

APPENDIX I:
PUBLIC SERVICE LETTERS

LOS ANGELES POLICE DEPARTMENT

CHARLIE BECK
Chief of Police



ERIC GARCETTI
Mayor

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

October 28, 2016

Ms. Mariana Zimmermann, Associate
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Santa Clarita, California 91355

Dear Ms. Zimmermann:

The proposed Bow Tie Yard Lofts Project involves the Los Angeles Police Department's Northeast Area. A project of this size could have a moderate impact on police services in the Northeast 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 Relationship Division, Crime Prevention Through Environmental Design personnel, Officer Christopher Gibson or Officer Nathan Ruvalcaba, (213) 486-6000.

Upon completion of the project, you are encouraged to provide the Northeast 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 regarding this response, please contact Sergeant David Tango, Community Relationship Division, (213) 486-6000.

Very truly yours,

A handwritten signature in blue ink, appearing to read "R. Flores", is written over a horizontal line.

RUBY FLORES, Captain
Commanding Officer
Community Relationship Division

Enclosure

The proposed Bow Tie Yard Lofts Project will be under the jurisdiction of Northeast Community Police Station (NOE Station), located at 3353 San Fernando Road, Los Angeles, 90065. Telephone Number (323) 561-3211.

The project site is approximately 0.9 miles and 5 minutes without any traffic from the Police Station in Reporting District (RD) 1124.

Northeast Geographic Area is approximately 29 square miles and consists of 59 RD's. The service boundaries for Northeast are as follows: The City of Glendale to the North, Sunset Boulevard, Pasadena Freeway to the South, the City of Pasadena to the East, Western Avenue and Normandie Avenue to the West.

It has approximately 295 sworn personnel and 16 civilian support staff assigned. It is a culturally diverse community with a population of approximately 250,000 people. The officer to resident ratio is 1 officer to 847 residents in Northeast Area. Additionally, there are special service teams available within the LAPD to service Northeast Area.

Northeast 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 Northeast Area during 2015 was 5.4 minutes. The average response time for non-emergency calls for service in Northeast Area during 2015 was 25.1 minutes.

Crime Statistics for All of Northeast Area:

CRIMES	YTD 2016	YTD 2015	YTD 2014
HOMICIDE	7	9	6
RAPE	34	33	35
ROBBERY	234	249	231
AGGRAVATED ASSAULT	424	410	328
BURGLARY	603	656	515
MOTOR VEHICLE TEFT	798	647	589
BURGLARTY FROM MOTOR VEHICLE	1372	1365	1217
PERSONAL/OTHER THEFT	1100	1138	1076

Prepared by:

Officer Christopher Gibson
Community Relationship Division
213 486-6000



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

DATE: September 6, 2018

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

FROM: Rena Perez, Director
Master Planning & Demographics

SUBJECT: **Updated** Environmental Impact Report Information Requested for: **2800 CASITAS AVENUE PROJECT (FORMERLY BOW TIE YARD LOFTS)**, 2750 West Casitas Avenue, Los Angeles, CA 90039. *The project is planned to construct 419 multi-family residential units, (119 studios, 220 1-bedroom, 80 2-bedroom), 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 current 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 calendars.

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 resident schools and other programs serving the project can be found using LAUSD's Resident School Finder at <http://rsi.lausd.net/ResidentSchoolIdentifier/>.

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

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

- Question: 1** The project is located in a **High School** attendance choice/option area. Please see LAUSD Schools Enrollments and Capacities Report details;
- Question: 2** 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,

A handwritten signature in black ink, appearing to read "Rena Perez", is written over a horizontal line.

Rena Perez, Director

PROJECT SERVED: 2800 CASITAS AVENUE PROJECT (FORMERLY BOW TIE YARD LOFTS), 2750 West Casitas Avenue, Los Angeles, CA 90039. The project is planned to construct 419 multi-family residential units, (119 studios, 220 1-bedroom, 80 2-bedroom), 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 overage/(shortage)	Overcrowded Now?	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1223301	Atwater Ave EI	329	274	289	55	No	270	59	No
1818901	Irving MS MME Mag	855	1183	1150	(328)	Yes	989	(134)	Yes
a	SCHOOL CHOICE AREA TOTALS (schools listed below)	2156	1532	1204	624	No	1373	783	No
	SOTOMAYOR HS ZONE OF CHOICE								
1768701	PUC ECALS	510	-	367	-	-	-	-	-
1770701	Sotomayor LA HADA	502	-	280	-	-	-	-	-
1776001	Alliance Tennenbaum	383	-	318	-	-	-	-	-
1857701	Sotomayor LA LARS	761	-	239	-	-	-	-	-

^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: 2233

COST CENTER: 1223301

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR ATWATER AVENUE SCHOOL
EFFECTIVE JULY 1, 1991 (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, 1991. 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 K - 6)

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * UNION PACIFIC
RAILROAD * WESTERLY EXTENSION OF HALLETT AVENUE * LOS ANGELES
RIVER * GLENDALE BOULEVARD.

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: 8189

COST CENTER: 1818901

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR WASHINGTON IRVING MIDDLE SCHOOL MATH, MUSIC and ENGINEERING MAGNET EFFECTIVE JULY 1, 2014.

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, 2007 (updated 7-1-2010; name change 7-1-2013).

This is an official copy for your file.

(GRADES 6 - 8)

AREA I

LOS ANGELES RIVER * HALLETT AVENUE EXTENDED * UNION PACIFIC RAILROAD * GLENDALE FREEWAY * AVENUE 32 AND EXTENSION * EAGLE ROCK BOULEVARD * AVENUE 34 * VERDUGO ROAD * A LINE SOUTHERLY FROM THE INTERSECTION OF VERDUGO ROAD AND EAGLE ROCK BOULEVARD THROUGH THE INTERSECTION OF MIMOSA DRIVE AND INGLIS DRIVE TO THE INTERSECTION OF KINNEY STREET AND EL ROSA DRIVE * EL ROSA DRIVE (BOTH SIDES) AND EXTENSION THROUGH AND INCLUDING 3748 AND 3749 LAVELL DRIVE TO THE INTERSECTION OF HINES DRIVE AND BRILLIANT DRIVE * A LINE EASTERLY THROUGH THE INTERSECTION OF CAZADOR STREET AND LOVELAND DRIVE TO AND EXCLUDING 3701 DIVISION STREET * DIVISION STREET TO PRIMAVERA AVENUE * DIVISION STREET (BOTH SIDES) * WOLLAM STREET (BOTH SIDES) * ISABEL DRIVE (BOTH SIDES) * ALDER DRIVE (BOTH SIDES) * ANNETTE STREET (BOTH SIDES) AND EXTENSION, INCLUDING ALL OF WINMAR DRIVE * DAVENPORT DRIVE AND EXTENSION * BURNELL DRIVE (BOTH SIDES) * FUTURE STREET (BOTH SIDES) TO THE INTERSECTION OF FUTURE STREET AND KILBOURN STREET * FUTURE STREET * ISABEL STREET * ELM STREET AND EXTENSION (BOTH SIDES EXCLUDED) * LOS ANGELES RIVER * RICH STREET AND EXTENSIONS * GOLDEN STATE FREEWAY * LANDA STREET EXTENDED TO THE INTERSECTION OF LANDA STREET AND STADIUM WAY * LANDA STREET (BOTH SIDES AND ALL OF TWIN OAK STREET EXCLUDED) TO THE INTERSECTION OF LANDA STREET AND FELLOWSHIP PARK WAY * FELLOWSHIP PARK WAY (BOTH SIDES EXCLUDED) * RAVINE ROAD (BOTH SIDES) TO THE SOUTH INTERSECTION OF RAVINE ROAD AND LAKESHORE AVENUE * LAKESHORE AVENUE (BOTH SIDES EXCLUDED) * OAK GLEN PLACE AND EXTENSION (BOTH SIDES) * ALLESANDRO STREET * OAK GLEN PLACE * GLENDALE FREEWAY * EARL STREET AND EXTENSION (BOTH SIDES EXCLUDED) * BANCROFT AVENUE (BOTH SIDES EXCLUDED) TO HIDALGO AVENUE * BANCROFT AVENUE * TEVIOT STREET (BOTH SIDES) TO BRIER AVENUE * TEVIOT STREET * SILVER LAKE BOULEVARD WESTERLY TO GLENDALE BOULEVARD * GLENDALE BOULEVARD * SILVER RIDGE AVENUE * SILVER LAKE BOULEVARD EXTENDED NORTHWESTERLY, THEN NORTHEASTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE TO THE LOS ANGELES RIVER.

(OVER)

AREA II

POPLAR STREET EXTENSION * SAN FERNANDO ROAD * GOLDEN STATE FREEWAY * LOS ANGELES RIVER.

(GRADES 7 - 8)

AREA I

LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * YORK BOULEVARD AND YORK PLACE (BOTH SIDES EXCLUDED) * RANONS AVENUE, FILION STREET, AND FILION WALK, (BOTH SIDES EXCLUDED) * VERDUGO ROAD * GLENDALE FREEWAY * AVENUE 38 EXTENDED TO THE INTERSECTION OF EAGLE ROCK BOULEVARD AND VERDUGO ROAD * VERDUGO ROAD * AVENUE 34 * EAGLE ROCK BOULEVARD * AVENUE 32 AND EXTENSION * GLENDALE FREEWAY * UNION PACIFIC RAILROAD * HALLETT AVENUE EXTENDED * LOS ANGELES RIVER.

AREA II

LANGDALE AVENUE * COLLEGE VIEW AVENUE * LANGDALE AVENUE * A LINE SOUTHERLY FROM THE INTERSECTION OF LANGDALE AVENUE AND ELLENWOOD DRIVE TO THE TERMINUS OF WESTDALE AVENUE * WESTDALE AVENUE * CAMPUS ROAD * STRATFORD ROAD * MOUNT PLEASANT STREET (BOTH SIDES EXCLUDED) * YORK BOULEVARD * CAMPUS ROAD EXTENDED SOUTHERLY THROUGH THE INTERSECTION OF CHARTERS AVENUE AND BALTIMORE STREET, AND THROUGH AND EXCLUDING 4800 AND 4801 MENDOTA AVENUE, TO AND EXCLUDING 976 EL PASO DRIVE * EL PASO DRIVE * DIVISION STREET * A LINE WESTERLY FROM AND INCLUDING 3701 DIVISION STREET THROUGH THE INTERSECTION OF CAZADOR STREET, LOVELAND DRIVE AND BRILLIANT WAY * CAZADOR STREET (BOTH SIDES) * BRILLIANT DRIVE (BOTH SIDES) TO THE INTERSECTION OF BRILLIANT DRIVE AND HINES DRIVE * A LINE WESTERLY THROUGH AND EXCLUDING 3748 AND 3749 LAVELL DRIVE TO EL ROSA DRIVE * EL ROSA DRIVE (BOTH SIDES EXCLUDED) TO KINNEY STREET * A LINE WESTERLY THROUGH THE INTERSECTION OF MIMOSA DRIVE AND INGLIS DRIVE TO THE INTERSECTION OF VERDUGO ROAD AND EAGLE ROCK BOULEVARD * EAGLE ROCK BOULEVARD * YORK BOULEVARD * YORK HILL PLACE * CREST OF HILLS EAST OF MEDLOW AVENUE AND BANBURY PLACE * HYLER AVENUE (BOTH SIDES EXCLUDED).

AREA III

LOS ANGELES RIVER * GOLDEN STATE FREEWAY * RICH STREET AND EXTENSIONS.

OPTIONAL: IRVING MIDDLE SCHOOL MME MAGNET, NIGHTINGALE MIDDLE SCHOOL, OR MOUNT WASHINGTON SCHOOL

(GRADE 6)

EL PASO DRIVE * CLELAND AVENUE * TERRACE 49 (BOTH SIDES EXCLUDED) * SAN RAFAEL AVENUE (BOTH SIDES AND ALL OF MAYO STREET) * MOON AVENUE (BOTH SIDES) * CROSS AVENUE (BOTH SIDES) * CRANE BOULEVARD (BOTH SIDES) * RUSTIC DRIVE (BOTH SIDES) * MUSEUM DRIVE (BOTH SIDES) * MARMION WAY TO

(NEXT)

MOUNT WASHINGTON DRIVE * MARMION WAY (BOTH SIDES EXCLUDED) * FIGUEROA STREET (BOTH SIDES EXCLUDED) * AVENUE 38 (BOTH SIDES EXCLUDED) * GLENALBYN DRIVE TO LOTUS STREET * GLENALBYN DRIVE (BOTH SIDES EXCLUDED) TO MONTALVO STREET * A LINE EXTENDED WESTERLY FROM THE INTERSECTION OF MONTALVO STREET AND GLENALBYN DRIVE TO THE INTERSECTION OF ISABEL STREET AND MERCED STREET * A LINE EXTENDED EASTERLY FROM THE LAST SAID INTERSECTION TO THE INTERSECTION OF AVENUE 37 AND ETTA STREET * AVENUE 37 (BOTH SIDES) * ROSEVIEW AVENUE (BOTH SIDES, INCLUDING BOTH SIDES OF ROSEVIEW AVENUE PRIVATE DRIVE) TO THE INTERSECTION OF ROSEVIEW AVENUE AND TACOMA AVENUE * TACOMA AVENUE (BOTH SIDES) TO THE INTERSECTION OF TACOMA AVENUE AND CLIFF DRIVE * CLIFF DRIVE (BOTH SIDES EXCLUDED) * FUTURE STREET (BOTH SIDES EXCLUDED) * BURNELL DRIVE (BOTH SIDES EXCLUDED) TO THE INTERSECTION OF BURNELL DRIVE AND KILLARNEY AVENUE * KILLARNEY AVENUE (BOTH SIDES) * RANDALL COURT (BOTH SIDES) * A LINE NORTHERLY INCLUDING 1420 RANDALL COURT * DAVENPORT DRIVE AND EXTENSION (BOTH SIDES EXCLUDED) * ANNETTE STREET AND EXTENSIONS, INCLUDING ALL OF WINMAR DRIVE (BOTH SIDES EXCLUDED) * ALDER DRIVE (BOTH SIDES EXCLUDED) * ISABEL DRIVE (BOTH SIDES EXCLUDED) * WOLLAM STREET (BOTH SIDES EXCLUDED) * DIVISION STREET (BOTH SIDES EXCLUDED) TO PRIMAVERA AVENUE * DIVISION STREET * JESSICA DRIVE (BOTH SIDES EXCLUDED) TO ONEONTA DRIVE * ONEONTA DRIVE (BOTH SIDES) TO AND EXCLUDING 1032 ONEONTA DRIVE * A LINE NORTHERLY TO THE INTERSECTION OF TERRACE 49 AND EL PASO DRIVE.

OPTIONAL: IRVING MIDDLE SCHOOL MME MAGNET OR NIGHTINGALE MIDDLE SCHOOL AND MOUNT WASHINGTON OR TOLAND WAY ELEMENTARY SCHOOLS

(GRADE 6)

EL PASO DRIVE * A LINE SOUTHERLY FROM THE INTERSECTION OF EL PASO DRIVE AND TERRACE 49 TO AND INCLUDING 1032 ONEONTA DRIVE * ONEONTA DRIVE (BOTH SIDES EXCLUDED) * JESSICA DRIVE (BOTH SIDES) * DIVISION STREET.

OPTIONAL: IRVING MIDDLE SCHOOL MME MAGNET, BURBANK MIDDLE SCHOOL AND NIGHTINGALE MIDDLE SCHOOL

(GRADES 7 - 8)

EL PASO DRIVE * CLELAND AVENUE * TERRACE 49 (BOTH SIDES EXCLUDED) * SAN RAFAEL AVENUE (BOTH SIDES AND ALL OF MAYO STREET) * MOON AVENUE (BOTH SIDES) * CROSS AVENUE (BOTH SIDES) * CRANE BOULEVARD (BOTH SIDES) * RUSTIC DRIVE (BOTH SIDES) * MUSEUM DRIVE (BOTH SIDES) * MARMION WAY TO MOUNT WASHINGTON DRIVE * MARMION WAY (BOTH SIDES EXCLUDED) * FIGUEROA STREET (BOTH SIDES EXCLUDED) * AVENUE 38 (BOTH SIDES EXCLUDED) * GLENALBYN DRIVE TO LOTUS STREET * GLENALBYN DRIVE (BOTH SIDES EXCLUDED) TO MONTALVO STREET * A LINE EXTENDED WESTERLY FROM THE INTERSECTION OF MONTALVO STREET AND GLENALBYN DRIVE TO THE INTERSECTION OF ISABEL STREET AND MERCED STREET * A LINE EXTENDED EASTERLY FROM THE LAST SAID INTERSECTION TO THE INTERSECTION OF AVENUE 37 AND ETTA STREET * AVENUE 37 (BOTH SIDES) * ROSEVIEW AVENUE (BOTH SIDES, INCLUDING BOTH SIDES OF ROSEVIEW AVENUE PRIVATE DRIVE) TO THE INTERSECTION OF ROSEVIEW AVENUE AND TACOMA AVENUE *

(OVER)

TACOMA AVENUE (BOTH SIDES) TO THE INTERSECTION OF TACOMA AVENUE AND CLIFF DRIVE * CLIFF DRIVE (BOTH SIDES EXCLUDED) * FUTURE STREET (BOTH SIDES EXCLUDED) * BURNELL DRIVE (BOTH SIDES EXCLUDED) TO THE INTERSECTION OF BURNELL DRIVE AND KILLARNEY AVENUE * KILLARNEY AVENUE (BOTH SIDES) * RANDALL COURT (BOTH SIDES) * A LINE NORTHERLY INCLUDING 1420 RANDALL COURT * DAVENPORT DRIVE AND EXTENSION (BOTH SIDES EXCLUDED) * ANNETTE STREET AND EXTENSIONS, INCLUDING ALL OF WINMAR DRIVE (BOTH SIDES EXCLUDED) * ALDER DRIVE (BOTH SIDES EXCLUDED) * ISABEL DRIVE (BOTH SIDES EXCLUDED) * WOLLAM STREET (BOTH SIDES EXCLUDED) * DIVISION STREET (BOTH SIDES EXCLUDED) TO PRIMAVERA AVENUE * DIVISION STREET.

OPTIONAL: IRVING MIDDLE SCHOOL MME MAGNET AND NIGHTINGALE MIDDLE SCHOOL

(GRADES 6 - 8)

ELM STREET EXTENSION * SAN FERNANDO ROAD * POPLAR STREET EXTENSION * LOS ANGELES RIVER.

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: 8577

COST CENTER: 1857701

SUBJECT: NAME CHANGE OF SONIA M. SOTOMAYOR LEARNING ACADEMIES LOS ANGELES RIVER SCHOOL TO SONIA M. SOTOMAYOR ARTS and SCIENCES ACADEMIES HIGH SCHOOL EFFECTIVE JULY 1, 2013 (NAME CHANGE 7-1-2018).

This name change does not change the intent of the attendance area boundary as it was approved for July 1, 2013. 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 9 - 12)

GLENDAL BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * YORK BOULEVARD AND YORK PLACE (BOTH SIDES EXCLUDED) * RANONS AVENUE, FILION STREET, AND FILION WALK (BOTH SIDES EXCLUDED) * VERDUGO ROAD * GLENDAL FREEWAY * AVENUE 38 EXTENDED * A LINE SOUTHERLY FROM THE INTERSECTION OF VERDUGO ROAD AND EAGLE ROCK BOULEVARD THROUGH THE INTERSECTION OF MIMOSA DRIVE AND INGLIS DRIVE TO THE INTERSECTION OF KINNEY STREET AND EL ROSA DRIVE * EL ROSA DRIVE (BOTH SIDES) AND EXTENSION THROUGH AND INCLUDING 3748 AND 3749 LAVELL DRIVE TO THE INTERSECTION OF HINES DRIVE AND BRILLIANT DRIVE * A LINE EASTERLY THROUGH THE INTERSECTION OF CAZADOR STREET AND LOVELAND DRIVE TO AND EXCLUDING 3701 DIVISION STREET * DIVISION STREET * WOLLAM STREET (BOTH SIDES) * ISABEL DRIVE (BOTH SIDES) * ALDER DRIVE (BOTH SIDES) * ANNETTE STREET (BOTH SIDES) AND EXTENSION, INCLUDING ALL OF WINMAR DRIVE * DAVENPORT DRIVE AND EXTENSION * BURNELL DRIVE (BOTH SIDES) TO THE INTERSECTION OF BURNELL DRIVE AND KILLARNEY AVENUE * KILLARNEY AVENUE (BOTH SIDES EXCLUDED) * A LINE SOUTHERLY, INCLUDING 1400 KILLARNEY AVENUE, TO THE INTERSECTION OF CLIFF DRIVE AND TACOMA AVENUE * TACOMA AVENUE (BOTH SIDES EXCLUDED) * ROSEVIEW AVENUE (BOTH SIDES EXCLUDED) * AVENUE 37 (BOTH SIDES EXCLUDED) TO ETTA STREET * A LINE EXTENDED WESTERLY FROM THE INTERSECTION OF AVENUE 37 AND ETTA STREET, TO ISABEL STREET AT MERCED STREET * ISABEL STREET * SEYMOUR STREET * ROMULO STREET * GAY STREET AND EXTENSION * POPLAR STREET AND EXTENSIONS * SAN FERNANDO ROAD * GOLDEN STATE FREEWAY * PASADENA FREEWAY * A LINE EXTENDED WESTERLY TO THE INTERSECTION OF PARK ROAD AND ACADEMY ROAD * PARK ROAD * A LINE EXTENDED WESTERLY FROM PARK ROAD NORTH OF DODGER STADIUM TO ACADEMY ROAD * 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 * OAK GLEN PLACE AND EXTENSION (BOTH SIDES) * ALLESANDRO STREET * OAK GLEN PLACE * GLENDAL FREEWAY * EARL STREET AND EXTENSION (BOTH SIDES EXCLUDED) * BANCROFT AVENUE (BOTH SIDES EXCLUDED) * HIDALGO AVENUE (BOTH SIDES EXCLUDED) * TEVIOT STREET (BOTH SIDES) TO BRIER AVENUE * TEVIOT STREET * SILVER LAKE BOULEVARD WESTERLY TO GLENDAL BOULEVARD * GLENDAL BOULEVARD * SILVER RIDGE AVENUE * SILVER LAKE BOULEVARD EXTENDED NORTHWESTERLY, THEN NORTHEASTERLY, EAST OF WAVERLY DRIVE AND LOCKSLEY PLACE TO THE LOS ANGELES RIVER * LOS ANGELES RIVER.

(OVER)

OPTIONAL: SOTOMAYOR ARTS & SCIENCES ACADEMIES AND BELMONT ACADEMIC ZONE

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.

OPTIONAL: SOTOMAYOR ARTS & SCIENCES ACADEMIES, NORTHEAST ACADEMIC ZONE AND FRANKLIN HIGH SCHOOL

DIVISION STREET * JESSICA DRIVE (BOTH SIDES EXCLUDED) TO ONEONTA DRIVE * A LINE SOUTHERLY, INCLUDING BOTH SIDES OF ONEONTA DRIVE, TO THE INTERSECTION OF CLELAND AVENUE AND TACUBA STREET * TACUBA STREET AND EXTENSION * SAN ANDREAS AVENUE (BOTH SIDES EXCLUDED) AND EXTENSION TO SAN RAFAEL AVENUE AT MOON AVENUE * SAN RAFAEL AVENUE (BOTH SIDES) * GLENALBYN DRIVE (BOTH SIDES EXCLUDED) * SAN RAFAEL AVENUE SERVICE ROAD (BOTH SIDES) * AVENUE 46 AND EXTENSIONS * STARLING WAY (BOTH SIDES EXCLUDED) * GLENALBYN DRIVE (BOTH SIDES) TO THE INTERSECTION OF GLENALBYN DRIVE AND GLENALBYN WAY * GLENALBYN WAY AND EXTENSION * WALK THROUGH FROM MARMION WAY AND WOODSIDE DRIVE TO FIGUEROA STREET * A LINE EASTERLY EXCLUDING 4600 AND 4601 GRIFFIN AVENUE THROUGH ERNEST E. DEBS PARK * REYNOLDS AVENUE EXTENSION TO ROBERTA STREET * ROBERTA STREET * MONTECITO DRIVE (BOTH SIDES) * AVENUE 38 AND EXTENSION SOUTH OF AVENUE 39, INCLUDING 3800 AND 3801 GRIFFIN AVENUE * PASADENA AVENUE * PASADENA FREEWAY * GOLDEN STATE FREEWAY * SAN FERNANDO ROAD * POPLAR STREET AND EXTENSION * GAY STREET AND EXTENSION * ROMULO STREET * SEYMOUR STREET * ISABEL STREET * A LINE EXTENDED EASTERLY FROM THE INTERSECTION OF ISABEL STREET AND MERCED STREET TO ISABEL STREET AT ETTA STREET * AVENUE 37 (BOTH SIDES) * ROSEVIEW AVENUE (BOTH SIDES, INCLUDING BOTH SIDES OF ROSEVIEW AVENUE PRIVATE DRIVE) TO THE INTERSECTION OF ROSEVIEW AVENUE AND TACOMA AVENUE * TACOMA AVENUE (BOTH SIDES) TO THE INTERSECTION OF TACOMA AVENUE AND CLIFF DRIVE * A LINE NORTHERLY TO AND EXCLUDING 1400 KILLARNEY AVENUE * RANDALL COURT (BOTH SIDES) * A LINE NORTHERLY INCLUDING 1420 AND 1421 RANDALL COURT * DAVENPORT DRIVE AND EXTENSION (BOTH SIDES EXCLUDED) * ANNETTE STREET AND EXTENSIONS, INCLUDING ALL OF WINMAR DRIVE (BOTH SIDES EXCLUDED) * ALDER DRIVE (BOTH SIDES EXCLUDED) * ISABEL DRIVE (BOTH SIDES EXCLUDED) * WOLLAM STREET (BOTH SIDES EXCLUDED).

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.

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DAVID H. WRIGHT
General Manager

February 2, 2017

Ms. Mariana Zimmerman, Associate Environmental Planner
Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Dear Ms. Zimmerman,

Subject: Los Angeles Department of Water and Power (LADWP)
Water and Electric Connection Services Request
Bow Tie Yard Lofts Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated September 1, 2016 requesting LADWP's ability to provide water and electric services for the Bow Tie Yard Lofts Project (Thomas Brothers Maps, Page 564 F3).

The Bow Tie Yard Lofts Project is located at 2750 W. Casitas Avenue, Los Angeles, CA 90039. The Project site is approximately 245,374 square feet (5.6 acres). The Project site is located off of Casitas Avenue, which terminates at the Project site. The Project includes the demolition of the existing building and structures on the Project site and the construction of a mixed-use development that would consist of five buildings. The proposed Project would provide a total of 419 multi-family residential units (approximately 413,172 square feet), approximately 29,700 square feet of ground-floor office space, and approximately 9,900 square feet of ground-floor retail space. The residential units would include studios, 1-bedroom, and 2-bedroom units. Thirty-five residential units would be reserved as very low income 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

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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. Martin L. Adams
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.

The Project site is served by an 8-inch main in Casitas Ave. Water service maps 152-210 and 152-213 are attached.

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

The static water pressure in the area ranges from 101 psi to 126 psi. Based on these pressures, there are no known problems/deficiencies in the Project area.

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

Based on the static water pressure (see #2) there are no known deficiencies in the area.

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

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 to similar project sites. 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 LADWP be able to accommodate the proposed Project's demand for water service with the existing infrastructure in the Project area?

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

6. If the answer to Question No. 5 is "no", then what new infrastructure or upgrades to infrastructure would be needed to meet the proposed Project's demand for water?

Please see response for Question No. 5 above.

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

The LADWP works closely with the City of Los Angeles, Department of City Planning to develop and update our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands given certain growth projections for population and land use in 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 20-year horizon. The City's water demand projection in the UWMP was developed based on the Regional Transportation Plan (RTP) demographic projection by the Southern California Association of Governments (SCAG).

**Please refer to the following for a link to the 2015 UWMP:
<http://www.ladwp.com/2015uwmp>**

In general, projects that conform to the demographic projection from the RTP 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, projected water supplies would meet projected demands.

The proposed Project may be required to comply with the California Water Code Sections 10910-10915, in accordance with adopted legislation (SB 901, SB 610, and SB 221) for a Water Supply Assessment (WSA). The CEQA lead agency, not LADWP, determines whether or not the proposed project parameters are subject to state law requiring a WSA, and a separate request must be made by the lead agency in writing and sent to LADWP.

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 the required fire flow requirements for the project. Please contact the Hydrant and Access Unit of the Los Angeles Fire Department 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 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/ladwp/commercial/c-customerservice/c-cs-waterservices/c-cs-ws-waterpressure?_afdf.ctrl-state=1724xbltkq_4&_afdfLoop=206070206997000

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

For estimating a project's 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>. Please note that the above link may not be currently active. For further information, please contact the City of Los Angeles Bureau of Sanitation.

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.

Please see enclosed document titled, "LADWP Water and Energy Conservation Measures", for information regarding mandatory and voluntary measures to reduce water and energy consumption.

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.
 - Overhead 4.8-kV along Casitas Ave adjacent to the Project site.
 - Overhead 34.5-kV along Casitas Ave adjacent to the Project site.
 - LADWP may require space for a minimum of two pads for electrical equipment within the property with the required clearances and LADWP will require 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 added loads in the area will require future additions to the distribution system capacity.

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?

Please see answer for Question No. 2 above.

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

No outages or short outage.

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

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

6. If the answer to Question No. 5 is "no", what new infrastructure would be needed to meet the proposed Project's demand for electricity?

See answer for Question No. 5 above

7. 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 <https://www.ladwp.com> under Commercial/Customer Service/Electric Services/Codes & Specifications). The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system.

LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model; the McGraw Hill Construction report identifies

all large projects. In planning sufficient future resources, LADWP's Power Integrated Resource Plan incorporates the estimated power requirement for the proposed Project through the load forecast input and has planned sufficient resources to supply the electricity needs.

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

LADWP does not provide consumption rates.

Please see enclosed document titled, "LADWP Water and Energy Conservation Measures," for information regarding mandatory and voluntary measures to reduce water and energy consumption.

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_externalId/a-w-cstm-wtr-prjct-tap?_afdf.ctrl-state=h8fsat92s_4&_afdfLoop=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

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Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Jason Rondou is the Solar Energy Program Manager and can be reached at (213) 367-3601 or by e-mail at Jason.Rondou@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>

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. Marvin D. Moon is the Power Engineering Manager in charge of this program and can be reached at (213) 367-1716 or via email at Marvin.Moon@ladwp.com.

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

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

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

If there are any additional questions on this utility services request, please contact Mr. Aiden Leong of the Environmental Assessment Group at (213) 367-0706.

Sincerely,



Charles C. Holloway
Manager of Environmental Planning and Assessment

Ms. Mariana Zimmerman
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AL:lct
Enclosures

c/enc: Mr. Martin Adams
Ms. Lucia Alvelais
Mr. Charles C.Holloway

Mr. Delon Kwan
Mr. Aiden Leong
Mr. Marvin D. Moon

Mr. Jason Rondou

**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

**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)
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

**SEWERAGE FACILITIES CHARGE
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EFFECTIVE DATE: April 6, 2012

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

**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)
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

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

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	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.



ERIC GARCETTI
Mayor

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750
JC
DAVID H. WRIGHT
General Manager



February 1, 2017

Mr. Vincent Bertoni
Department of City Planning
200 North Spring Street, Room 721
Los Angeles, California 90012

Dear Mr. Bertoni:

Subject: Tract No. 74366
North of Broadway and East of Bishops Road

This is in reply to your letter dated December 22, 2016. This tract can be supplied with water from the municipal system subject to the Los Angeles Department of Water and Power's (LADWP) Water System Rules and upon payment of regular service connection charges. All required water mains have been installed.

On the basis of the map submitted with your form letter, the LADWP's Water Services Organization (WSO) will not object to the recording of the subdivision map.

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, California 90051-5700 or (213) 367-1120.

Sincerely,

Denise Gardiner, P.E.
Engineer of Central District
Water Distribution Engineering

AF:ak

Enclosure

c: Bureau of Engineering (2)
Land Developing and Mapping Division
District Engineer
Map No. 152-213

James H. Kawamura
KHR Associates
Los Angeles City Fire Department
Water Service Representative

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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—
ASSISTANT DIRECTORS

WASTEWATER ENGINEERING SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

July 12, 2016

Jennifer Pierce
KHR Associates
20411 SW Birch Street, Suite 310
Newport Beach, CA 92660

Dear Ms. Pierce:

2800 CASITAS MIXED-USE: REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your May 31, 2016 letter requesting a review of your proposed mixed-use project located at 2800 Casitas Ave, Los Angeles, CA 90039. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential : Studio	75/ DU	37 DU	2,775
Residential : 1-BDRM	110/ DU	264 DU	29,040
Residential : 2-BDRMS	150/ DU	118 DU	17,700
Restaurant	300 GPD/1000 SQ.FT	9,750 SQ.FT	2,925
Office	120 GPD/1000 SQ.FT	11,000 SQ.FT	1,320
Total			53,760

zero waste • one water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste



SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 15-inch line on Casitas Ave. The sewage from the existing 15-inch line feeds into a 48-inch line on Blake Ave before discharging into a 48-inch sewer line on Avenue 19 RW. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 15-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
15	Casitas Ave.	*	866,833 GPD
15	Fletcher Dr.	42	866,833 GPD
48	Gilroy St R/W	47	22.81 MGD
48	Blake Ave.	58	21.98 MGD
48	Blake Ave.	30	28.26 MGD
48	Avenue 19 RW	82	13.63 MGD
48	Avenue 19 RW	74	13.63 MGD

* No gauging available

Based on the estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

If you have any questions, please call Eduardo Perez of my staff at (323) 342-6207.

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Division (WPD) is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

The project requires implementation of stormwater mitigation measures. These requirements are based on Stormwater Low Impact Development (LID) requirements. The projects that are subject to LID are required to incorporate measures to mitigate the impact of stormwater runoff. The requirements are outlined in the guidance manual titled "*Development Best Management Practices Handbook – Part B: Planning Activities*". Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found

at: www.lastormwater.org. It is advised that input regarding LID requirements be received in the early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements.

CONSTRUCTION REQUIREMENTS

The project is required to implement stormwater control measures during its construction phase. All projects are subject to a set of minimum control measures to lessen the impact of stormwater pollution. In addition for projects that involve construction during the rainy season that is between October 1 and April 15, a Wet Weather Erosion Control Plan is required to be prepared. Also projects that disturb more than one-acre of land are subject to the California General Construction Stormwater Permit. As part of this requirement a Notice of Intent (NOI) needs to be filed with the State of California and a Storm Water Pollution Prevention Plan (SWPPP) needs to be prepared. The SWPPP must be maintained on-site during the duration of construction.

If there are questions regarding the stormwater requirements, please call Kosta Kaporis at (213) 485-0586, or WPD's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 3rd Floor, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a

system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.”

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact Daniel Hackney of the Special Project Division at (213)485-3684.

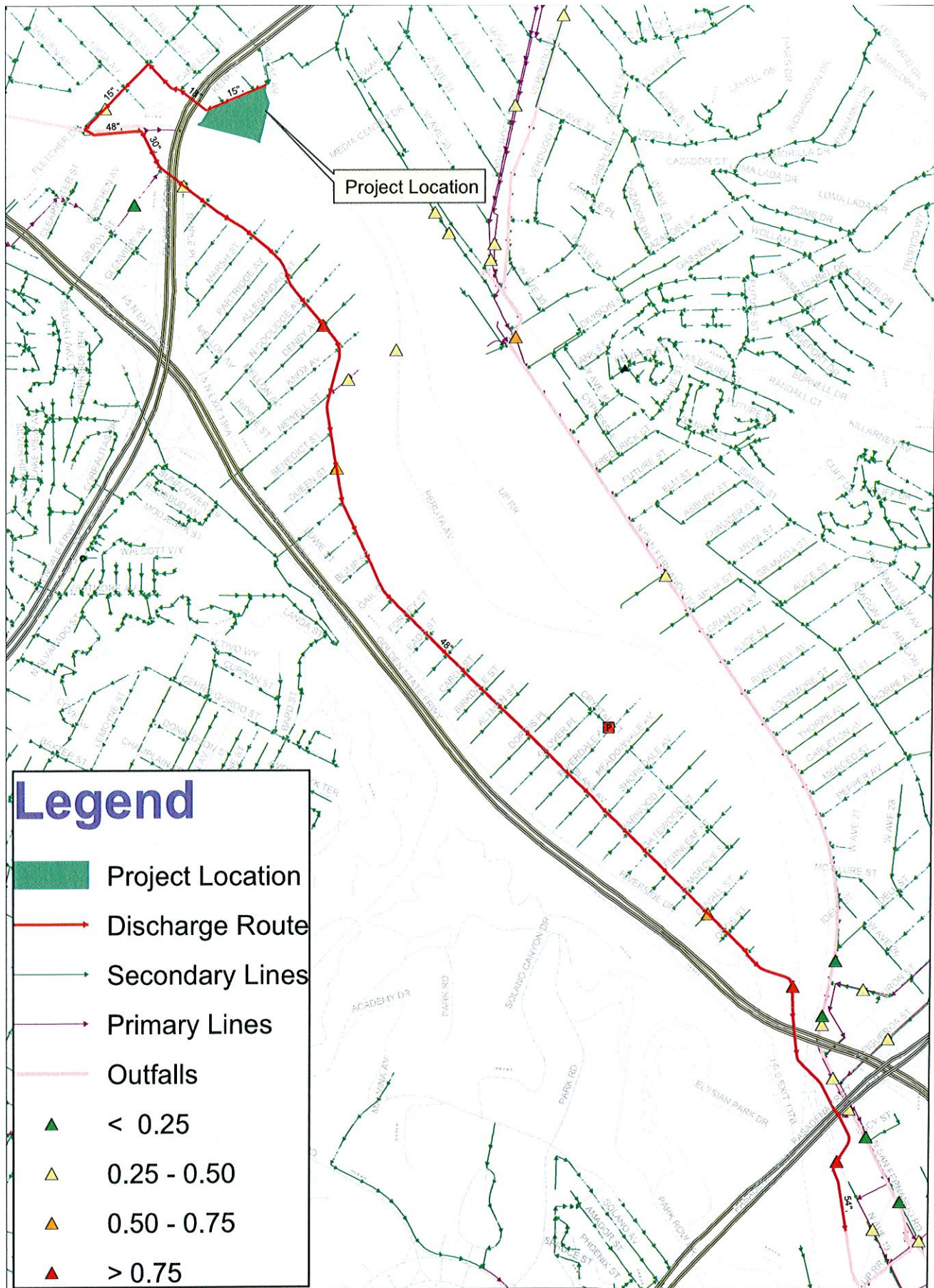
Sincerely,


Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

EP/AP:as

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, LASAN
Daniel Hackney, LASAN
Eduardo Perez, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



FIGURE 1
2800 Casitas Mixed-Use
Sewer Map



0 760 1,520 2,280 3,040
Feet

**2800 Casitas Avenue Project [ENV-2016-2862-EIR]
Request for Information
Los Angeles Public Library Response
September 10, 2018**

Below is the information requested:

1. Which libraries would serve the proposed project? Please provide:
 - a. Name and address
 - b. Size of facility (square feet)
 - c. Staffing levels (number of employees)
 - d. Collection size/Circulation
 - e. Service Population for associated library
 - f. Special facilities available for public use

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

- Atwater Village Branch Library
 - Please see page 2 of this report for responses to questions 1.a. – f.
- Cypress Park Branch Library
 - Please see page 3 of this report for responses to questions 1.a. – f.
- Silverlake Branch Library
 - Please see page 4 of this report for responses to questions 1.a. – f.

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

There are no plans at this time to build new libraries that would serve the project area.

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.

Any increase in the residential and/or commuter-adjusted population that is in close proximity to this branch 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

Branch Name

Atwater Village Branch Library

Address

3379 Glendale Boulevard Los Angeles, CA 90039

Size of Facility (sq. ft.)

5,900

Collection Size

36,340

Annual Circulation

100,352

Staffing Level

7.5

Service Population

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

14,860

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

Cypress Park Branch Library

Address

1150 Cypress Avenue Los Angeles, CA 90065

Size of Facility (sq. ft.)

10,750

Collection Size

30,571

Annual Circulation

82,538

Staffing Level

9.5

Service Population

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

8,952

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

Silver Lake Branch Library

Address

2411 Glendale Blvd Los Angeles, CA 90039

Size of Facility (sq. ft.)

13,670

Collection Size

55,408

Annual Circulation

251,270

Staffing Level

9.5

Service Population

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

84,003

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

GoChip Media Hotspots

Meeting Room Rental

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

November 6, 2017

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: Jonathan Chang

From: Fire Department

Subject: Notice of Preparation Environmental Impact Report and Public Scoping Meeting

CASE NO.: ENV-2016-2862-EIR – (Corrected Letter)
PROJECT NAME: Bow Tie Yard Lofts Projects
PROJECT APPLICANT: 2800 Casitas, LLC
PROJECT LOCATION: 2750-2800 W. Casitas Avenue, Los Angeles, CA 90039

PROJECT DESCRIPTION:

The Applicant proposes the development of a mixed-use project in the Northeast Los Angeles Community Plan area that would consist of five buildings with a total of 419 multi-family residential units (approximately 423,872 square feet) and approximately 64,000 square feet of commercial space. The 5.7-acre Project Site is located at the terminus of Casitas Avenue in Glassell Park in Northeast Los Angeles. The Angeles River is adjacent to the Project Site's southern boundary line, and the Glendale Freeway (SR-2) is located to the north and west of the Project Site. The existing zoning designation of the Project Site [Q] PF-1-CDO-RIO. Existing on-site uses, including a light manufacturing/warehouse/film production building (approximately 117,000 square feet) and its associated surface parking, would be demolished as part of the Proposed Project.

The proposed residential units would include a combination of 119 studios, 220 one-bedroom units, and 80 two-bedroom units in four buildings ranging from five to six stories (60-81 feet above grade). Eleven percent of the base-density residential units (approximately 35 units) would be reserved as Very Low-Income Units. Commercial uses on-site may include a mix of restaurant uses, office space and an approximate 42,000 square-foot urban farm. A seven-story (85 feet above grade) parking garage on the northwest end of the Project Site would provide 720 on-site parking spaces on levels one through six. The seventh level of the parking structure would include an urban farm/greenhouse. The Proposed Project would provide required on-site vehicle and bicycle parking spaces pursuant to the LAMC. Open space areas and recreational amenities would include approximately 58,176 square feet.

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 **12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Improvements to the water system in this area may be required to provide 12,000 and 2,000 to 8,000 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.

RESPONSE DISTANCE:

Based on a required fire-flow of 12,000 and 2,000 to 8,000 G.P.M., the first-due Engine Company should be within $\frac{3}{4}$ mile(s), the first-due Truck Company within 1 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:

DISTANCE	Fire Station No.	SERVICES AND EQUIPMENT	STAFF
0.6	Fire Station No. 50 3036 Fletcher Drive Los Angeles, CA 90065	Task Force Truck and Engine Company	10
1.4	Fire Station No. 56 2759 Rowena Avenue Los Angeles, CA 90039	Single Engine Company	4
2.1	Fire Station No. 44 1410 Cypress Avenue Los Angeles, CA 90065	Single Engine Company	4
2.4	Fire Station No. 55 4455 E. York Boulevard Los Angeles, CA 90041	Single Engine Company Paramedic Rescue Ambulance Battalion 2 Headquarters	7
3.8	Fire Station No. 42 2021 Colorado Boulevard Los Angeles, CA 90041	Single Engine Company	4

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

The Department is concerned that the proposed project could have a cumulative impact on fire protection services; and therefore request/recommends that the Environmental Impact Report (EIR) prepared for this project analyze whether such a cumulative impact on fire protection services will occur.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The entrance to a Residence lobby must be within 50 feet of the desired street address curb face.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 EXCEPTION

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential buildings.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

Adequate public and private fire hydrants shall be required.

Those plot plans be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Standard cut-corners will be used on all turns.

Site plans shall include all overhead utility lines adjacent to the site.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

The inclusion of the above recommendations, along with any additional recommendations made during later reviews of the proposed project. Will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

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:

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 Inspector Duff of 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