

September 9, 2022

Ms. Sherrie Cruz
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Dear Ms. Cruz:

Subject: Los Angeles Department of Water and Power
Water and Electricity Connection Services Request
966 Vermont Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated July 21, 2022, requesting LADWP's ability to provide water and electric services for the 966 Vermont Project (Project) (Thomas Brothers Map, Page 634, A3/A4).

Project Description:

The Project is the 966 Vermont Project, and is located at 1347, 956, 958, 962, 964, 966 South Vermont Avenue, Los Angeles, CA 90006.

Existing Uses: The Project Site contains two buildings with a total of 16,392 square feet. Both buildings are occupied by restaurant uses with a total of approximately 14,892 square feet. This number will be used for existing trip and utilities credits. The remaining 1,500 square feet is vacant. Both buildings and uses would be removed.

Proposed Project: The Project would construct a new mixed-use six-story building with 90 residential dwelling units, and 2,815 square feet of ground floor commercial. The Project would include 85 parking spaces as required by the Los Angeles Municipal Code, and applicable Transit Oriented Communities incentives.

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

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

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

If you have any further questions regarding the water supply assessment process, please contact Mr. Delon Kwan at (213) 367-2166 or by email 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 to please contact Mr. Hugo Torres at (213) 367-2130 or by email at Hugo.Torres@ladwp.com to plan for water supply service needs.

The following responses are provided regarding impacts to water service.

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

The existing main in South Vermont Avenue is 30-inch, which can supply any requested fire or domestic service.

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

The existing water infrastructure at this location does not have any current problems or deficiencies.

- 3) Would LADWP be able to accommodate the Project's demand for water service with the existing infrastructure in the Project area? If not, what new infrastructure or upgrades to infrastructure would be needed?

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 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, at the owner's expense.

- 4) How does the City anticipate and plan for future water service needs?

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

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

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

- 5) In order to assess the proposed Project's future consumption of water, please provide your recommended rates. Land Use: ____ gallons / unit / day.

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

For outdoor (landscape) water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link: 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.

- 6) Please provide any recommendations that might reduce any potential water supply impacts that would be associated with the Project.

Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, in order to lower the net additional water demand for the proposed project. Also, applicants are encouraged to use

water efficient fixtures and appliances in the proposed project. For more information on water conservation in the City of Los Angeles, please visit the LADWP website www.ladwp.com/waterconservation.

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 and facilities that would serve the project site and the surrounding area. Please include a map illustrating your description.

There is one overhead 4.8kV circuit adjacent to the project site which runs behind the project site.

There are three underground 4.8kV circuits in proximity of the project site which run along South Vermont Avenue and West Olympic Boulevard.

There is no 34.5kV circuit in proximity.

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) Would the LADWP be able to accommodate the proposed project's demand for electricity service with the existing infrastructure in the project area? If not, what new infrastructure would be needed to meet the proposed project's demand for electricity?

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

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

Electric Service is available and will be provided in accordance with the LADWP's Rules Governing Water and Electric Service (available on-line at www.ladwp.com under Commercial/Customer Service/Electric Services/Codes and Specifications). The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City of Los Angeles, and has been taken into account in the planned growth of the City's power system.

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

- 5) 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 (www.ladwp.com/ladwp/faces/wcnaw_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 email at Mark.Gentili@ladwp.com. See the following link for LADWP Water Conservation Rebate Information on our website: 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 email at Lucia.Alvelais@ladwp.com. See the following link for LADWP energy efficiency rebate information on our website:

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. Arash Saidi is the Solar Energy Program Manager, and can be reached at (213) 367-4886 or by e-mail at Arash.Saidi@ladwp.com.

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

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

Electric Vehicle Transportation

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

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

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

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

Ms. Sherrie Cruz
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If there are any additional questions on this utility services request, please feel free to contact Ms. Jazmin Martin of the Environmental Planning and Assessment Group at (213) 367-1768.

Sincerely,

Charles C. Holloway
Manager of Environmental Planning and Assessment

JM:ml

Enclosure

c/enc: Mr. Anselmo Collins

Mr. Delon Kwan

Mr. Hugo Torres

Mr. Mark Gentili

Ms. Lucia Alvelais

Mr. Arash Saidi

Mr. Yamen Nanne

Ms. Jazmin Martin



9410 Topanga Canyon Blvd., Suite 101
Chatsworth, CA 91311
Phone 310-469-6700

July 21, 2022

Amir Tabakh,
Director of Environmental Engineering And Staff
Los Angeles Department of Water and Power
111 N. Hope Street, Suite 1044
Los Angeles, CA 90012

Sent via email: Nadia.Parker@ladwp.com

RE: 966 Vermont Project - Request for Water and Electricity Information

Dear Ms. Parker,

CAJA Environmental Services is preparing a Categorical Exemption (CE) for the 966 Vermont Project (the "Project") in accordance with the California Environmental Quality Act (CEQA). As such, we are requesting water and electricity information. Below, you will find a brief description of the project location and description. Maps depicting the project location and USGS map are included.

Project Title: 966 Vermont Project.

Project Location: 956, 958, 962, 964, 966 S. Vermont Avenue, Los Angeles, CA 90006.

Existing Uses: The Project Site contains two buildings with a total of 16,392 square feet. Both buildings are occupied by restaurant uses with a total of approximately 14,892 square feet. This number will be used for existing trip and utilities credits. The remaining 1,500 square feet is vacant. Both buildings and uses would be removed.

Proposed Project: The Project would construct a new mixed-use 6-story building with 90 residential dwelling units and 2,815 square feet of ground floor commercial. The Project would include 85 parking spaces as required by the Los Angeles Municipal Code (LAMC) and applicable TOC incentives.

Questions

Water Service

1. Please describe sizes and capacities of existing water mains that would serve the Project Site.
 2. Are there any existing water service problems/deficiencies in the Project area?
 3. Would DWP be able to accommodate the Project's demand for water service with the existing infrastructure in the Project area? If not, what new infrastructure or upgrades to infrastructure would be needed?
 4. How does the City anticipate and plan for future water service needs?
-

5. In order to assess the proposed project's future consumption of water, please provide your recommended rates.
Land Use: multi-family residential = gallons / unit / day
6. Please provide any recommendations that might reduce any potential water impacts associated with the Project.

Electricity

1. Please describe the sizes and voltages of existing electrical distribution lines and facilities that would serve the project site and the surrounding area. Please include a map illustrating your description.
2. Are there any existing electricity service problems/deficiencies in the project area?
3. Would the DWP be able to accommodate the proposed project's demand for electricity service with the existing infrastructure in the project area? If not, what new infrastructure would be needed to meet the proposed project's demand for electricity?
4. Would the DWP be able to accommodate the proposed project's demand for electricity with existing electricity supplies?
5. 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

Thank you for your assistance, which will help us ensure that our analysis of the proposed project's impacts to power service is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response (via mail or email) at your very earliest convenience.

Sincerely,

Sherrie Cruz
CAJA Environmental Services, LLC
9410 Topanga Canyon Blvd., Suite 101
Chatsworth, CA 91311
sherrie@ceqa-nepa.com



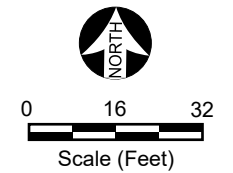
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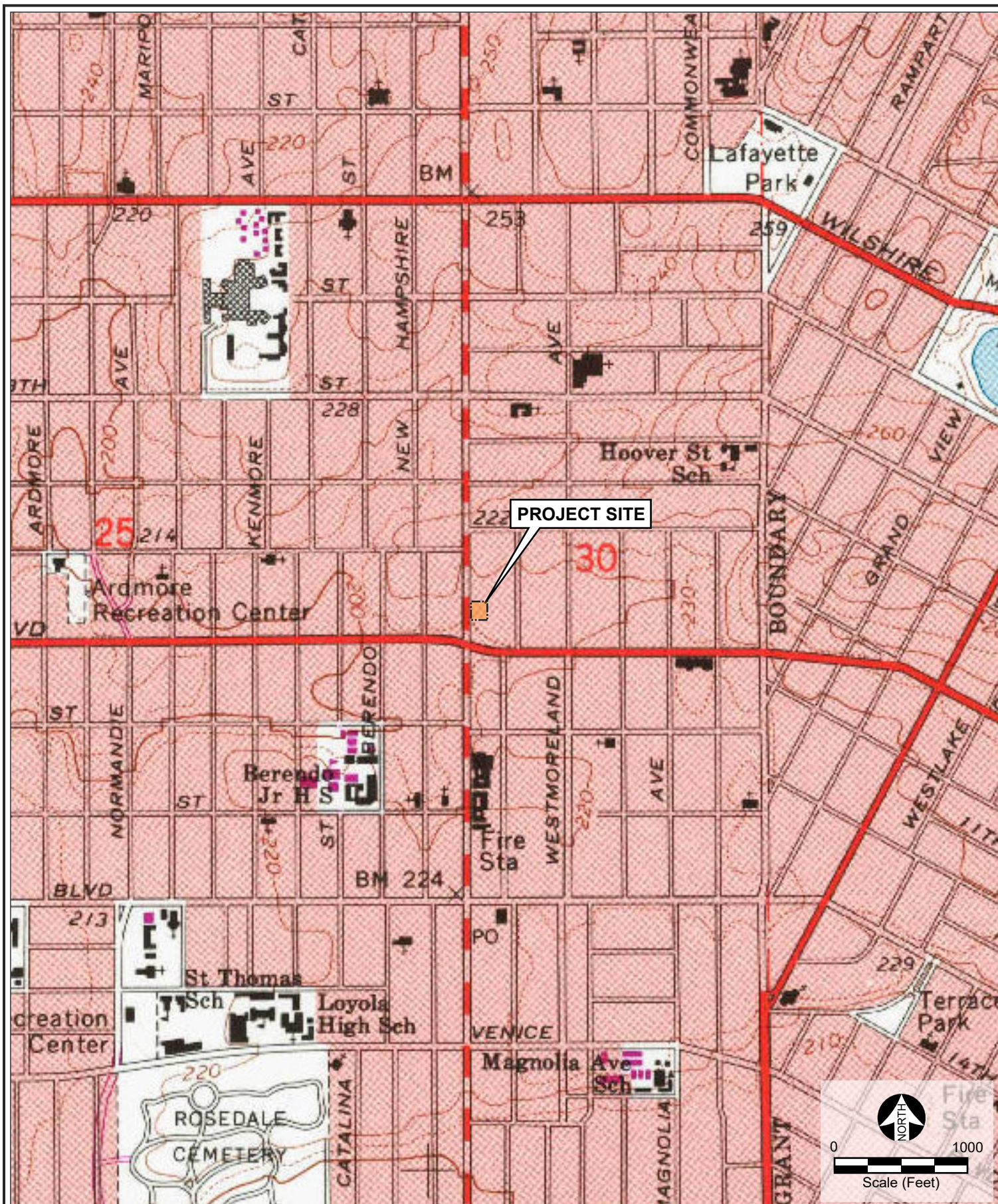
Project Site

Source: Google Maps 2022.

Figure 2
Aerial Map



Source: Schematic Design, 2022.



Legend

 Project Site

Figure 4
USGS Map

Source: Hollywood Quadrangle, 7.5 Minute Series, 1966, Photorevised 1981, Minor Revision 1994.