by the City of Los Angeles Bureau of Sanitation (BOS). The Project currently has sewer wye connections in Beacon Avenue and James M Wood Boulevard. Table 1 below summarizes the existing sewer mains capable of serving the Project:

Table 1 – Estimated Sewer Facilities			
Main in:	Size / Material	Slope (%)	50% d/D Capacity (GPD)
Beacon Avenue	8" Vitrified Clay	4.4	757,980
James M Wood Boulevard	8" Vitrified Clay	1.5	436,615
11 th Street	8" Vitrified Clay	1.5	447,032

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

As the existing condition is a parking lot without bathrooms, it is understood that no wastewater is generated by the Project in its existing condition.

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

⁹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.

LADWP’s Power system is the nation’s largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles’ 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 6,502 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.¹⁰

3.3.1.2. LOCAL.

Based on a visual inspection, it appears that electric power service from LADWP is available via overhead power lines in James M Wood Boulevard. Table 2 below details the existing electrical demands:\

Table 6 - Estimated Existing Electrical Demand			
Connection To:	Facility	Quantity	Electricity Demand ^(a) (kWhr/yr) ^(b)
Existing Development Site	Parking Lot	33,844 SF	11,845.4
Existing Total Electricity Demand for Development Site			11,845.4
^(a) The average projected load based on estimates from CalEEMod.			
^(b) 1 kW (kilowatt) = 1,000 Watts.			

3.3.2. NATURAL GAS

Southern California Gas Company (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

SoCal Gas 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. SoCal Gas 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. SoCal Gas’ 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

¹⁰ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.¹¹

3.3.2.2. LOCAL

Based on substructure maps provided by the City's Navigate LA database, there appear to be gas mains in Beacon Ave and James M Wood Boulevard. As mentioned above, the existing condition is a parking lot, and as such it is understood that no significant gas demands exist.

¹¹ California Gas and Electric Utilities, 2020 California Gas Report, 2020.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) provides a set of sample questions that address impacts with regard to water supply. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering the following factors:

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

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

4.2. WASTEWATER

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

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

- The project would cause a measureable 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.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

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.

Appendix G of the CEQA Guidelines has the following questions:

- Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?
- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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.

Based on these factors, the Project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing 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 Development 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 Project information and utilizes 120 percent 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 Development Site. LADWP's approach consists of analyzing their water system model near the Development Site. Based on the results, LADWP determines whether they can meet the project fire hydrant flow needs based on existing infrastructure. See Exhibit 1 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 2 for the results of the Service Advisory Request (SAR) for James M Wood Boulevard.

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 preliminary analyses of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Development Site. BOS's approach consisted of the study of a worst-case scenario envisioning 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 3 for the Sewer Capacity Availability Report

(SCAR) results, as well as a Wastewater Service Information (WWSI) Response Letter prepared by the City of Los Angeles Bureau of Sanitation providing additional context and evaluation, showing feasibility in accommodating the Project.

5.3. ENERGY

The methodology for determining the significance of a project as it relates to a project's impact on energy 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 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 Development 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. Will-serve letters from LADWP and SoCal Gas (Exhibits 4 and 5) demonstrate the availability of sufficient energy resources to supply the Project's demand.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

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). Although temporary construction water use would be greater than the existing water consumption at the Development Site, 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 also require construction of new, on-site water distribution lines to serve 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 and are typically responsible for the installation of new meters and main connections. Therefore, Project impacts on water associated with construction activities would be less than significant.

6.1.2. 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.

6.1.3. 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.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. 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 1 and Exhibit 2 for the results of the IFFAR and SAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

6.2.1.2. FIRE WATER DEMAND

According to information available in Navigate LA, the Project is currently zoned as "Highway Oriented Commercial". Based on fire flow standards set forth in Section

57.507.3 of the LAMC, the Project has a required fire flow of 6,000 to 9,000 gallons per minute (gpm) from four to six hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The results indicate six hydrants flowing simultaneously for a total of 7,500 gpm with 1,500 gpm in each of the three hydrants along James M Wood Blvd and 1,000 gpm in each of the three hydrants along Beacon Ave. Correspondence with the Los Angeles Fire Department (LAFD) Inspector is included in Exhibit 1 in the Appendix stating that, based on the anticipated building zoning, use, and programming, the obtained fire flow results are acceptable to LAFD and, as such, no significant impact is anticipated due to project operation. The results show that the Development Site currently has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC.

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, an SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. Based upon the SAR results, the existing infrastructure is sufficient to meet the demands of the project. The Project's fire flow impacts to water infrastructure would be less than significant.

6.2.1.3. DOMESTIC WATER DEMAND

Water consumption estimates have been prepared based on 120 percent of the City of LA Bureau of Sanitation sewerage generation factors for commercial categories and are summarized in Table 3 below. As mentioned, the approved SAR which is inclusive of anticipated domestic water demands shows that the existing infrastructure is sufficient to meet the water demand of the Project. Therefore, the Project's impacts on water supply would be less than significant.

Table 3 – Estimated Proposed Water Consumption				
Building Use	Water Consumption (GPD) ^(a)	Units	Quantity	Total Consumption (GPD)
Residential: Apt - Bachelor	90	DU	20	1,800
Residential: Apt – 1 BDR	132	DU	111	14,652
Residential: Apt - 2 BDR	180	DU	14	2,520
Retail Area (Less than 100,000 SF)	30	KGSF	2,000	60
Swimming Pool ^(b)	8.98	CF	3,200	28,723
Total Estimated Proposed Water Consumption			TOTAL (GPD)	47,756
<p>^(a) The average daily flow based on 120% of City of Los Angeles sewerage generation factors.</p> <p>^(b) This analysis considers the condition in which the entire pool volume is discharged, which is a conservative analysis and may not be reflective of daily operation.</p>				

6.2.2. SEWER GENERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project’s uses. Based on the type of use and generation factors, the Project will generate approximately 39,798 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for residential and commercial categories and are summarized in Table 4 below.

Table 4 – Estimated Proposed Wastewater Generation				
Building Use	Sewage Generation (GPD) ^(a)	Units	Quantity	Total Generation (GPD)
Residential: Apt - Bachelor	75	DU	20	1,500
Residential: Apt – 1 BDR	110	DU	111	12,210
Residential: Apt - 2 BDR	150	DU	14	2,100
Retail Area (Less than 100,000 SF)	25	KGSF	2,000	50
Swimming Pool ^(b)	7.48	CF	3,200	23,938
Total Estimated Proposed Wastewater Generation			TOTAL (GPD)	39,798
<p>^(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.</p> <p>^(b) Table assumes discharge of full estimated swimming pool volume, and may be more conservative than typical operation of the Project.</p>				

A Sewer Capacity Availability Request (SCAR) and a Wastewater Services Information request (WWSI) were submitted to see whether the existing public infrastructure can accommodate the Project. The Bureau of Engineering and Bureau of Sanitation have analyzed the Project demands in conjunction with existing conditions and forecasted growth. Refer to Exhibit 3 for the SCAR, will-serve letter from the Bureau of Engineering, and response letter from the Bureau of Sanitation – Wastewater Engineering Services Division.

It is anticipated that the Project will make multiple connections to the public sewer system. During the course of design and permitting, the exact locations of the points of connection will be determined. Table 5 below shows the anticipated wastewater generation relative to the available pipe’s capacity.

Table 5 – Estimated Impact to Wastewater Facilities		
Main in:	50% d/D Capacity (GPD)	Proposed Flow (% of Capacity)
Beacon Avenue	757,980	5.3%
James M Wood Boulevard	436,615	9.1%
11 th Street	447,032	8.9%

The approved SCAR allocates an anticipated 50% of flow to the sewers in Beacon Avenue and James M Wood Boulevard, both of which currently have sufficient capacity to accommodate the loading. Due to this fact and the Response Letter generated by the Bureau of Engineering-Wastewater Engineering Services Division, impacts on wastewater infrastructure would be less than significant.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).¹² The Project’s proposed wastewater generation is approximately 0.040 mgd. This is equal to far less than one percent of the Hyperion Treatment Plant’s capacity where the Project’s wastewater would be treated. As indicated in the Response Letter, the Hyperion Treatment Plant is understood to have sufficient capacity to serve the Project. Consequently, impacts on wastewater treatment capacity are less than significant.

6.2.3. ENERGY

6.2.3.1. ELECTRICITY

¹² City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.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 July 8, 2020.

The Project will increase the demand for electricity resources. Based on analysis performed using CalEEMod software, the estimated projected electrical loads are provided in Table 6 below.

Table 6 - Estimated Proposed Electrical Demand			
Connection To:	Facility	Quantity	Electricity Demand ^(a) (kWhr/yr) ^(b)
Proposed Development Site	Residential ^(c)	145 DU	586,985
	Enclosed Parking with Elevator	190 Spaces	445,360
	Retail ^(d)	2,000 SF	27,000
Total Proposed Electricity Demand for Development Site			1,059,345
Existing Total Electricity Demand for Development Site			11,845.4
Net Increase in Electricity Demand for Development Site Due to Project			1,047,499.6
^(a) The average projected load based on estimates from CalEEMod. ^(b) 1 kW (kilowatt) = 1,000 Watts. ^(c) All residential units classified as “Apartments Mid-Rise” ^(d) All retail space classified as “Convenience Market (24 Hour)”			

A Will Serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 4), impacts related to electrical services would be less than significant.

6.2.3.2. NATURAL GAS.

The Project will increase the demand for natural gas resources. Based on analysis performed using CalEEMod software, the estimated projected natural gas loads are provided in Table 7 below.

Table 7 - Estimated Proposed Natural Gas Demand			
Connection To:	Facility	Quantity	Natural Gas Demand ^(a) (cf/yr)
Proposed Development Site	Residential ^(b)	145 DU	1,942,440
	Enclosed Parking with Elevator	190 Spaces	0
	Retail ^(c)	2,000 SF	3,280
Total Proposed Natural Gas Demand for Development Site			1,945,720
Existing Total Natural Gas Demand for Development Site [ASSUMED]			0
Net Increase in Natural Gas Demand for Development Site Due to Project			1,945,720
^(a) The average projected load based on estimates from CalEEMod. 1 cf = 1.026 kBTU. ^(b) All residential units classified as “Apartments Mid-Rise” ^(c) All retail space classified as “Convenience Market (24 Hour)”			

A Will Serve letter was sent to the gas company to determine if there is sufficient capacity to serve the Project. Based on the response from SoCalGas (see Exhibit 5), available capacity to serve the project exists. As such, impacts related to gas would be less than significant.

6.3. CUMULATIVE IMPACTS

6.3.1 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.

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 future growth. Therefore, cumulative impacts on water supply would be less than significant.

6.3.2 WASTEWATER

The Proposed Project will result in the additional generation of sewer flow. However, as discussed above the Bureau of Sanitation will conduct an analysis of existing and planned capacity and will determine 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 for each project 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.

Wastewater generated by the Proposed Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from the Bureau of Sanitation, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd) and the existing average daily flow for the system is approximately 260 mgd.¹³ The estimated wastewater generation of the Proposed Project (39,798 gpd) is less than the available capacity in the system and roughly 0.6% of the allotted annual wastewater flow increase for the Hyperion Treatment Plant. It is expected that the related projects would also be required to adhere to the Bureau of Sanitation's annual wastewater flow increase allotment.

¹³ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.

Based on these forecasts the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the City Bureau of Sanitation's analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Proposed Project. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities.

6.3.3 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 total energy sales in the 2024-2025 fiscal year (the project buildout year) will be 23,286 gigawatt-hours (GWh) of electricity.¹⁴ Based on the Project's estimated net new electrical consumption of 1.05 GWh/year, the project would account for approximately 0.005% of LADWP's projected sales for the Project's build-out year. 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 Integrated 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

¹⁴ LADWP, 2017 Power Integrated Resource Plan, Appendix A, Table A-1.

anticipated to incorporate site- specific infrastructure improvements, as necessary. Each 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 SoCal Gas' 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 2020 California Gas Report, the California Energy Commission estimates natural gas capacity within SoCal Gas' planning area will be approximately 3,435 million cubic feet/day in 2025, of which approximately 1,093 million cubic feet/day is currently unallocated.¹⁵ The Project would account for significantly less than 0.01 percent of the 2025 forecasted consumption in SoCalGas's planning area. SoCalGas' forecasts consider projected population growth and development based on local and regional plans. 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 SoCalGas' 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.

¹⁵ California Gas and Electric Utilities, 2020 California Gas Report, p. 159.

7. LEVEL OF SIGNIFICANCE

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

Appendix

Exhibit 1 – LADWP “Information of Fire Flow Availability Request” (IFFAR) Results and LAFD Correspondence

Exhibit 2 – LADWP “Service Advisory Report” (SAR) Results and Water Will Serve Letter

Exhibit 3 – Sewer Capacity Availability Report (SCAR) Results and Will Serve Letter

City of Los Angeles “Wastewater Service Information” Letter

Exhibit 4 – LADWP Approved Power Will-Serve Letter

Exhibit 5 – SoCal Gas Approved Will-Serve Letter

EXHIBIT 1

LADWP “Information of Fire Flow Availability Request” (IFFAR) Results and LAFD Correspondence



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 4000 GPM to 6000 GPM from four to six hydrants flowing simultaneously
Water Service Map No.: 130-204 Central
LAFD Signature: _____
Date Signed: _____
 Applicant: Kriston Sasaki
 Company Name: KPFF Consulting Engineers
 Address: 700 S Flower St, Los Angeles, CA 90017
 Telephone: (213) 310-8636
 Email Address: kriston.sasaki@kpff.com

	F- 6785	F- 6784	F- 6786
Location:	James M Wood Blvd	James M Wood Blvd	James M Wood Blvd
Distance from Nearest Pipe Location (feet):	13.5	15	24
Hydrant Size:	4D	4D	4D
Water Main Size (in):	12	12	12
Static Pressure (psi):	75 PSI	75 PSI	77 PSI
Residual Pressure (psi):	55 PSI	55 PSI	57 PSI
Flow at 20 psi (gpm):	1500 GPM	1500 GPM	1500 GPM

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No. W20220423002
Project Site Address: 905 Beacon Ave Los Angeles, CA 90015
Please flow all six hydrant simultaneously. See sheet 1 for additional hydrants.

Water Purveyor: Los Angeles Department of Water & Power Date: 5/19/2022

Signature: Sammy O'Neil Title: Civil Engineering Associate I

Requests must be made by submitting this completed application, along with a \$271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

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

Cynthia



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 4000 GPM to 6000 GPM from four to six hydrants flowing simultaneously
Water Service Map No.: 130-204 Central
LAFD Signature: _____
Date Signed: _____
 Applicant: Kriston Sasaki
 Company Name: KPFF Consulting Engineers
 Address: 700 S Flower St, Los Angeles, CA 90017
 Telephone: (213) 310-8636
 Email Address: kriston.sasaki@kpff.com

	F- 15400	F- 15704	F- 6821
Location:	Beacon Ave	Beacon Ave	Beacon Ave
Distance from Nearest Pipe Location (feet):	10	46	14
Hydrant Size:	2 1/2 X 4D	4D	2 1/2 X 4D
Water Main Size (in):	8	8	8
Static Pressure (psi):	82 PSI	83 PSI	87 PSI
Residual Pressure (psi):	62 PSI	63 PSI	68 PSI
Flow at 20 psi (gpm):	1000 GPM	1000 GPM	1000 GPM

RECEIVED/WDE
APR 11 2022

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W20220423003
Project Site Address: 905 Beacon Ave Los Angeles, CA 90015

Please flow all six hydrants simultaneously. See sheet 2 for additional hydrants.

IFFAR FAILED MAINLINE UPGRADE REQUIRED

Water Purveyor: Los Angeles Department of Water & Power
Date: 5/19/2022

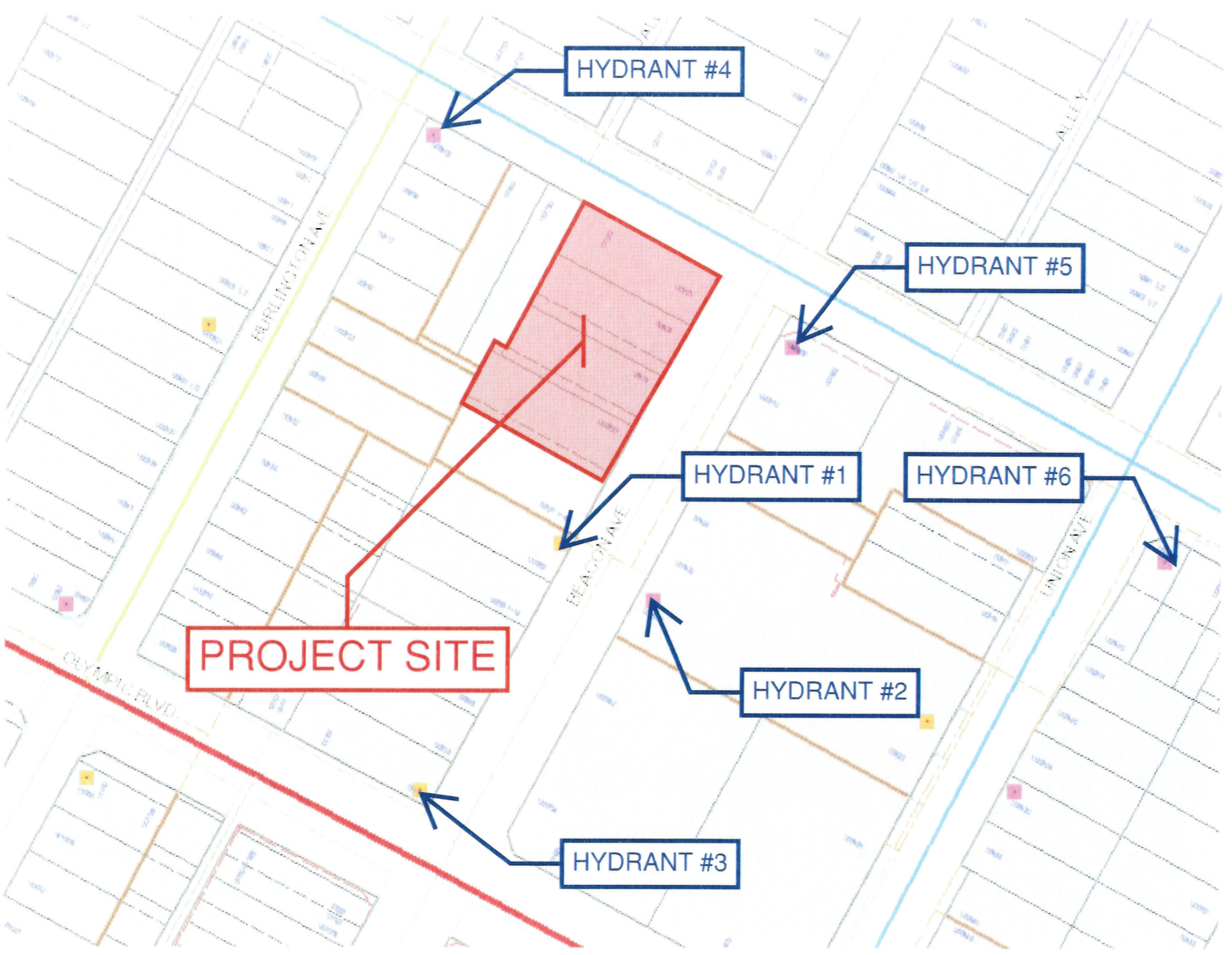
Signature: Sammy O'Neil
Title: Civil Engineering Associate I

Requests must be made by "Los

PAYMENT REDACTED BY KPFF

* If you have any questions, please

HYDRANT LOCATION EXHIBIT



Daniel Haefeli

From: Kurt Corral <kurt.corral@lacity.org>
Sent: Friday, June 10, 2022 12:41 PM
To: Daniel Haefeli
Subject: Re: LAFD H&A Meeting - 905 S Beacon Ave

Dan,

Due to your project lying on mixed zoned parcels, LAFD will utilize the most restrictive requirements, which would be the commercial zoned area and the requirement would be 6,000-9,000 GPM from 4-6 hydrants. As long as the project is not classified as a high rise, the current 7,500 would be acceptable. If the building were to be classified as a high rise, 9,000 GPM would be required. The classification of a high rise would be made by LADBS and our Fire Life Safety Unit.

Sincerely,

Kurt M. Corral, Fire Inspector II
Los Angeles City Fire Department
Hydrants and Access Unit
Fire Development Services Section
Bureau of Fire Prevention and Public Safety

(213) 264-9537 - Cell
kurt.corral@lacity.org

Out of the office on Fridays

On Thu, Jun 9, 2022 at 1:28 PM Daniel Haefeli <daniel.haefeli@kpff.com> wrote:

Hi Inspector Corral,

Thank you again for meeting with me this morning. Hoping to confirm our conversation – based on the proposed zoning & land use, your team will accept a fire flow of 7,500 GPM from six hydrants (3 at 1,500 and 3 at 1,000 GPM). I am also confirming that, based on LADBS standards, this project is **NOT** a high-rise.

Let me know if you have any other questions or concerns.

Thanks,



Dan Haefeli

☎ 213.418.0201 | 📠 213.418.9179
700 South Flower Street, Suite 2100
Los Angeles, CA 90017

[Civil](#) | [Structural](#) | [Survey](#) | [Protective Design](#) | [Transportation & Infrastructure](#)

EXHIBIT 2

LADWP “Service Advisory Report” (SAR) Results

EXHIBIT 3

Sewer Capacity Availability Report (SCAR) Results and Will
Serve Letter

City of Los Angeles “Wastewater Services Information” Letter

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Sunbula Azieh**
on **05/03/2022**

Submitted by: **Cindy Qi**
Bureau of Engineering
Central District
Phone: 213-482-7030

Fees Collected	Yes	SCAR FEE (W:37 / QC:704) \$1,430.00
Date Collected	04/25/2022	SCAR Status: Completed

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

05/07/2022

KRISTON SASAKI
700 S. FLOWER ST., SUITE 2100
LOS ANGELES, CA, 90017

Dear Kriston Sasaki,

SEWER AVAILABILITY: 905 S BEACON AVE

The Bureau of Sanitation has reviewed your request of 04/07/2022 for sewer availability at **905 S BEACON AVE**. Based on their analysis, it has been determined on 05/07/2022 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. **If not listed in the tables below, sewer ejector use is prohibited.**

Sincerely,

Cindy Qi

Central District, Bureau of Engineering

EXHIBIT 4

LADWP Approved Power Will-Serve Letter



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners

Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Nicole Neeman Brady

Susana Reyes

Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

July 1, 2020

Map No. 148-183

Mr. Daniel Haefeli
KPF
700 South Flower Street, Suite 2100
Los Angeles, California 90017

Dear Mr. Haefeli:

Subject: Water Availability - Will Serve
APN: 5137-001-002, 003, & 034, Curlett Tract, Lots 1-4

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

Should you require additional information, please contact Ms. Cynthia Taylor at (213) 367-1306. Correspondence may be addressed to:

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

Sincerely,



Liz Gonzalez
Manager - Business Arrangements
Water Distribution Engineering

CT:rp
c: Ms. Cynthia Taylor



POWER NEW BUSINESS
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APPLICATIONS DIVISION

SERVICE PLANNING & CUSTOMER
SUPPORT SUBSECTION

METROPOLITAN EAST SERVICE PLANNING

2633 Artesian Street, Suite 210, Los Angeles, CA 90031 (213) 367-6000 FAX: (213) 367-6027

Jeffrey T. Bergman
District Engineer

WILL SERVE

June 26, 2020

Mr. Dan Haefeli
700 South Flower Street, Suite 2100
Los Angeles, CA 90017

Dear Mr. Haefeli:

905 South Beacon Avenue
7-Story Residential Building

This is in response to your letter dated June 26, 2020 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Los Angeles Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Mr. Jonathan Mota at (213) 367-6082.

Sincerely,

Jeffrey T. Bergman
District Engineer, Metro East Service Planning

c: Jonathan Mota
Area 205

EXHIBIT 5

SoCal Gas Approved Will-Serve Letter



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

July 14, 2020

Kpff
700 South Flower Street Suite 2100
Los Angeles, CA 90017
Attn: Dan Haefeli

Subject: Will Serve - 905 Beacon Ave Los Angeles, CA 90015

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

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

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

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

Sincerely,

Jason Sum

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ