Appendix E

Utility Report

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SUNSET AND WESTERN

UTILITY TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY
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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

This Project consists of the development of a new mixed-use project located in the East Hollywood neighborhood of the City of Los Angeles. The project site is located at 5420 Sunset Boulevard and bounded by Sunset Boulevard on the north, N. Western Avenue on the west, N. Serrano Avenue on the east, and neighboring private lots to the south. The site area is approximately 294,082 square feet or 6.75 acres.

The Project consists of approximately 882,250 square feet comprised of 735 residential units, 69,000 square feet of market uses, 16,000 square feet of retail uses, and 10,000 square feet of restaurant uses, as well as one at-grade level two levels of subterranean parking for 1,419 parking stalls.

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure.

2. REGULATORY FRAMEWORK

2.1. WATER

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with Local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.

- 2019 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.

- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.

- LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.

- Senate Bill (SB) 610 and SB 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

  1) A proposed residential development of more than 500 dwelling units.
  2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
  3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
  4) A proposed hotel or motel of more than 500 rooms
  5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons
  6) A mixed use project that falls in one or more of the above-identified categories
  7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

  As this Project proposes 735 residential dwelling units which exceeds 500 units, a WSA is required for this Project.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In February 2015, a Sewer System management Plan (SSMP) was

prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)[1].

Sewer permit allocation for projects that discharge into the Hyperion Water Reclamation Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. This Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and require fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) analysis when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per Special Order, laterals sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so

[1] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.

that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.[2]

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.[3] The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

2.3. ENERGY

The *2015 Power Integrated Resource Plan* (IRP) [4] document serves as a comprehensive 20 year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. The 2015 IRP re-examines and expands its analysis on the 2014 IRP recommended case with updates in line with latest regulatory framework, primarily the recently approved state legislation of a 50 percent renewable portfolio standard by 2030.

The 2015 IRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, the IRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The IRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2035. While this assessment will not be as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2015/16 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the IRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the IRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

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2 http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf.

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

4 LADWP, 2015 Power Integrated Resource Plan, December 2015.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including Assembly Bill (AB) 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. This year's IRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.[4]

3. EXISTING CONDITION

The existing Site is occupied by a one-story grocery store, vacant commercial space, and a one-story fast-food restaurant that together comprise approximately 100,796square feet. There is also a 456- space asphalt surface parking lot with access points along Sunset Boulevard, N. Western Avenue and N. Serrano Avenue.

3.1. WATER

3.1.1. DOMESTIC

Domestic water service to the Site is provided by LADWP. According to water service maps obtained from LADWP, there is an 8-inch water main in N. Western Avenue located 75 feet west of the Site's property line. This water main supplies an existing hydrant at the intersection of N. Western Avenue and De Longpre Avenue. There is an 8-inch water main in Sunset Boulevard 32 feet north of the Project Site's property line. This main supplies two fire hydrants located at the corner of N. Western Avenue and Sunset Boulevard as well as approximately 345 feet east of said intersection. Lastly, there is another 8-inch water main in N. Serrano Avenue 32 feet east of the Project Site's property line. This water main currently supplies an existing fire hydrant approximately 600 feet south of the Sunset Boulevard and N. Serrano Avenue intersection.

There appears to be three existing small water services (likely ¾-inch and 1-inch) servicing the Site. These service laterals are located at both N. Western Avenue and Sunset Boulevard. The existing internal fire suppression system that is in place for these buildings is unknown. There are existing fire hydrants located adjacent to the Site and within the public right-of-way that provide fire suppression services to these buildings.

Table 1 shows the estimated existing water consumption for the Site. Water consumption estimates have been prepared based on 100 percent of sewerage generation factors provided by LA Sanitation for commercial categories and are summarized in Table 1 below.

Table 1-Estimated Existing Water Consumption			
Land Use	Quantity (dwelling units or gross square feet)	Average Daily Flow (gpd/unit)[a]	Total Water Consumption (gpd)
Grocery Store	78,328 sf	25/1,000 gsf[b]	1,958
Commercial (Vacant)	18,525 sf	N/A	0
Fast Food Restaurant	3,943 sf	300/ 1,000 gsf	1,183
Total Existing Water Consumption (gpd)			**3,141**

(a) The average daily flow based on 100% of estimated sewer generation rates provided by LA Sanitation.

(b) Gross square feet.

3.1.2. FIRE

There are six (6) existing public hydrant locations surrounding the Site. There are four fire hydrants located on Sunset Boulevard: one on the southwest corner of Sunset Boulevard and N. Western Avenue; one on the southeast corner of Sunset Boulevard and N. Western Avenue, one approximately 350 feet east of said intersection and one at the southeast corner of Sunset Boulevard and N. Serrano Avenue. The other two hydrants are located on the southeast corner of N. Western Avenue and DeLongpre Avenue and the other approximately 600 feet south of Sunset Boulevard and N. Serrano Avenue. All hydrants are supplied by the 8-inch water mains located in Sunset Boulevard, N. Western Avenue and N. Serrano Avenue, as described in the previous section.

3.2. WASTEWATER

Sanitary sewer service to the Site from the surrounding streets is provided by LA Sanitation. According to the City's sewer wye maps, there are existing sewer facilities along the adjacent streets surrounding the Site. There is an existing 10-inch vitrified clay pipe (VCP) within N. Western Avenue, which flows southerly at a slope of 0.72%. There are two adjacent sewer mains within Sunset Boulevard, 18-inch VCP and 8-inch VCP, which flow westerly at 0.52% and 0.80%, respectively. Lastly, there is an 8-inch main within N. Serrano Avenue that flows southerly at 0.68%. The City's sewer wye maps indicate that there are nine (9) sewer wyes and laterals on N. Western Avenue, ten (10) sewer wyes and laterals on N. Serrano Avenue and eleven (11) sewer wyes and laterals

on Sunset Boulevard. Sewer flows originating from the Site are collected and conveyed for treatment at the City's Hyperion Treatment Plant.

Existing wastewater generation estimates have been prepared based on sewerage generation factors provided by LA Sanitation for commercial categories, and are summarized in Table 2 below.

Table 2-Estimated Existing Sewer Generation

Land Use	Quantity (dwelling units or gross square feet)	Average Daily Flow (gpd/unit)[a]	Total Avg. Gallons Per Day (gpd)
Grocery Store	78,328 sf	25/1,000 gsf[b]	1,958
Commercial (vacant)	18,525 sf	N/A	0
Fast Food Restaurant	3,943 sf	300/1,000 gsf	1,183
Total Existing Sewer Demand (gpd)			**3,141**

(a) The average daily flow based on 100% of sewerage generation factors provided by LA Sanitation.

(b) Gross square feet.

3.3. ENERGY

Based on available substructure maps, it appears that the Site's existing grocery and fast food restaurant buildings receive natural gas service from a 16-inch Southern California Gas Company (SoCal-Gas) main located within the Sunset Boulevard right-of-way. It appears that the smaller gas lines within closer proximity have all been abandoned, leaving the 16-inch main as the only viable option for natural gas service. Natural gas demand estimates for the existing commercial buildings have been prepared by DFDA Engineers and are summarized in Table 3 below.

Table 3- Existing Gas Demand

Connection To:	Facility	Floor Area (sf)	Gas Demand[a] (CFH)[b]
Sunset Blvd.	Grocery Store	78,328	2,500
	Commercial (vacant)	18,525 sf	0

	Fast Food Restaurant	3,943	1,000
Total Existing Natural Gas Demand for Project Site			**3,500**
[(a)] The average estimated load based on estimates from DFDA Engineers. [(b)] CFH – cubic feet per hour			

Based on available substructure maps, there are underground power lines within the N. Western Avenue right-of-way as well as the Sunset Boulevard right-of-way. The power lines are owned and maintained by LADWP. According to the LADWP, there is existing electricity infrastructure within the Project vicinity that can be extended to serve the Site.

Electricity demand estimates have also been prepared based on the existing building program by DFDA Engineers and are summarized in Table 4 below.

Table 4- Estimated Existing Electricity Demand			
Connection To:	Facility	Floor Area (sf)	Electricity Demand[(a)] (kW)[(b)]
N. Western Ave.	Grocery Store	78,328	384
	Commercial (vacant)	18,525 sf	0
Sunset Blvd.	Fast Food Restaurant	3,943	96
Total Existing Electricity Demand for Project Site			**480**
[(a)] The average estimated load based on estimates from DFDA Engineers. [(b)] 1 kW (kilowatt) = 1,000 Watts.			

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

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

Would the project:

- Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

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

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

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

4.2. WASTEWATER

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

Would the Project:

- Require or result in the relocation of construction of new ro expanded wastewater treatment facilities, the construction or relocation of which would cause significant environmental effects?

- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

- The project would cause a measureable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or

that would cause a sewer's capacity to become constrained; or

- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.[5]

Based on these factors, the Project would have a significant impact if the City's wastewater infrastructure would not adequately serve the Project and would result in an increase in wastewater such that it exceeds available infrastructure capacity requiring construction of new facilities.

4.3. ENERGY

In accordance with Appendix G of the State CEQA Guidelines, the Project would have a significant impact related to energy if it would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities;

- Whether and when the needed infrastructure was anticipated by adopted plans; and

- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

In accordance with Appendix G and the *L.A. CEQA Thresholds Guide*, the following criteria will be considered in determining whether this threshold of significance is met:

[5] The Wastewater Facilities Plan referenced in the City of Los Angeles CEQA Thresholds Guide has since been superseded by the City's Integrated Resources Plan. Accordingly, when analyzing the Project, the Integrated Resource Plan will be utilized.

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance, and/or removal. If appropriate, the energy intensiveness of materials may be discussed;

- The effects of the project on local and regional energy supplies and on requirements for additional capacity;

- The effects of the project on peak and base period demands for electricity and other forms of energy;

- The degree to which the project complies with existing energy standards;

- The effects of the project on energy resources;

- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

- The degree to which the project design and/or operations incorporate energy-conservation measures, particularly those that go beyond City requirements.

- Whether the Project conflicts with adopted energy conservation plans.

Additionally, the Project will be evaluated for consistency with adopted energy conservation plans and policies relevant to the Project. Such adopted energy conservation plans and policies include Title 24 energy efficiency requirements, CalGreen and City building codes. Also, as discussed in Section IV.E, Greenhouse Gas Emissions, of this Draft EIR, the Project would also be consistent with the SCAG 2016 RTP/SCS which includes goals to reduce VMT and corresponding decrease in fuel consumption.

In accordance with Appendix G of the State CEQA Guidelines, the Project would have a significant impact related to electricity and natural gas infrastructure if it would:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?[6]

For this analysis, the Appendix G Threshold listed above is relied upon. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold question.

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[6] Stormwater drainage and telecommunications facilities are addressed in separate reports.

The L.A. CEQA Thresholds Guide identifies the following criteria to evaluate impacts to energy infrastructure:

- Would the project result in the need for new (off-site) energy supply facilities, or major capacity enhancing alterations to existing facilities?

Based on these factors, the Project would have a significant impact on energy resources if the project would result in an increase in demand for electricity of natural gas that exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing requirements.

5. METHODOLOGY

5.1. WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Project Site, including the type of facilities, location and sizes, and any planned improvements
- Description of the water conditions for the Project area and known improvement plans

Project Impacts

- Review the Project description and the information from the Environmental Setting and Evaluation of Screening Criteria.
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Describe the degree to which presently scheduled off-Site improvements offset impacts.
- Consider water conditions for the Project area, known improvement plans, and the Project's water demand
- Describe any water conservation measures included in the proposed Project, particularly those that are beyond requirements of present regulations, and

factor their impact on water use into the Project demand, to the extent possible

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development of the Site. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the Project. Based on the results of this analysis, LADWP determines whether or not they can meet the Project's water needs based on existing infrastructure. See Exhibit 1 for the results of this analysis, known as a Service Availability Request (SAR).

LADWP also performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model in the vicinity of the Project Site. Based on the results, LADWP determines whether they can meet the Project's fire hydrant flow needs with the existing infrastructure. See Exhibit 5 for the results of the Information of Fire Flow Availability Request (IFFAR).

5.2. WASTEWATER

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;

- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, LASAN Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development. LASAN's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the LASAN preliminary analysis. Refer to Exhibit 2 for results of this LA Sanitation preliminary analysis, which is also known as the Request for Wastewater Service Information (WWSI).

5.3. ENERGY

The methodology for determining the significance of a project as it relates to a project's impact on electrical and natural gas infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the project Site. Include plans for new transmission facilities or expansion of existing facilities; and

- Summary of adopted energy conservation plans and policies relevant to the project

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.

- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.

- Consult with LADWP and/or SoCal-Gas, if necessary to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Potential energy impacts were analyzed by evaluating the energy demand and energy conserving features of the Project to determine whether the Project would involve the wasteful, inefficient, and unnecessary use of energy resources. Will-serve letter requests were submitted to LADWP and SoCal-Gas to determine the availability of sufficient energy resources to supply the Project's demand. See Exhibits 3 and 4 for response letters.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

During construction, water will be required intermittently for dust control, equipment cleaning, and soil grading and preparation during the early construction phases. The latter phases of construction normally require less water usage. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Since anticipated water usage during construction will be significantly less than the water usage demand for the Project (which will be met following necessary infrastructure upgrades, as described below), impacts to water infrastructure due to construction activity is considered to be less than significant.

As part of the proposed development of the Project, a new water distribution system will be required. This new water system will obtain water from a metered connection and will then distribute the water for Project needs. Prior to buildout of the water system, during construction, with approval from LADWP and the City, temporary water supply needs during construction may be obtained from metered connections from existing metered water connections or fire hydrants. At the time when the new onsite water distribution lines will be constructed, the potential construction impacts will be trenching for the placement of pipe, and connection into the existing water main or existing meter lateral location.

Any work that may affect services to the existing water distribution line will be coordinated with LADWP. LADWP will review and approve all appropriate connection requirements, pipe depths, and connection location(s), and all proposed construction activities will be coordinated with LADWP and other City departments. In addition, as part of the Project, a Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle

access. Therefore, potential Project impacts on water infrastructure associated with construction activities will be less than significant.

6.1.2. WASTEWATER

During construction, existing sewer laterals will be capped and no sewage will enter the public sewer system. Temporary facilities (such as portable toilet and hand wash areas) will be provided by the contractor at the Site. Sewage from these facilities will be collected and hauled offsite and not discharged into the public sewer system. Since sewer usage during construction will be less demanding than the sewer usage for both the existing condition and the proposed Project, impacts to the sewer infrastructure due to construction activity are considered less than significant.

As part of the Project, new sewer lines will be required within the Site. This new sewer system will collect sewage from the Project and connect to the existing public sewer laterals at the property line or at the existing sewer wye connections in the public right of way. At the time when the new onsite sewer lines will be constructed, the primary associated construction impacts will be trenching for the placement of pipe, and connection into the existing sewer wyes or laterals. Any work that may affect services to the existing sewer line will be coordinated with the City of Los Angeles Bureau of Engineering (BOE). BOE will be able to provide for connection requirements, pipe depths, and connection location(s). In addition, as part of the Project, a Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Therefore, Project impacts on wastewater infrastructure associated with construction activities will be less than significant.

6.1.3. ENERGY

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

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

Construction impacts associated with electrical and gas infrastructure upgrades would primarily be confined to trenching. All required infrastructure improvements will comply with applicable LADWP, SoCal-Gas, and City requirements, which would avoid potential impacts to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts, a construction management

plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy and gas associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. WATER CONSUMPTION

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analyses for both fire suppression and domestic water flows have been completed by LADWP in the form of a SAR. See Exhibit 1 for results of the SAR.

As seen in Table 5, the Project's estimated water consumption is approximately 178,959 gpd. The water consumption for the Project is based on the WSA prepared by LADWP, which is still pending. For purposes of calculating overall water consumption, demands provided in the WWSI were based on 100 percent of the corresponding sewerage generation factors. The Project will result in an overall increase in water consumption of 1775,818 gpd as compared to existing conditions. Additionally, approval of the WSA by LADWP further demonstrates that there is adequate water supply for the Project within the existing infrastructure as LADWP projects that the net additional water demand will be 77,639 gpd after incorporating base demand adjustments and required water conservation factors.

The California Urban Water Management Planning Act (first effective on January 1, 1984) requires that every urban water supplier prepare and adopt a UWMP every five years. LADWP's 2015 UWMP provides a complete analysis of the Department's water supplies and demands and projects a sustainable water supply for Los Angeles for the next 25 years. In addition, the approved SAR report from LADWP (Exhibit 1) confirms that there is sufficient capacity to provide water service to the Project at the local level. Therefore, the Project's potential impacts on water supply and infrastructure would be less than significant.

6.2.1.2. FIRE WATER DEMAND

Based on the fire flow standards set forth in Section 57.507.3 of the LAMC and inter-departmental correspondence from the Los Angeles Fire Department (LAFD), the Project falls within the Industrial and Commercial category, which has a required fire flow of 6,000 to 9,000 gallons per minute (gpm) from four to six adjacent fire hydrants flowing simultaneously (see Exhibit 5 for the inter-departmental correspondence from LAFD). This is equivalent to a required flow of 1,500 to 2,250 gpm for each hydrant. A minimum residual water pressure of 20 pounds per square inch (psi) must remain in the system (while the 6,000 to 9,000 gpm flow is occurring). There are six existing hydrants adjacent to the site; four on Sunset Boulevard, one on N. Western Avenue and another on

N. Serrano Avenue. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The completed IFFAR dated October 24, 2017, Exhibit 5, shows the six nearby hydrants flowing simultaneously for a combined flow of 9,000 gpm at or above 20 psi. According to the IFFAR, the Project has adequate fire flow available to comply with Section 57.507 of the LAMC.

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

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

The Project will incorporate a fire sprinkler suppression system, which will be subject to LAFD review and approval during the design and permitting of the Project, and which will reduce or eliminate the public hydrant demands. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm for all buildings on the Site, which as shown by the approved SAR, can be supplied to the Site by LADWP. With compliance with LAFD and LADWP requirements, fire flow impacts would be less than significant.

6.2.1.3. DOMESTIC WATER DEMAND

The Project will either protect existing or install new fire and domestic infrastructure to meet the proposed plumbing and fire suppression demands in compliance with Los Angeles Department of Building and Safety (LADBS) and LADWP requirements. New domestic services will be connected from the 24-inch main on Sunset Boulevard. Based on the fixture unit count and type of use, the domestic demand for the Site is 1,500 gpm. The approved SAR for the Project demonstrates that the existing public water distribution infrastructure on Sunset Boulevard has sufficient capacity to serve the Project.

Therefore, the Project will not have a significant impact on domestic water infrastructure.

Table 5- Estimated Proposed Water Demand				
Connection To:	Facility	Average Daily Flow (gpd/unit)[a]	Quantity	Average Daily Water Demand (gal)
Sunset Blvd (24" LADWP Water Main)	Leasing/Management Office	120/1000 gsf[b]	9,000 gsf	1,080
	Market	100/1000[c] gsf[b]	69,000 gsf	6,900
	Retail	25/1000 gsf	16,000 gsf	400
	Fitness Center	200/1000[c] gsf[b]	15,700 gsf	3,140
	Bike Center w/ Showers	650/1000 gsf	2,890 gsf	1,879
	Restaurant	300/1000 gsf	10,000 gsf	3,000
	Residential Apartments- Studio	75/DU	251 units	18,825
	Residential Apartments- 1 Bedroom	110/DU	336 units	36,960
	Residential Apartments- 2 Bedroom	150/DU	148 units	22,200
	Open Space	50/1000 gsf	96,800 gsf	4,840
	Pool & Spa (BLDG2)			53,486[c]
	Pool & Spa (BLDG3)			26,249[c]
Total Water Demand for Project Site				**178,959**
Existing Water Demand for Project Site				**3,141**
Net Increase in Water Demand for Project Site Due to Project				**175,818**

[a] The average daily flow based on 100% sewerage generation factors provided by LA Sanitation.

[b] Gross square feet.

[c] This analysis is conservative as it is unlikely that the pools and spas will be drained and refilled frequently.

6.2.2. WASTEWATER

6.2.2.1. SEWER GENERATION

In accordance with the L.A. CEQA Thresholds Guide, the base estimated sewer flows were based on the LA Sanitation sewerage generation factors for commercial, office and residential categories. A WWSI request was submitted to see whether the existing public infrastructure can accommodate the Project. In preparing the WWSI, LA Sanitation has analyzed the Project's wastewater demands in conjunction with existing conditions and forecasted growth, and has approved the Project to discharge up to 178,959 gpd of wastewater to the existing adjacent sewer lines. See Exhibit 2 for the approved WWSI letter and Exhibit 6 for email correspondence with Wastewater Engineering Services Division (WESD). The estimated sewer flows have been summarized in Table 6 below.

Table 6- Estimated Proposed Wastewater Generation

Facility	Average Daily Flow (gpd/unit)[(a)]	Quantity	Total Sewage Generation (gpd)
Leasing/Management Office	120/1000 gsf[(b)]	9,000 gsf	1,080
Market	100/1000 gsf	69,000 gsf	6,900
Retail	25/1000[(c)] gsf[(b)]	16,000 gsf	400
Fitness Center	200/1000[(c)] gsf[(b)]	15,700 gsf	3,140
Bike Center w/ Showers	650/1000 gsf	2,890 gsf	1,879
Restaurant	300/1000 gsf	10,000 gsf	3,000
Residential Apartments-Studio	75/DU	251 units	18,825
Residential Apartments-1 Bedroom	110/DU	336 units	36,960
Residential Apartments-2 Bedroom	150/DU	148 units	22,200
Open Space	50/1000 gsf	96,8000 gsf	4,840
Pool & Spa (BLDG2)			53,486[c]
Pool & Spa (BLDG3)			26,249[c]

Total Proposed Wastewater Generation for Project Site	178,959
Existing Wastewater Generation for Project Site	3,141
Net Increase in Water Demand for Project Site Due to Project	**175,818**

(a) The average daily flow based on 100% sewerage generation factors provided by LA Sanitation.

(b) Gross square feet.

(c) This analysis is conservative as it is unlikely that the pools and spas will be drained and refilled frequently.

The existing design capacity of the Hyperion Water Reclamation Plant, which would treat the Project's wastewater, is approximately 450 million gpd.[7] Currently, up to approximately 300 mgd is treated at the Hyperion Water Reclamation Plant,[8] resulting in a residual treatment capacity of approximately 150 mgd. The Project's proposed wastewater generation is approximately 0.18 mgd, which is equal to less than 0.12 percent of the Hyperion Water Reclamation Plant's available capacity. Consequently, impacts on wastewater treatment capacity are less than significant.

As stated above, the existing capacity of the 10-inch and 8-inch sewer lines along N. Western Avenue and N. Serrano Avenue are approximately 519,537 gpd and 299,000 gpd, respectively. The net increase in sewage generation resulting from the Project is approximately 175,355 gpd. This flow represents less than 18 percent of the capacity of the sewer main in N. Western Avenue and 29 percent of the capacity of the existing sewer main in N. Serrano Avenue. Due to this fact, and the will serve letter generated by the LA Sanitation, impacts on wastewater would be less than significant.

6.2.3. ENERGY

6.2.3.1. ELECTRICITY

DFDA Engineers have estimated the Project's electricity demand as approximately 11,000 kW (11 megawatts (MW)), which is proposed to be met through the provision of 1,600 Amp, 4,160 V-3PH electrical services. The estimated demand was calculated based on estimates for similar projects with similar occupancies. Calculations were done by using Commercial Electrical Load Calculations (CEC) formulas for restaurants, kitchens, elevators, laundry equipment, pools, lighting, EV charging stations and HVAC for common areas. A will-serve letter request was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the issued will-serve letter attached as Exhibit 4, impacts related to electric service would be less than significant.

6.2.3.2. NATURAL GAS

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7 LA Sanitation, Fall 2015 Hyperion Treatment Plant Effluent Diversion to the 1-Mile Outfall Comprehensive Monitoring Program Final Report, pg. 8.

8 City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2017.

DFDA Engineers have estimated the Project's natural gas demand to be 22,000 cubic feet per hour (CFH). These demand estimates were determined by quantifying the estimated number of gas appliances and calculating gas usage for each appliance within the Project. A will serve letter was sent to SoCal-Gas to determine if there is sufficient capacity to serve the Project. Based on the issued will-serve letter attached as Exhibit 3, impacts related to natural gas would be less than significant.

Table 7- Estimated Proposed Natural Gas Demand			
Connection To:	Facility	Quantity	Peak Natural Gas Demand[(a)] (cfh)
Sunset Blvd (16" SCG Main)	Retail Facility	59,100 gsf[(b)]	2,500
	Restaurant	36,720 gsf[(b)]	4,500
	Pools/Spas	2,580 gsf[(b)]	2,000
	Outdoor Amenities	-	1,000
	Residential Apartments-all	735 units	12,000
Total Proposed Natural Gas Demand for Project Site			22,000
Existing Natural Gas Demand for Project Site			3,500
Net Increase in Natural Gas Demand for Project Site Due to Project			**18,500**

[(a)] Gas Demands based on estimates from DFDA Engineers. Assumes only electric appliances in residential apartments.

[(b)] Gross square feet.

7. CUMULATIVE IMPACTS

7.1. WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area. LADWP, as a public water service provider, is required to prepare and periodically update a UWMP to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within LADWP's service area, as well as projected growth through the year 2040.

Additionally, under the provisions of SB 610, LADWP is required to prepare a WSA for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of SB 610 are larger projects that may or may not have been included within the growth projections of the 2015 UWMP. The WSA for projects

would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed. Pursuant to LADWP's approval of a WSA for this Project, it can be determined that the existing water supplies within the Project vicinity will suffice.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

Compliance of the Project and future development projects with regulatory requirements that promote water conservation such as the LAMC, including the City's Green Building Code, as well as AB 32, would also assist in assuring that adequate water supply is available on a cumulative basis.

Based on the above, it is anticipated that LADWP would be able to supply the water demands of the Project as well as future growth. Therefore, cumulative impacts on water would be less than significant.

7.2. WASTEWATER

The Project will result in the additional generation of sewer flow. However, as discussed previously, LA Sanitation has conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a WWSI to LA Sanitation as part of the related project's development review. Impact determination will be provided following the completion of sewer capacity analysis for each project. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project's applicant and LA Sanitation to construct the necessary improvements.

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant. As previously stated, based on information from LA Sanitation, the existing design capacity of the Hyperion Treatment Service Area is approximately 450 million gpd, and the existing average daily flow for the Hyperion Water Reclamation Plant is approximately 300 million gpd. The Project's estimated wastewater generation increase of 175,818 gpd summarized in Table 6 comprises less than 0.12 percent of the available capacity for the Hyperion Water Reclamation Plant. Furthermore, it is expected that the related projects would also be required to adhere to LA Sanitation's annual wastewater flow increase allotment.

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

7.3. ENERGY

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

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during Project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its peak demand in the 2026-2027 fiscal year (the Project buildout year) will be 6,174 megawatts (MW) of electricity.[9] Based on the Project's estimated net new electrical consumption of approximately 11 MW and LADWP's current 7,640 MW capacity, the Project would account for approximately 0.49 percent of LADWP's projected available capacity for the Project's build-out year. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2015 Power Integrated Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP

[9] LADWP, 2015 Power Integrated Resource Plan, Appendix A, Table A-1.

service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCal-Gas' service area is expected to increase natural gas consumption during project construction and operation and, thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2018 California Gas Report, the California Energy Commission estimates natural gas consumption within SoCal-Gas' planning area will be approximately 2,444 million cubic feet/day in 2026.[10] Based on the Project's estimated new daily natural gas consumption of 22,000 cubic feet per hour (528,000 cubic feet per day), and SoCal-Gas' projected 3,775 million cubic feet per day capacity in 2026, the Project would account for approximately 0.014 percent of SoCal-Gas' projected additional capacity for the Project's build-out year. SoCal-Gas' forecasts take into account projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal-Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

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

8. LEVEL OF SIGNIFICANCE

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

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[10] California Gas and Electric Utilities, 2016 California Gas Report, p. 103.

EXHIBIT 1
SAR Results

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **57824**

Fire Service Pressure Flow Report

SERVICE NUMBER **622287**

For: **5420 SUNSET BLVD**

Approved Date: **1-25-2017**

Proposed Service **10 INCH** off of the

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

70 feet **WEST** of **WEST** of **SERRANO AVE** The System maximum pressure is

105 psi based on street curb elevation of **359** feet above sea level at this location.

The distance from the DWP street main to the property line is **32** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	72				
1750	71				
2540	70				
3165	69				
3695	68				
4170	67				
4600	66				
5000	65				

These values are subject to change due to changes in system facilities or demands.

Notes:

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 01-25-17. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

AIDA FITTON	AIDA FITTON	148-192
Prepared by	**Approved by**	**Water Service Map**

Los Angeles LADWP Department of Water & Power

ERIC GARCETTI
Mayor

Commission
MEL LEVINE, *President*
WILLIAM W. FUNDERBURK JR., *Vice President*
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DAVID H. WRIGHT
General Manager

RECEIVED KPFF - L.A.
CC:
DEC 2 2 2016
JOB #
FILE

December 21, 2016

Map No. 148-192

Farhan Lilani
KPFF
700 South Flower Street, Suite 2100
Los Angeles, California 90017

Dear Farhan Lilani:

Subject: Water Availability - Will Serve
5420 Sunset Boulevard, Los Angeles, California 90017
(APN: 5544-032-018)

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

Should you require additional information, please contact Ms. Cristina Reyes at (213) 367-1318. Correspondence may be addressed to:

LADWP
Water Business Arrangements
Attention: Ms. Cristina Reyes
P.O. Box 51111, Room 1425
Los Angeles, California 90051-5700

Sincerely,

Hugo A. Torres
Manager-Business Arrangements
Water Distribution Engineering

CR:ak
c: Ms. Cristina Reyes

EXHIBIT 2
SCAR Results

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation.

Job Address:	**5420 SUNSET BLVD**	Sanitation Scar ID:	**62-3974-1217**
Date Submitted	12/07/2017	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	MORGAN BELL		
Address:	700 S FLOWER STREET STE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-266-5267	Fax:	
Email:	MORGAN.BELL@KPFF.COM	BPA No.	
S-Map:	46915	Wye Map:	4664-2 4727-5

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	SERRANO AVE	46915083	46915103	8	50.00	UNKNOWN LATERAL TIE IN LOCATION
2	WESTERN AVE	46915076	46915102	10	50.00	UNKNOWN LATERAL TIE IN LOCATION

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	2	380
2	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	182	27,300
3	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	353	38,830
4	RESIDENTIAL: APT - BACHELOR	75	DU	198	14,850
5	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	25,820	646
6	RESTAURANT: TAKE-OUT	300	KGSF	10,000	3,000
7	LOBBY OF RETAIL AREA *1	50	KGSF	2,000	100
8	OFFICE BUILDING	120	KGSF	9,000	1,080
9	GYMNASIUM - BASKETBALL, VOLLEYBALL *10	200	KGSF	15,700	3,140
10	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	53,486	53,486
11	MARKETS: WHOLESALE		GPD	5,000	5,000
12	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	26,249	26,249
13	LOBBY OF RETAIL AREA *1	50	KGSF	66,055	3,303
				Proposed Total Flow (gpd):	**177,363**

Scar Request Number: 2158

Remarks	1] SCAR approved for the maximum allowable capacity of 177,363 GPD (123.2 gpm). 2] IWP required.

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

Date Processed:	01/29/2018	Expires On:	07/28/2018

Processed by:	Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Mohammad Ghanem on 01/29/2018	Submitted by:	Nazila Noorifar Bureau of Engineering Central District Phone: 213-482-7030

Fees Collected	Yes	SCAR FEE (W:37 / QC:706)	$2,282.50
Date Collected	12/07/2017	SCAR Status:	**Completed**

Scar Request Number: 2158

BOARD OF PUBLIC WORKS MEMBERS
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BUREAU OF ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

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

http://eng.lacity.org

01/29/2018

MORGAN BELL
700 S FLOWER STREET STE 2100
LOS ANGELES, CA, 90017

Dear MORGAN BELL,

SEWER AVAILABILITY: 5420 SUNSET BLVD

The Bureau of Sanitation has reviewed your request of 12/07/2017 for sewer availability at **5420 SUNSET BLVD**. Based on their analysis, it has been determined on 01/29/2018 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

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

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

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

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

Sincerely,

Nazila Noorifar

Central District, Bureau of Engineering

Scar Request Number: 2158

City of Los Angeles
Bureau of Engineering

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

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

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

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

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

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

March 4, 2021

Ms. Morgan Bell, Project Manager
KPFF Consulting Engineers
700 South Flower Street, Suite 2100
Los Angeles, CA 90017

Dear Ms. Bell,

5420 SUNSET (UPDATE) - REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your February 22, 2021 letter requesting a review of your proposed mixed-use project located at 5420 W Sunset Blvd, 1418-1440 N Western Ave, 1441 N Serrano Ave, Los Angeles, CA 90027. The project will consist of residential, commercial, restaurant, and open space. 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)
Existing			
Retail	25 GPD/1000 SQ.FT	96,853 SQ.FT	(2,421)
Restaurant	300 GPD/1000 SQ.FT	3,943 SQ.FT	(1,183)
Total Existing Flow			(3,604)
Proposed			

Residential: Studio	75 GPD	251 UNITS	18,825
Residential: 1- BDRM	110 GPD	336 UNITS	36,960
Residential: 2-BDRM	150 GPD	148 UNITS	22,200
Market	100 GPD/1000 SQ.FT	69,000 SQ.FT	6,900
Restaurant	300 GPD/1000 SQ.FT	10,000 SQ.FT	3,000
Retail	25 GPD/1000 SQ.FT	16,000 SQ.FT	400
Open Space	50 GPD/1000 SQ.FT	96,800 SQ.FT	4,840
Bike Center W/Showers	650 GPD/1000 SQ.FT	2,890 SQ.FT	1,879
Leasing Office	120 GPD/1000 SQ.FT	9,000 SQ.FT	1,080
GYM	200 GPD/1000 SQ.FT	15,700 SQ.FT	3,140
Pool + SPA (Building 2)			53,486
Pool + SPA (Building 3)			26,249
Total Proposed Flow			**178,959**
Net Proposed Flow			**175,355**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Serrano Ave. The sewage from the existing 8-inch line feeds into a 12-inch line on Normandie Ave before discharging into a 42-inch sewer line on Norton Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-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
8	Serrano Ave.	*	299,000 GPD
8	Fountain Ave.	33	355,265 GPD
8	Fountain Ave.	41	355,265 GPD
10	Western Ave.	29	743,787 GPD
12	Santa Monica Blvd.	30	512,693 GPD
12	Kingsley DR.	42	979,791 GPD
12	Normandie Ave.	24	4.15 MGD
42	Norton Ave.	11	27.34 MGD

* No gauging available

Based on 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 lacks sufficient 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 the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program 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

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

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 groundwater 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. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

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 a 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 the 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 LA Sanitation Solid Resources Recycling hotline 213-922-8300.

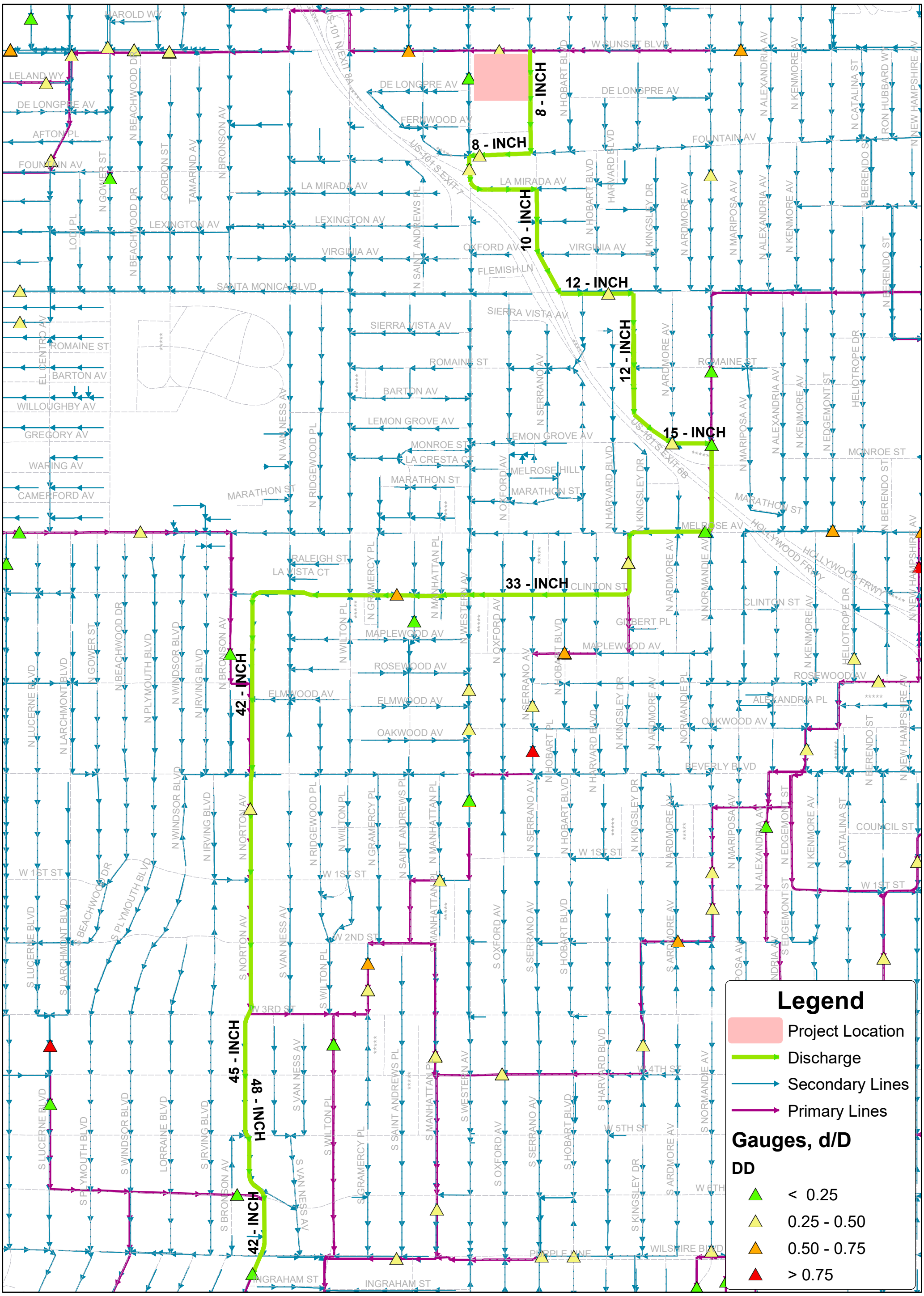
Sincerely,

Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD:sa

Attachment: Figure 1 - Sewer Map

c: Shahram Kharaghani, LASAN
Michael Scaduto, LASAN
Wing Tam, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
5420 Sunset
Sewer Map

N
W E
S

0 375 750 1,500 2,250 3,000
Feet

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

EXHIBIT 3
Gas Will Serve Letter

Southern
California
Gas Company

A Sempra Energy utility®

March 16, 2017

KPFF
700 S. Flower St., Suite 2100
Los Angeles CA 90017
Attn: Farhan Lilani
I.D. #43-2017-01-00049: Will Serve Letter for 5420 Sunset Blvd. Los Angeles CA

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

This letter is not a contractual commitment to serve the proposed project, but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions. This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect actual construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Those, of course, can only be determined around the time contractual arrangements are made and construction is begun.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2000.

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

Sincerely,

Gayle Jovoni

Gayle Jovoni, Pacific Region, Will Serve Request, Planning Associate

EXHIBIT 4
Power Will Serve Letter

Los Angeles Department of Water & Power

ERIC GARCETTI
Mayor

Commission
MEL LEVINE, *President*
WILLIAM W. FUNDERBURK JR., *Vice President*
JILL BANKS BARAD
MICHAEL F. FLEMING
CHRISTINA E. NOONAN
BARBARA E. MOSCHOS, *Secretary*

MARCIE L. EDWARDS
General Manager

February 27, 2017

Ms. Summer Su, P.E.
kpff
700 S. Flower, Suite 2100
Los Angeles, CA 90017

Subject: 5420 Sunset Blvd

Dear Ms. Su:

This is in response to your submittal regarding electric service for the proposed project located at the above address.

Electric Service is available and will be provided in accordance with the Los Angeles Department of Water and Power's (Department) Rules Governing Water and Electric Service. 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.

If you have any questions regarding this matter please contact me at telephone number (213) 367-2725.

Sincerely,

VINCENT G. ZABUKOVEC
Engineer of Customer Station Design

VGZ:sl

C/enc:
ENGR: Mr. Vincent G. Zabukovec
FileNet

111 N. Hope Street, Los Angeles, California 90012-2607 *Mailing address:* Box 51111, Los Angeles, CA 90051-5700
Telephone: (213) 367-4211 www.LADWP.com

EXHIBIT 5
Inter-Departmental Correspondence from Los Angeles Fire Department
and
Information of Fire Flow Availability (IFFAR) Results

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

September 18, 2017

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

From: Fire Department

SUBJECT: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

CASE NO.: **ENV-2017-1084-EIR**
PROJECT NAME: **5420 Sunset**
PROJECT APPLICANT: **5420 Sunset Boulevard LP, LLC**
PROJECT ADDRESS: **5420-5450 West Sunset Boulevard, 1418-1440 North Western Avenue, 1441 North Serrano Avenue, Los Angeles, CA 90027**

PROJECT DESCRIPTION:

The proposed mixed use development would consist of 735 multi-family residential units and approximately 95,820 square feet (sf) of neighborhood- serving commercial uses, including market/retail uses. The Project, which is zoned C2-1, Highway Oriented Commercial, would include four six-stories buildings with a maximum height of 75 feet and be supported by 1,463 vehicle spaces and 386 bicycle parking spaces. In addition, the Project would provide approximately 79,955 sf of open space, including landscaped courtyards, a north-south pedestrian paseo, and a paved plaza along the northern side of the Project site along Sunset Boulevard. The Project would include residential lobbies and leasing offices, pools, spas, and other recreational facilities. Overall, the Project would remove approximately 100,796 sf of existing floor area and construct approximately 845,868 sf of new floor area, resulting in an increase of 745,072 sf of net new floor area within the Project Site and an FAR of 2.88:1. The estimated depth of excavation expected for the two (2) levels of subterranean parking would be approximately 25 feet below grade.

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

FIRE FLOW:

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

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

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

RESPONSE DISTANCE:

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ 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		SERVICES & EQUIPMENT	STAFF
0.7	**Fire Station No. 82** 5769 W. Hollywood Blvd. Los Angeles, CA 90028	Single Engine Company Paramedic Rescue Ambulance	6
1.2	**Fire Station No. 52** 4957 Melrose Avenue Los Angeles, CA 90029	Single Engine Company Paramedic Rescue Ambulance Paramedic Supervisor	7
1.5	**Fire Station No. 27** 1327 N. Cole Avenue Los Angeles, CA 90028	Headquarters Battalion 5 Task Force Truck and Engine Company Paramedic Rescue Ambulance EMT Rescue Ambulance	15
1.5	**Fire Station No. 35** 1601 N. Hillhurst Avenue Los Angeles, CA 90027	Task Force Truck and Engine Company Paramedic Rescue Ambulance	12
2.6	**Fire Station No. 41** 1439 N. Gardner Street Los Angeles, CA 90046	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:

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

One or more Knox Boxes will be required to be installed for LAFD access to project. location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).

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.

Policy Exception: L.A.M.C. 57.09.03.B 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.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

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.

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.

CONCLUSION:

The inclusion of the above listed 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 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

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No. 146-192, 148-192

LAFD Fire Flow Requirement: 9,000 G.P.M from 6 hydrants

LAFD Signature:

Date Signed:

Applicant: Summer Su

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street, Suite 2100, Los Angeles, CA 90017

Telephone: 213-266-5217

Email Address: summer.su@kpff.com

	F-15375	F-15376	F-11779
Location:	SE of Sunset/Western	338' E of Western on S of Sunset	610' S of Sunset on W of Serrano
Distance from Neareast Pipe Location (feet):	32'	32'	32'
Hydrant Size:	4D	4D	2 1/2 x 4D
Water Main Size (in):	8"	8"	8"
Static Pressure (psi):	100	99	103
Residual Pressure (psi):	75	74	71
Flow at 20 psi (gpm):	1500	1500	1500

RECEIVED/RP
OCT 24 2017

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W2017102600 2

FH'S run simutaneously with fire hydrants F-15374, F-12103, and F-12107.

Water Purveyor: **Los Angeles Department of Water & Power**

Date: 11/1/2017

Signtature:

Title: Civil Engineer Associate

Requests must be made by submitting this completed application, along with a $215.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

Danny Ly
OCT 26 2017

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

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No. 146-192, 148-192

LAFD Fire Flow Requirement: 9,000 G.P.M from 6 hydrants

LAFD Signature:

Date Signed:

Applicant: Summer Su

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street, Suite 2100, Los Angeles, CA 90017

Telephone: 213-266-5217

Email Address: summer.su@kpff.com

	F-15374	F-12103	F-12107
Location:	416' S of Sunset of E of Western	SW of Sunset/Western	SE of Sunset/Serrano
Distance from Neareast Pipe Location (feet):	75'	~~15'~~ 26'	~~31'~~ 28'
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8"	8"	8"
Static Pressure (psi):	104	100	99
Residual Pressure (psi):	77	78	73
Flow at 20 psi (gpm):	1500	1500	1500

RECEIVED/RP
OCT 24 2017

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W 2017102600 2

FH's ran simultaneously with fire hydrants F-15375, F-15376, and F-11779.

Water Purveyor: **Los Angeles Department of Water & Power**

Date: 11/1/2017

Signtature:

Title: Civil Engineer Associate

Requests must be made by submitting this completed application, along with a $215.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

Danny Ly
OCT 26 2017

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

EXHIBIT 6
Email Correspondence with Wastewater Engineering Services Division

Brad Napientek

From: Albert Lew <albert.lew@lacity.org>
Sent: Thursday, June 24, 2021 10:59 AM
To: Brad Napientek
Cc: Sunbula Azieh; Christophe DeMonbrun
Subject: Re: WWSI Revision Request-5420 Sunset

Brad,

We have analyzed the conveyance system for the same pipe locations to discharge. The system may be able to accommodate the new discharge rate of 175,818 GPD for your project. This email will serve as confirmation.

Please let me know if you have any questions.

Regards,

Albert C. Lew, P.E.
Wastewater Engineering Services Division (WESD)
Bureau of Sanitation
Department of Public Works
City of Los Angeles
Phone: 323.342.6207
Fax: 323.342.6210

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On Wed, Jun 16, 2021 at 1:49 PM Christophe DeMonbrun <chris.demonbrun@lacity.org> wrote:

Hello Brad,

It was nice to discuss this with you earlier today, and thank you for the additional information. Albert Lew (cc'd) will assign this reevaluation to a member of his team, and a response letter will be generated shortly thereafter. He may contact you in the future if additional information is needed. Please forward any future related questions on this request to him.

Best regards,

Chris

On Wed, Jun 16, 2021 at 1:41 PM Brad Napientek <b.napientek@eyestoneeir.com> wrote:

Chris,

As we discussed, there is a slight change to the existing uses from your attached March 4, 2021 response to the February 22, 2021 request for wastewater service information from Morgan Bell.

The existing uses should be as follows: 78,328 sf retail/grocery store, 18,525 sf vacant commercial space, and 3,943 sf restaurant. Assuming the vacant commercial space does not generate any wastewater, by my calculations, the existing wastewater generation changes from 3,604 gpd to 3,141 gpd. There are no changes to the proposed development, so the Project's net increase would be 175,818 compared to the 175,355 approved in March, an increase of 463 gpd.

City planning has asked us to have LA Sanitation review this change. Please contact me at the number below if you have any questions.

Brad J Napientek
Principal Planner

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