

Appendix M

Utility Infrastructure Technical Report: Water and Energy

SUNSET + WILCOX
UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER AND ENERGY
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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

Seward Partners LLC (the Project Applicant) proposes to construct a new commercial project (Project) on an approximately 1.70-acre (73,903 square feet) site (Project Site) in the Hollywood Community Plan Area of the City of Los Angeles (City). The Project is bound by Sunset Boulevard on the north, Wilcox Avenue on the west, Cole Place on the east, and De Longpre Avenue on the south. The Project Site includes 10 individual parcels, and is currently occupied by a Staple retail store, office, and surface parking lots.

The Project would demolish the existing surface parking lots and office and retail uses to allow the construction of a 15-story, approximately 275 foot tall commercial building that would include approximately 431,032 square feet of office use and approximately 12,386 square feet of restaurant or retail use;¹ and, a 18-foot tall building to house Department of Water and Power (LADWP) equipment and an underground generator with a landscaped surface parking lot. The Project's proposed floor area ratio (FAR) would be 6:1. The Project would include ground floor restaurant and retail uses, offices use on the above floors, and mechanical equipment located on the rooftop.

Construction of the Project would be completed over an approximately four-year period, beginning as early as 2022. Construction timing may vary and the EIR will analyze the most conservative construction schedule. Project construction would require grading and excavation activities down to a maximum depth of 52 feet below existing grade for building foundations and three levels of subterranean parking. The Project would export approximately 93,000 cubic yards of soil and generate approximately 2,896 tons of demolition debris (asphalt, interior and exterior building demolition, and general demolition debris). No import of soil is proposed.

1.2. SCOPE OF WORK

As a part of the EIR for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing water and energy infrastructure system.

¹ The Project requests a Zoning Administrator's Interpretation pursuant to LAMC Section 12.21-A.2, to clarify that covered outdoor spaces provided within the building cut-outs on the ground floor and terrace on Level 12 of the Project do not count towards the total allowable floor area as defined in LAMC Section 12.03. The total covered outdoor spaces not counted towards the floor area, as defined in LAMC Section 12.03, would be approximately 2,200 square feet on the ground level (of which 1,800 square feet is attributable to the restaurant/retail space and 400 square feet to the office space) and 2,530 square feet on the Level 12 terrace attributable to the office space. As such, to provide a conservative analysis of the Project's environmental impacts, this report, as applicable, assumes the excluded areas would count towards the Project's total floor area when analyzing environmental impacts, to consist of 433,962 square feet of office space and 14,186 square feet of restaurant/retail space for a total of 448,148 square feet.

2. REGULATORY FRAMEWORK

2.1. Water

The City's 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:

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- California Code of Regulations, 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, 2020 (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).
- 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 is a mixed-use development which proposes more than 250,000 square feet of floor space, a WSA will be required for this Project.

2.2. Energy

2.2.1. Electricity

The 2017 *Final Power Strategic Long Term Resource Plan* (SLTRP)² document serves as a comprehensive 20-year roadmap that guides LADWP's Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2017 Integrated Resource Plan (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 2017 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 2019/2020 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

² LADWP, 2017 Final Power Strategic Long-Term Resource Plan, December 2017. https://ladwp.com/ladwp/faces/wcnav_externalId/a-p-doc?_adf.ctrl-state=rlrr5xie_u_4&_afLoop=217533345548521, accessed June 12, 2020.

and projects required to fulfill the City Charter mandate of delivering reliable electric power to the City.

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. The 2017 IRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.³

2.2.2. Natural Gas

The *2018 California Gas Report*³ presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of 0.5 percent per year from 2018 to 2035. The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in all other market segments: residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 1.4 percent over the same period mentioned above. Demand in the commercial and industrial markets are expected to decline at an annual rate of 0.2 percent. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power. However, overall gas demand for electric generation is expected to decline at 1.4 percent per year for the next 17 years due to more efficient electrical power plants, statewide efforts to minimize greenhouse gas (GHG) emissions through aggressive programs pursuing demand-side reductions, and the acquisition of preferred power generation resources that produce little or no carbon emissions.

2.3.3 Natural Gas and Electricity Legislation

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as SB 350, requires the amount of electricity generated and sold to retail customers per year from

³ California Gas and Electric Utilities, 2018 California Gas Report, 2018.

eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for-performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change and deliver cost-effective savings for ratepayers. The Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.⁴ Last, California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030.⁵

3. EXISTING CONDITION

The Project Site currently consists of a 16,932 square-foot one-story commercial building, a 4,446 square-foot one-story commercial building, a 4,883 square-foot two-story office building, and surface parking. The existing buildings on the Project Site would be demolished and, as discussed below, there is currently minimal regular water use and electrical use at the Project Site in comparison to the Project.

3.1.1. WATER

LADWP is responsible for providing water supply to the City while complying with County, State, and Federal regulations.

3.1.2. REGIONAL

Primary sources of water for the LADWP service area are the Los Angeles Aqueduct (LAA), State Water Project (supplied by MWD) and local groundwater. The LAA has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the LAA has been limited due to environmental concerns, and the City's water supply relied heavily (average of 57% in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been a reliable water source, providing an average of 12% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City's recycled water supply is

⁴ C.A. Legislative Assembly, SB 32, 2015-2016.

⁵ C.A. Legislative Assembly, SB 32, 2015-2016.

limited to specific projects within the City at this time.⁶

3.1.3. LOCAL

EXISTING WATER INFRASTRUCTURE

The LADWP maintains water infrastructure to the Project Site. The following information is based on water service maps provided by LADWP:

- **Sunset Boulevard:** There are two water lines in Sunset Boulevard between Wilcox Avenue and Cole Place. The northerly line is 30-inches and the southerly line is 8-inches.
- **Wilcox Avenue:** There is an 8-inch line between Sunset Boulevard and De Longpre Avenue.
- **Cole Place:** There is a 4-inch line between Sunset Boulevard and De Longpre Avenue.
- **De Longpre Avenue:** There is a 12-inch line between Wilcox Avenue and Cole Place.

EXISTING FIRE INFRASTRUCTURE

Based on information provided on the City's NavigateLA website, there are several existing fire hydrants in the immediate vicinity of the Project Site. The locations of the fire hydrants are described below:

- **Sunset Boulevard:** There are four hydrants located along Sunset Boulevard. There are two at the intersection of Sunset Boulevard and Wilcox Avenue, one at the intersection of Sunset Boulevard and Cole Place, and one at the corner of Sunset Boulevard and Cahuenga Boulevard.
- **De Longpre Avenue:** There are two hydrants located along De Longpre Avenue. There is one at the intersection of De Longpre Avenue and Cahuenga Boulevard and one at the intersection of De Longpre Avenue and Wilcox Avenue.

The domestic water generation estimate has been prepared based on the City's Bureau of Sanitation (LASAN) sewerage generation factors and is summarized in Table 1 below.

⁶ LADWP, 2015 Urban Water Management Plan, October 2016.

Table 1 – Estimated Existing Water Generation		
Land Use	Units	Total Water Generation (gpd) ^(b)
Existing Budlings ^(a)	26,261 sf	804
Total Existing		804
^(a) This area includes an existing one-story 16,932 sf commercial building at the intersection of Sunset Boulevard and Wilcox Avenue, an existing one-story 4,446 sf commercial building along the east side of Wilcox Avenue, and an existing two-story 4,883 sf office building at the corner of Delongpre Avenue and Cole Place. ^(b) This water generation quaintly is obtained from the WSA based on previous billing records provided by LADWP (see Exhibit 8 for additional details).		

3.2. ENERGY

3.2.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations.

3.2.1.1. REGIONAL

LADWP's Power system is the nation's largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.4 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 7,460 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,800 miles of overhead distribution lines and 3,597 miles of underground distribution cables.⁷

3.2.1.2. LOCAL

Based on available substructure maps from the City's Bureau of Engineering's online Navigate LA database, the Project Site receives electric power service from LADWP via existing underground conduits and overhead lines from Sunset Boulevard, Wilcox Avenue and Cole Place.

3.2.2. NATURAL GAS

⁷ LADWP, 2015 Power Integrated Resource Plan, December 2015.

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.2.2.1. REGIONAL

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas's natural gas system is the nation's largest natural gas distribution utility and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.⁸

3.2.2.1. LOCAL

Based on substructure maps provided by the City, the Project Site receives natural gas service via existing underground conduits from Sunset Boulevard and Cole Place from SoCalGas.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

The City considers the questions listed in Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) as significant thresholds for CEQA compliance regarding impact on water. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which 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 considers the following criteria from the CEQA Thresholds Guide (2006 *L.A. CEQA Thresholds Guide*) with regard to impacts on water:

- The total estimated water demand for the project;

⁸ California Gas and Electric Utilities, 2018 California Gas Report, 2018.

- 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. ENERGY

The City considers the questions listed in Appendix G of the CEQA Guidelines as significant thresholds for CEQA compliance regarding impact on wastewater. These questions are as follows:

Would the Project:

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

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following criteria from the CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) with regard to impacts on electricity and natural gas infrastructure:

- 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

Based on these factors the Project would have a significant impact if it would result in an increase in demand for electricity or natural gas that exceeds available distribution infrastructure capabilities.

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

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
- 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.

The existing and proposed water demand is based upon available site and occupancy information and 100 percent of the BOS sewerage generation factors. 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 2 for the results of the Information of Fire Flow Availability Request (IFFAR).

5.2. 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
- 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

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 SoCalGas to determine the availability of sufficient energy resources to supply the Project's demand. See Exhibits 6 and 7 for response letters.

6. PROJECT IMPACTS

6.1 CONSTRUCTION

6.1.1. WATER

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). The existing water demand at the Project Site is estimated to be approximately 2,245 gpd. The construction water demand would therefore be anticipated to be less than the existing water demand which is currently accommodated by the existing infrastructure. Furthermore, the estimated construction-period demand is significantly less than the Project's estimated operational demand, which is described below, and can be accommodated by the existing infrastructure. Therefore, it

is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. The potential impacts on water use and associated infrastructure due to construction activity would be less than significant.

The Project will require construction of new, on-site water distribution lines to serve the new buildings. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service.

Additionally, a Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required water infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

6.1.2. ENERGY

Electrical power would be consumed to construct the new buildings and facilities of the Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand would be supplied from existing electrical services within the Project 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.

No natural gas usage is expected to occur during construction at the Project Site as equipment that requires gas would be fueled at a separate location. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City requirements, which are expected to and would in fact mitigate impact to existing energy systems and adjacent properties. To mitigate any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. WATER

INFRASTRUCTURE CAPACITY

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

LADWP 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 fire hydrant flow needs based on existing infrastructure. See Exhibit 2 for the results of the Information of Fire Flow Availability Request (IFFAR).

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether they can meet the project needs based on existing infrastructure. See Exhibit 3 for the results of the Service Advisory Request (SAR).

FIRE WATER DEMAND

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, and as determined by the Los Angeles Fire Department (LAFD), the Project falls within the Commercial Regional Center Neighborhood category; therefore, the required fire flow for the project is 6,000-9,000 gallons per minute (gpm) from four to six hydrants running simultaneously. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The completed IFFAR, attached as Exhibit 2, shows six nearby hydrants in the vicinity of the Project Site flowing simultaneously for a combined 9,000 gpm. As shown by the IFFAR, the Project Site has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC.

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

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

chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems is necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project will incorporate a fire sprinkler suppression system to reduce the public hydrant demands, which will be subject to LAFD review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference the National Fire Protection Association (NFPA) 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, two SARs were submitted to LADWP in order to determine if the existing public water infrastructure could meet the demands of the Project. The approved SARs can be found in Exhibit 3 and the results are summarized below.

- The SAR for the domestic and fire water service connection on Wilcox Avenue shows that a static pressure of 77 pounds per square inch (psi) and a flow of up to 2,500 gpm can be delivered with a residual pressure of 76 psi.
- The SAR for the redundant domestic and fire water service connection on Sunset Boulevard shows that a static pressure of 77 psi and a flow of up to 2,500 gpm can be delivered with a residual pressure of 76 psi.

The SARs show that the fire and domestic water demands of the Project can be accommodated and the 20 psi requirement for the surrounding public hydrants is exceeded.

DOMESTIC WATER DEMAND

The Project water consumption estimates are based on the WSA prepared and approved by LADWP (see Exhibit 8 for WSA water demand table). LADWP based the WSA water demand on 100 percent of the LASAN sewerage generation factors for the Project's various uses. Note that the DWP building that is proposed on the southern portion of the Project Site will not require any domestic water demands.

Table 1 – Estimated Proposed Water Demand^(a)

Land Use	Units	Generation Rate (gpd/unit) ^(b)	Base Demand (gpd)	Required Ordinances Water Savings ^(c)	Proposed Water Demand (gpd)
Office Building ^(d)	431,032 sf	0.12	51,724		
Restaurant: Full Service	530 seats	30/seat	15,900		
Base Demand Adjustments ^(f)			1,057		
Proposed Subtotal			68,681	5,849	62,832
Landscaping ^(g)	8,693 sf		860	444	416
Covered Parking ^(h)	379,602 sf	0.02	250		250
Cooling Tower Total ⁽ⁱ⁾	1,500 ton	21.06	31,590	6,318	25,272
Proposed Subtotal			101,381	12,611	88,770
Less Existing to be Removed Total					-804
Less Additional Conservation^(j)					-445
Net Additional Water Demand					87,521

(a) The water demand estimate is based on the WSA Table (see Exhibit 8 for reference).

(b) The indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available <http://www.lacitysan.org/fmd/pdf/sfcfeerates.pdf>.

(c) The proposed development land uses will conform to the City of Los Angeles Ordinance No. 186488, 184248, 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code.

(d) Office area includes 5,336 SF of Lobby space that serves the office area.

(e) The water demand estimate is based on the WSA Table (see Exhibit 8 for reference).

(f) Base Demand Adjustments is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.

(g) Landscaping water use is estimated per California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

(h) Auto parking water uses are based on the City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

(i) Assumed to operate 12 hours/day, 7 days/week and 55% of chiller capacity.

(j) Water conservation due to additional conservations commitments agreed by the Applicant. See table 2 in the WSA.

6.2.2. ENERGY

ELECTRICITY

A will serve letter was sent to LADWP to determine if there is sufficient electrical capacity to serve the Project. Based on the response from LADWP (see Exhibit 5), electrical service is available and can be served to the Project.

The Project will increase electricity consumption. Based upon the Estimated Proposed Electrical Loads prepared by AMA Consulting Engineers, P.C (see Exhibit 7), the estimated electrical load is 11,450 kilo-volt-ampere (kVa) for the building and the emergency electrical demand is 1,873 kVa.

NATURAL GAS

A will serve letter was sent to the Southern California Gas Company (SoCal Gas) to determine if there is sufficient capacity to serve the Project. Based on the response from the SoCal Gas (see Exhibit 6), gas service is available and can be served to the Project.

The Project will increase the demand for natural gas resources. Based on the proposed use, the estimated natural gas loads are 5,500 cubic feet per hour (CFH). See Estimated Proposed Utility Matrix by AMA Consulting Engineers, P.C. (Exhibit 4).

6.3. CUMULATIVE IMPACTS

6.3.1. WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of SB 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of SB 610 tend to be larger projects that may or may not have been included within the growth projections of the 2015 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City 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.

For the Project, the water demand is approximately 87,521 gpd. The 2015 UWMP has estimated a water demand of 475 mgd by the year 2025, which means the Project would account for approximately 0.02% percent of the total daily demand. 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 supply would be less than significant.

6.2.2. 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. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during Project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its net energy for load in the 2024-2025 fiscal year (the Project buildout year) will be 23,286 GWhr of electricity.⁹ Based on the Project's estimated net new electrical consumption of 0.05 GWhr, as a peak rate occurring 8 hours per day (see Exhibit 7), and LADWP's forecast of 23,286 GWhr, the Project would account for less than 1 percent of LADWP's projected net energy load 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,

⁹ LADWP, 2017 Power Integrated Resource Plan, Appendix A, Table A-1.

the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 IRP, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the IRP incorporates the estimated electricity requirement for the Project. The IRP takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be 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 SoCalGas' 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 availability within SoCalGas' planning area will be approximately 2,456 million cubic feet/day in 2025.¹⁰ Based on the Project's estimated net new daily natural gas consumption of 0.13 million cubic feet per day (see Exhibit 4 for proposed gas loads), and SoCalGas' projected 2,456 million cubic feet capacity in 2025, the Project would account for less than 1 percent of SoCalGas 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 SoCalGas occur as needed. It is expected that

¹⁰ California Gas and Electric Utilities, 2018 California Gas Report, p. 97.

SoCalGas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

7. CONCLUSION

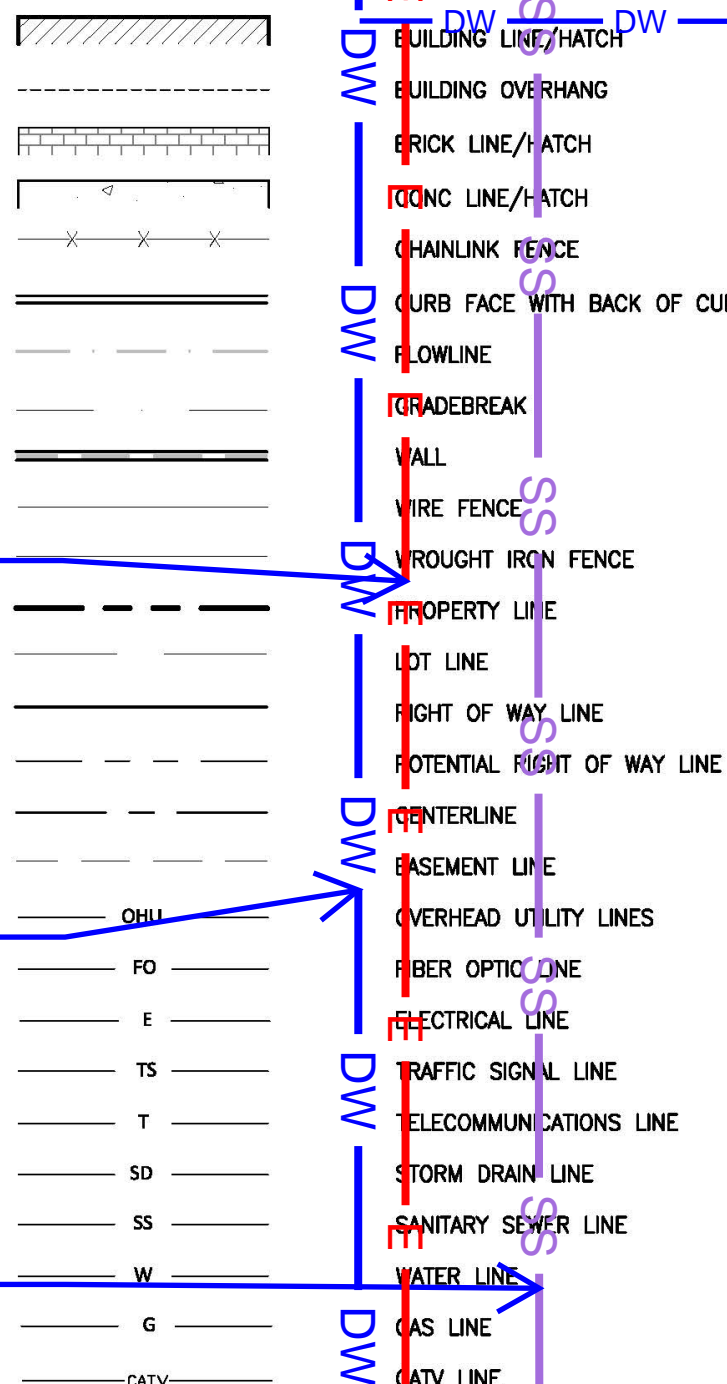
Based on the analysis contained in this report, the existing municipal water and energy infrastructure is adequate to meet the demand of the Project. The results from the IFFAR and the SARs completed by LADWP show that the existing water infrastructure is adequate to meet the water demand of the Project. The will serve letter from LADWP shows that the existing electrical infrastructure is sufficient to meet the electrical demand of the Project. The will serve letter from SoCal Gas shows that the existing gas infrastructure is sufficient to meet the gas demand of the Project.

Therefore, the existing municipal water, gas, and energy infrastructure has sufficient capacity to accommodate the Project and no improvements will be required.

EXHIBIT 1

ALTA/NSPS LAND TITLE SURVEY

LINETYPES



ABBREVIATIONS

AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
APR	APRON	P	PROPERTY LINE
ARV	AIR VENT	PCL	PARCEL
ASPH	ASPHALT	PWFB	PUBLIC WORKS FIELD BOOK (LA COUNTY)
AD	AREA DRAIN	R/W	RIGHT-OF-WAY
BFP	BACK FLOW PREVENTER	RCF	REINFORCED CONCRETE
BL	BOLLARD	RET WALL	RETAINING WALL (CONCRETE)
BW	BACK OF WALK	SCD	SEWER CLEANOUT
C	CENTERLINE	SD	STORM DRAIN
CATV	CABLE TV	SDMH	STORM DRAIN MANHOLE
CD	CURB DRAIN	SLPB	STREET LIGHT PULLBOX
CB	CATCH BASIN	SS	SANITARY SEWER
CBW	CONCRETE BLOCK WALL	SSMH	SANITARY SEWER MANHOLE
CLF	CHAIN LINK FENCE	SSM	STANDARD SURVEY MONUMENT WELL
CMP	CORRUGATED METAL PIPE	SWK	SIDEWALK
COL	COLUMN	TO	TOP OF CURB
COM	COMMUNICATIONS	TO S	TOP OF SLOPE
CONC.	CONCRETE	TOE	TOE OF SLOPE
D/W	DRIVEWAY APRON	TE	TRASH ENCLOSURE
DI	DROP INLET	TR	TR
EG	EDGE OF GUTTER	TG	TOP OF GRADE
ELEV	ELEVATION	TRW	TREE WELL
ELS	ELECTRICAL	TS	TRAFFIC SIGNAL
ELP	ELECTRICAL PANEL	TSCB	TRAFFIC SIGNAL CABINET
ELV	ELECTRICAL VAULT	TB	TYPICAL
ESC	METRO ESCAPE ACCESS PORTAL	UNK	UNKNOWN
FDC	FIRE DEPARTMENT CONNECTION	VCP	VITRIFIED CLAY PIPE
FF	FINISHED FLOOR	VL	VAULT
FL	FLOW LINE	WIF	WROUGHT IRON FENCE
FS	FINISHED SURFACE	WL	WALL
GB	GRADE BREAK	WV	WATER VALVE
GI MH	GREASE INTERCEPTOR MANHOLE	W	WOOD
HCR	HANDICAP RAMP	WDF	WOOD FENCE
INV	INVERT OF PIPE	XMR	TRANSFORMER
JB	JUNCTION BOX	N'LY	NORTHERLY
LACs	LOS ANGELES COUNTY LANDSCAPE AREA	S'LY	SOUTHERLY
LIP	LIP OF GUTTER	E'LY	EASTERLY
MH	MANHOLE	W'LY	WESTERLY
NS	NEWSPAPER STAND	NW'LY	NORTHWESTERLY
		SE'LY	SOUTHEASTERLY
		SW'LY	SOUTHWESTERLY

LEGEND

AERIAL TARGET	ELECTRIC CABINET	GAS MANHOLE	TRAFFIC SIGNAL
AIR RELEASE VALVE	ELECTRIC MANHOLE	GAS VALVE	TREE
AREA DRAIN (SQUARE)	ELECTRIC METER	GAS METER	UNIDENTIFIED PULLBOX
AREA DRAIN (CIRCLE)	UTILITY POLE	GUY WIRE	UNIDENTIFIED CABINET
BACKFLOW PREVENTER	ELECTRIC PULLBOX	GREASE INTERCEPTOR	UNIDENTIFIED CLEAN OUT
BOLLARD	ROOF DRAIN	IRRIGATION CONTROL BOX	UNIDENTIFIED MANHOLE
BENCHMARK	SEWER CLEAN OUT	IRRIGATION CONTROL VALVE	UNIDENTIFIED CONTROL VALVE
BLOW-OFF VALVE	SEWER MANHOLE	AREA LIGHT	VENT
CURB DRAIN	HANDICAP PARKING	MAILBOX	WATER MANHOLE
CONTROL POINT	SIGN	MONITORING WELL	WATER METER
CABLE TV PULLBOX	SPRINKLER	PALM	WATER VALVE
COMMUNICATIONS PULLBOX	STORM DRAIN MANHOLE	PARKING METER	RISE
ELECTRONIC TEST STATION	STREET LIGHT	POST INDICATOR VALVE	DETECTOR CHECK VALVE
FIRE DEPARTMENT CONNECTION	STREET LIGHT PULLBOX		DRINKING FOUNTAIN
FIRE HYDRANT	TELEPHONE BOX		
FLAG POLE	TELEPHONE CABINET		
FIBER OPTIC PULLBOX	TELEPHONE MANHOLE		
GROUND LIGHT	TRAFFIC PULLBOX		
	TRAFFIC SIGNAL CABINET		

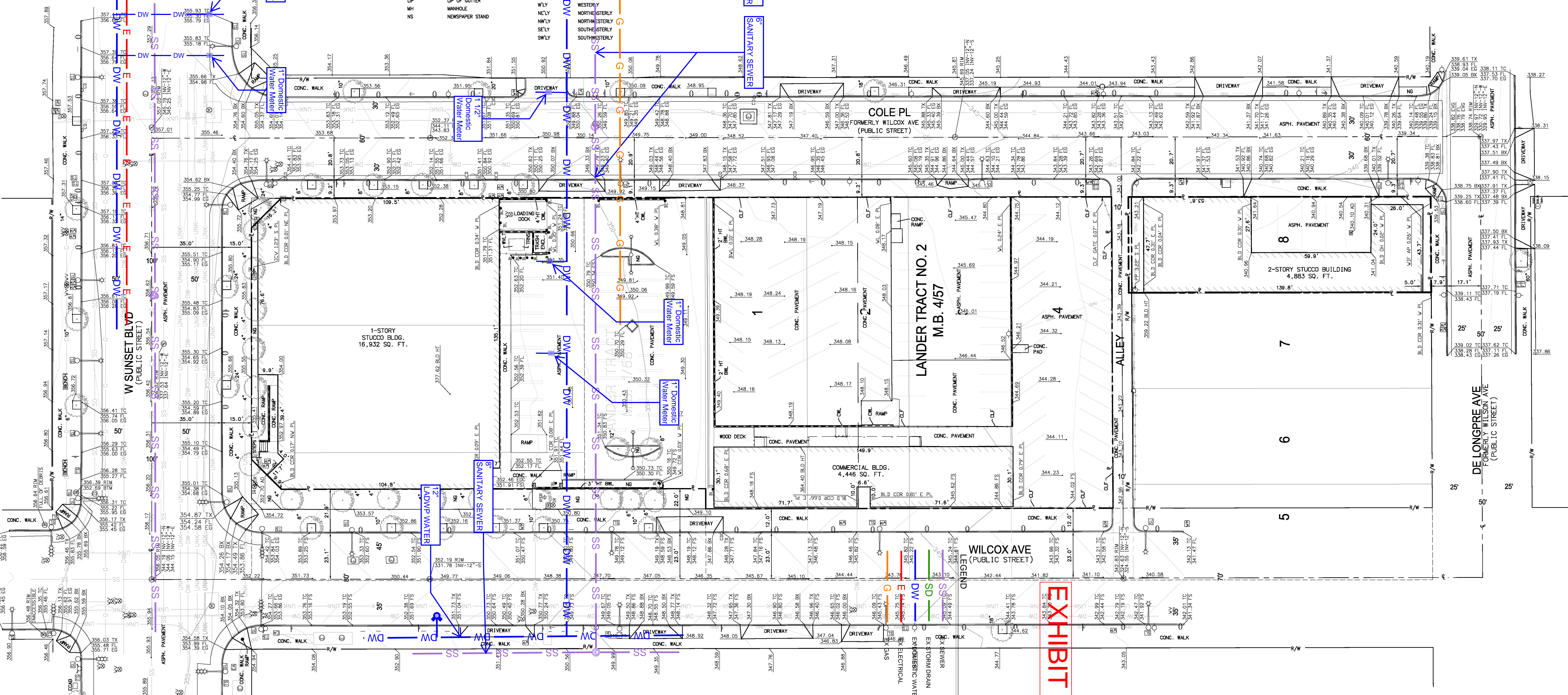
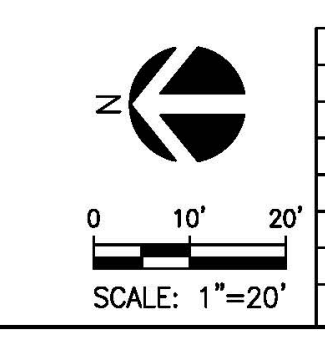


EXHIBIT 1



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

PROJECT # 1900898

DATE PREPARED 01/27/2020

DRAWN BY DB/FCBN

CHECKED BY CJ

6450 SUNSET BLVD

PREPARED FOR:

MICHAEL GARGANO

ARGENT VENTURES

561 FIFTH AVENUE, 34TH FLOOR

NEW YORK, NY 10119

kpff

700 FLOWER ST., Suite 2100

Los Angeles, CA 90017

D: 213.418.0201

F: 213.266.5204

www.kpff.com

SHEET 2 OF 2

EXHIBIT 2



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: _____

LAFD Fire Flow Requirement: 9,000 GPM-(6 Hydrants)

LAFD Signature: _____

Date Signed: _____

Applicant: Connor Kennedy
Company Name: KPFF Consulting Engineers
Address: 700 S Flower Street, Suite 2100, Los Angeles 90017
Telephone: (213) 418-0201
Email Address: connor.kennedy@kpff.com

	F-35939	F-41877	F-35964
Location:	Northwest corner of Sunset Blvd. and Wilcox Ave.	Southwest corner of Sunset Blvd. and Wilcox Ave.	Southwest Corner of Sunset Blvd. and Cole Place
Distance from Nearest Pipe Location (feet):	36'	17'	16'
Hydrant Size:	4D	2 1/2 X 4D	4D
Water Main Size (in):	30	8	8
Static Pressure (psi):	101 Hi / 77 Lo	103 Hi / 79 Lo	102 Hi / 79 Lo
Residual Pressure (psi):	77	79	79
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. 020200423001

This is the first of 2 requests for a new project located at 6450 Sunset Blvd. Los Angeles, CA 90028

Six fire hydrants flowing 1500gpm each simultaneously can provide total of 9000 gpm.

Water Purveyor: Los Angeles Department of Water & Power

Date: 5/7/20

Signature: _____

Title: CE Associate

Requests must be made by submitting this completed application, along with a \$235.00 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

RECEIVED/WDE

APR 22 2020

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

6/1/20



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: _____

LAFD Fire Flow Requirement: 9,000 GPM-(6 Hydrants)

LAFD Signature: _____

Date Signed: _____

Applicant: Connor Kennedy
Company Name: KPFF Consulting Engineers
Address: 700 S Flower Street, Suite 2100, Los Angeles 90017
Telephone: (213) 418-0201
Email Address: connor.kennedy@kpff.com

	F-47878 ^{F-41878}	F-35740	F-35734
Location:	Southwest corner of Sunset Blvd. and N Cahuenga Blvd.	Northwest corner of N Cahuenga Blvd. and De Longpre Ave.	Northeast corner of Wilcox Ave. and De Longpre Ave.
Distance from Nearest Pipe Location (feet):	20'	20'	13'
Hydrant Size:	2 1/2 X 4D	4D	2 1/2 X 4D
Water Main Size (in):	12	12	12
Static Pressure (psi):	101 Hi / 78 Lo	108 Hi / 84 Lo	109 Hi / 84 Lo
Residual Pressure (psi):	78	84	84
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20200423001

This is the 2nd of 2 requests for a new project located at 6450 Sunset Blvd. Los Angeles, CA 90028

Six fire hydrants flowing 1500gpm each simultaneously can provide total of 9000gpm

Water Purveyor: Los Angeles Department of Water & Power

Date: 5/7/20

Signature: 

Title: CE Associate

Requests must be made by submitting this completed application, along with a \$235.00 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

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

EXHIBIT 3

SAR NUMBER 84928

Fire Service Pressure Flow Report

SERVICE NUMBER **634094**

For: **6450 SUNSET BLVD** Approved Date: **4-27-2020**

Proposed Service **8 INCH** off of the

8 inch main in **SUNSET BLVD** on the **SOUTH** side approximately

114 feet **EAST** of **EAST** of **WILCOX AVE** The System maximum pressure is

102 psi based on street curb elevation of **355** 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**

[illegible]

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

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

Notes: With combined simultaneous flow of 400 gpm. OK to sell combo.

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

This SAR is valid for one year from 04-27-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

MATTHEW GONZALEZ

Prepared by

MATTHEW GONZALEZ

Approved by

148-186

Water Service Map

SAR NUMBER 84810

Fire Service Pressure Flow Report

SERVICE NUMBER 634077

For: 6450 W SUNSET BLVD Approved Date: **4-22-2020**

Proposed Service 8 INCH off of the

8 inch main in WILCOX AVE on the EAST side approximately

220 feet SOUTH of SOUTH of SUNSET BLVD The System maximum pressure is

102 psi based on street curb elevation of 355 feet above sea level at this location.

The distance from the DWP street main to the property line is **63** feet

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

[illegible]

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

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

Notes: With combined simultaneous flow of 400 GPM. OK to sell combo

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

This SAR is valid for one year from 04-22-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

EXHIBIT 4

EXHIBIT 4

AMA # 7S43-01-001- Seward Partners @ Sunset + Wilcox - Feasibility Study		
System	Sizing Assumptions	Utility Size
Domestic Water	<p>Based upon initial programming requirements the following has been determined for the sizing of the Domestic Water service for the Office Building:</p> <p>Domestic Water Supply Fixture Units = 1303.5 WSFU WSFU for Kitchen Load = 225 WSFU Total WSFU's for Building = 1528.5 WSFU = 275 GPM Irrigation Demand (approximate) = 25 GPM</p> <p>Total Gallons per Minute Demand for building = 300</p>	<p>300 Gallons per Minute (2) 4" Domestic Water Mains from (2) Independent Street Mains to provide Redundancy</p>
Fire Protection Water	<p>The Fire Protection Water supply Sizing is based upon the following:</p> <p>Building Classification = Ordinary Hazard 1 Quantity of Fire Standpipe Risers = 3 (500 for the first and 250 for each one after, up to 1000) Gallons per Minute Required for System = 1000 Storage time for Building Classification = 60 minutes</p> <p>Storage Capacity Required for Fire Protection = 60,000 Gallons</p>	<p>(2) 8" Fire Service Mains from Independent Streets</p> <p>Secondary On-Site Water Supply Tank 60,000 Gallons Required.</p>
Sanitary Sewer	<p>Based upon initial programming requirements the following has been determined for the sizing of the Sanitary House Sewer for the Office Building:</p> <p>Total Drainage Fixture Units = 1890 DFU Grease Waste from Kitchen = 172 Total possible DFU's = 2062 Total GPM of Sanitary Waste = 1031</p>	<p>8"</p>
Storm Water Sewer	<p>Based upon initial programming requirements the following has been determined for the sizing of the Storm Water System for the Office Building:</p> <p>2" per Hour of Rainfall Rate per Square Foot 0.021 Gallons Per Minute / Square Foot Total Roof Areas of Building = 58,305 Square Feet</p> <p>Total GPM of Storm Water = 1,225</p>	<p>12" Storm System Management System to be coordinated with the Site Civil Engineer</p>
Natural Gas	<p>Based upon initial programming requirements the following has been determined for the sizing of the Natural Gas System for the site:</p> <p>(4) Gas Meters Required as follows (1) Building Meter for BBQ's and Fire Pits - 1,000 CFH (1) Future Restaraunt Kitchen - 1,500 CFH (1) Future Restaraunt Kitchen - 1,500 CFH (1) Future Restaraunt Kitchen - 1,500 CFH</p> <p>Total Gas Demand = 5,500 CFH</p>	<p>Preliminary Gas Service Size 1 1/2" Medium Pressure from SoCal Gas Sizing of Natural Gas System Sizing dependent upon location of equipment, length of piping and pressure requirements</p>
Domestic Hot Water	<p>Domestic hot water will be generated by small, commercial type electric, storage tank type Water Heaters located at the Janitors Closets, these heaters will be located on Levels 5, 7, 9, 11, and 13.</p>	<p>AO Smith Model DRE-10-3 10 Gallon Heater, 3 kW</p>

EXHIBIT 5



CUSTOMERS FIRST

EXHIBIT 5

Eric Garcetti, Mayor

Board of Commissioners

Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Nicole Neeman Brady

Susana Reyes

Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

March 5, 2020

Mr. Connor Kennedy
kpff
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017

Subject: 6450 Sunset Blvd

Dear Mr. Kennedy:

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 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 (213) 367-4290.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R M Jaramillo', is written over a faint, larger signature.

RALPH M. JARAMILLO
Engineer of Customer Station Design

RMJ:sl

C/enc:
ENGR: Mr. Ralph Jaramillo
FileNet

EXHIBIT 6

EXHIBIT 6



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

March 17, 2020

KPFF
700 South Flower Street Suite 2100
Los Angeles, ca 90017
Attn: Connor Kennedy

Subject: Will Serve - 6450 S Sunset, Los Angeles CA

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Jason Sum". The signature is written in a cursive, flowing style.

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ

EXHIBIT 7

EXHIBIT 7

5/4/2020

amaconsulting
engineers, p.c.

Sunset + Wilcox Estimated Load Summary

BUILDING SPACE	AREA (sf)	UTILITY				GENERATOR			
		POWER		LIGHTING		POWER		LIGHTING	
		kVA/sf	kVA	kVA/sf	kVA	kVA/sf	kVA	kVA/sf	kVA
Office									
Level 13	31,441	7.0	220.09	1.00	31.44	1.0	31.44	0.50	15.72
Level 12	31,002	7.0	217.01	1.00	31.00	1.0	31.00	0.50	15.50
Level 11	35,380	7.0	247.66	1.00	35.38	1.0	35.38	0.50	17.69
Level 10	35,938	7.0	251.57	1.00	35.94	1.0	35.94	0.50	17.97
Level 9	37,160	7.0	260.12	1.00	37.16	1.0	37.16	0.50	18.58
Level 8	37,799	7.0	264.59	1.00	37.80	1.0	37.80	0.50	18.90
Level 7	38,764	7.0	271.35	1.00	38.76	1.0	38.76	0.50	19.38
Level 6	38,607	7.0	270.25	1.00	38.61	1.0	38.61	0.50	19.30
Level 5	59,814	7.0	418.70	1.00	59.81	1.0	59.81	0.50	29.91
Level 4	60,623	7.0	424.36	1.00	60.62	1.0	60.62	0.50	30.31
Ground	14,641	7.0	102.49	1.00	14.64	1.0	14.64	0.50	7.32
Roof									
Roof lighting	32,152	0.0	0.00	0.50	16				
SUBTOTAL	421,169		2,948		437		421		211
Retail									
Ground	12,386	10.00	123.86	2.00	24.77	1.0	12.39	0.50	6.19
SUBTOTAL	12,386		124		25		12		6
Parking									
Level 3	62,210	0.5	31.11	0.90	55.99	0.0	0.00	0.50	31.11
Level 2	62,210	0.5	31.11	0.90	55.99	0.0	0.00	0.50	31.11
Level 1M	22,187	0.5	11.09	0.90	19.97	0.0	0.00	0.50	11.09
Ground	33,327	0.5	16.66	0.90	29.99	0.0	0.00	0.50	16.66
Level B1	64,239	0.5	32.12	0.90	57.82	0.0	0.00	0.50	32.12
Level B2	65,858	0.5	32.93	0.90	59.27	0.0	0.00	0.50	32.93
Level B3	65,858	0.5	32.93	0.90	59.27	0.0	0.00	0.50	32.93
SUBTOTAL	375,889		187.94		338.30		0.00		187.94
TOTAL	809,444		3,259.99		800.32		433.56		404.72
Bulk Loads									
Elevtors (x12)	360 kVA					360 kVA			
Central Plant (550,000SF @ 350 SF/ton @ 1.25kW per ton)	2,000 kVA								
AHUs	400 kVA								
Heating Plant (All Electric)	1,000 kVA								
Exterior Patios & Plaza (Lighting)	40 kVA					15 kVA			
Exterior Plaza (Event Power)	300 kVA								
Stair Pressurization	200 kVA					200 kVA			
Garage Fans	200 kVA					200 kVA			
Plumbing	110 kVA					60 kVA			
Fire Pump	200 kVA					200 kVA			
EV (30% of 1200 spots @ 7kw)	2,520 kVA					0 kVA			
Trash Compactor	60 kVA					0 kVA			
SUB-TOTAL	7,390 kVA					1,035 kVA			
GRAND TOTAL	11,450 kVA		1,589 A@4160V, 3Ø			1,873 kVA		2,253 A@480V, 3Ø	

EXHIBIT 7

6/3/2020

amaconsulting
engineers, p.c.

Sunset + Wilcox

Estimated KWH Load Summary

BUILDING SPACE	AREA (sf)	UTILITY										
		POWER					LIGHTING					BLDG
		kVA/sf	kVA	DEMAND %	HRS/DAY	KWH	kVA/sf	kVA	DEMAND %	HRS/DAY	KWH	KWH
Office												
Level 13	31,441	7.0	220	70	8	1,232	1	31	100	6	189	1,421
Level 12	31,002	7.0	217	70	8	1,215	1	31	100	6	186	1,401
Level 11	35,380	7.0	248	70	8	1,387	1	35	100	6	212	1,599
Level 10	35,938	7.0	252	70	8	1,409	1	36	100	6	216	1,624
Level 9	37,160	7.0	260	70	8	1,457	1	37	100	6	223	1,680
Level 8	37,799	7.0	265	70	8	1,482	1	38	100	6	227	1,709
Level 7	38,764	7.0	271	70	8	1,520	1	39	100	6	233	1,752
Level 6	38,607	7.0	270	70	8	1,513	1	39	100	6	232	1,745
Level 5	59,814	7.0	419	70	8	2,345	1	60	100	6	359	2,704
Level 4	60,623	7.0	424	70	8	2,376	1	61	100	6	364	2,740
Ground	14,641	7.0	102	70	8	574	1	15	100	12	176	2,108
Roof												
Roof lighting	32,152	0.0	0				1	16	100	8	129	129
SUBTOTAL	421,169					16,510					2,743	20,612
Retail												
Ground	12,386	10	124	70	8	694	2	25	100	10	248	1,070
SUBTOTAL	12,386					694					248	1,070
Parking												
Level 3	62,210	0.5	31	70	8	174	1	56	100	8	448	627
Level 2	62,210	0.5	31	70	8	174	1	56	100	8	448	627
Level 1M	22,187	0.5	11	70	8	62	1	20	100	8	160	224
Ground	33,327	0.5	17	70	8	93	1	30	100	8	240	336
Level B1	64,239	0.5	32	70	8	180	1	58	100	8	463	648
Level B2	65,858	0.5	33	70	8	184	1	59	100	8	474	664
Level B3	65,858	0.5	33	70	8	184	1	59	100	8	474	664
SUBTOTAL	375,889					1,052					2,706	3,789
TOTAL	809,444					18,256					5,698	25,471
Bulk Loads												
Elevtors (x12)	360 kVA								60	8	1,728	
Central Plant (550,000SF @ 350 SF/ton @ 1.25kW/ ton)	2,000 kVA								60	8	9,600	
AHUs	400 kVA								60	8	1,920	
Heating Plant (All Electric)	1,000 kVA								30	8	2,400	
Exterior Patios & Plaza (Lighting)	40 kVA								100	8	320	
Exterior Plaza (Event Power)	300 kVA								20	8	480	
Stair Pressurization	200 kVA								0	8	0	
Garage Fans	200 kVA								100	8	1,600	
Plumbing	110 kVA								0	8	0	
Fire Pump	200 kVA								0	8	0	
EV (30% of 1200 spots @ 7kw)	2,520 kVA								30	8	6,048	
Trash Compactor	60 kVA								10	8	48	
SUB-TOTAL	7,390 kVA										24,144	
GRAND TOTAL	7,390 kVA											49,615

EXHIBIT 8



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

EXHIBIT 8

BOARD LETTER APPROVAL

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

RICHARD F. HARASICK
Senior Assistant General Manager
Water System

A handwritten signature in blue ink, appearing to read "M. Adams", written over a horizontal line.

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE: July 14, 2021

SUBJECT: Water Supply Assessment – Sunset and Wilcox Project

SUMMARY

The Water Supply Assessment (WSA) is for the Sunset and Wilcox Project (Project) located within the City of Los Angeles (City). LADWP staff determined the net additional water demand for the Project is 98 acre-feet per year (AFY) and has concluded that this additional water demand can be accommodated by the City's water supply. The Project's base water demand was further reduced by 14 AFY through implementation of the conservation ordinance and code requirements and an additional 1 AFY through the project implementing additional voluntary conservation measures. The WSA will meet the requirements of California Water Code Sections 10910-10915. The governing body of each public water system is required to decide on WSAs for major projects.

City Council approval is not required.

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners adopt the attached Resolution authorizing the WSA for the Project.

ALTERNATIVES CONSIDERED

LADWP is required by state law, as set forth in California Water Code Sections 10910-10915, to prepare this WSA for the Project. There are no other alternatives.

TABLE I
Sunset and Wilcox Project
Calculated Total Additional Water Demand

Existing Use to be Removed ¹	Quantity	Unit	Water Use Factor ³ (gpd/unit)			Existing Water Use to be Removed	
						(gpd)	(afy)
Existing buildings	26,261	sf				804	
Existing to be Removed Total²						804	0.90
Proposed Use ¹	Quantity	Unit	Water Use Factor ³ (gpd/unit)	Base Demand (gpd)	Required Ordinances Water Savings ⁴ (gpd)	Proposed Water Demand	
						(gpd)	(afy)
Restaurant	530	seat	30	15,900			
Office	431,032	sf	0.12	51,724			
Base Demand Adjustment ⁵				1,057			
Commercial Total				68,681	5,849	62,832	70.39
Landscaping⁶	8,693	sf		860	444	416	0.47
Covered Parking⁷	379,602	sf	0.02	250	0	250	0.28
Cooling Tower Total⁸	1,500	ton	21.06	31,590	6,318	25,272	28.31
Proposed Subtotal				101,381	12,611	88,770	99.45
Less Existing to be Removed Total						-804	-0.90
Less Additional Conservation ⁹						-445	-0.50
Net Additional Water Demand						87,521 gpd	98 afy

¹ Provided by City of Los Angeles Department of City Planning in the Request for Water Supply Assessment letter and Scope Confirmation e-mail. See Appendix A. Proposed Uses that do not have additional water demands are not shown here.

² The existing water demand is based on the LADWP billing data.

³ Proposed indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table.

⁴ The proposed development land uses will conform to City of Los Angeles Ordinance No. 186488, 184248, 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code.

⁵ Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.

⁶ Landscaping water use is estimated per California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

⁷ Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

⁸ Assumed to operate 12 hours/day, 7 days/week and 55% of chiller capacity.

⁹ Water conservation due to additional conservation commitments agreed by the Applicant. See Table II.

Abbreviations: sf- square feet gpd - gallons per day afy - acre feet per year