Appendix 16

Utility Technical Report

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MIRMAN SCHOOL FOR GIFTED CHILDREN

UTILITY TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Mirman School is a private academic campus for gifted students. The campus (Project Site) is located at 16100-16180 Mulholland Drive and is situated in the Brentwood-Pacific Palisades Community Plan area of the City of Los Angeles. The Project would consist of improvements to the School's existing buildings; construction of a new educational building referred to as the "Learning Center"; and construction of a new security pavilion.

The Project proposes improvements within the existing 5.46-acre Mirman School for Gifted Children campus (the Project Site). Specifically, the Project would include: a new two-story, 16,130-square-foot Learning Center building with eight new classrooms, administrative space and a campus courtyard; improvements to the school's existing library building, including renovations to the existing building and the addition of 2,619 square feet of new floor area including a new classroom; the creation of a new classroom within the school's existing physical education building; a new security pavilion with 140 square feet of floor area; a new playground with a 6-foot tall vine-covered plastered wall, shade structure and storage cabinets; replacement of the existing outdoor amphitheater in the upper campus with a new seating area and shade structure; and a new 1,370 square foot storage and trash enclosure. The Project also proposes a Lot Line Adjustment (LLA) whereby a 0.56-acre parking lot and hillside area currently owned by Berkeley Hall School and Bel Air Presbyterian Church immediately adjacent to the southwestern most portion of the Project Site would be added to the Project Site, a portion of which would be developed with the proposed 1,370 square foot storage/trash enclosure. The Project would retain the existing 46 vehicle parking spaces used by the School which would meet LAMC requirements for the Project and would increase on-site bicycle parking from 4 to 44 spaces. In all, the Project would: increase the size of the Project Site from 5.46 to 6.02 acres; add 22,508 square feet of new floor area to the School's existing 42,678 square feet of floor area, for a total of 65,186 square feet of floor area (with all floor area in residential floor area [RFA] as defined by LAMC Section 12.03); and increase the floor area ratio (FAR) at the Project Site from 0.18:1 to 0.25:1.

The Project would result in an increase in school capacity from 330 to 430 K–8 students and an increase in the number of school employees from 78 to 108 employees. Project construction would occur in a single phase, with construction anticipated to start in June 2022 and be completed in July/August 2023 (with full occupancy of the new facilities anticipated in 2025).

1.2. SCOPE OF WORK

As a part of the environmental assessment for the Project pursuant to the California Environmental Quality Act (CEQA), 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 follows a narrative of 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, 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).

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) section 21151.9, 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 an increase of only approximately 22,508 square feet of floor area, which is less than the 250,000 square feet of new commercial office floor area, a WSA is not 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 6,700 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 January 2019, 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]. The goal of the SSMP is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system to meet the WDRs for the system. In addition, the SSMP identifies protocols to help reduce and prevent sanitary sewer overflows, and to mitigate any sanitary sewer overflows that do occur. The City's 2019 SSMP confirms that the City is in full compliance with the applicable WDRs.[2]

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

[1] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.
[2] Ibid.

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.

The City has begun requiring projects in the entitlement phase to apply for a Wastewater Service Inquiry (WWSI) to allow Bureau of Sanitation to review the project as described above without confusing construction projects from projects in the planning stages. WWSIs serve a similar function as SCARs for the purposes of CEQA analysis.

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 as 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, lateral 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 that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.[3]

[3] City of Los Angeles Bureau of Engineering, Special Order No. 006-0691, Planning Period, Flow, and Design Criteria for Gravity Sanitary Sewers and Pumping Plants, effective June 6, 1991.

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.[4] 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. To that end, the City has developed the final draft of the One Water LA 2040 Plan, which builds on the premise of the Integrated Resources Plan to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities.[5] As with the IRP, such efforts would be organized in phases. Phase I of the One Water LA 2040 Plan includes developing initial planning baselines and guiding principles for water management and citywide facilities planning in coordination with City departments, other agencies, and stakeholders.[6] Phase II includes development of technical studies and an updated facility plan for stormwater and wastewater. The final draft of One Water LA has been completed, and work on its Programmatic Environmental Impact Report (PEIR) will begin soon.[7]

2.3. ELECTRICITY

The *2017 Final Power Strategic Long Term Resource Plan* (SLTRP)[8] document serves as a comprehensive 20-year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2016 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

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

5 City of Los Angeles, One Water LA Plan, https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-r?_adf.ctrl-state=14epm9vu42_298&_afrLoop=2995637137833887#! accessed July 30,2020.

6 City of Los Angeles, One Water LA Plan, Plan Development, www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-owla/s-lsh-es-owla-au/s-lsh-es-owla-au-aowla-pd?_adf.ctrl-state=f0cxqccpz_68&_afrLoop=28963541793939404#!, accessed July 30,2020.

7 One Water LA, Plan Documents, https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-r?_adf.ctrl-state=rnwk2mfka_5&_afrLoop=3595575820503671#!, accessed July 30, 2020.

8 LADWP, 2017 Final Power Strategic Long-Term Resource Plan, December 2017.https://ladwp.com/ladwp/faces/wcnav_externalId/a-p-doc?_adf.ctrl-state=rlrr5xieu_4&_afrLoop=217533345548521

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

Regulatory interpretations of primary regulations and state laws affecting the Power System, including 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. [89]

2.4. NATURAL GAS

The 2018 *California Gas Report*[10] 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.

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9 LADWP, 2017 Strategic Long-Term Resource Plan Power Integrated Resource Plan (SLTRP), December 2017.

10 California Gas and Electric Utilities, 2020 California Gas Report, 2020

Residential gas demand is expected to decrease at an annual average rate of 1.4 percent. Demand in the commercial and industrial markets are expected to increase slightly at an annual rate of 0.2 percent. Stricter codes and standards coupled with more aggressive energy efficiency programs, in addition to the new goals laid out by the State of California (as described below), are making a significant impact on the forecasted load for 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 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.

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers from eligible renewable energy resources be increased to 50 percent per year 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. Lastly, California Global Warming Solutions Act of 2006 (AB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030.[11]

3. EXISTING CONDITIONS

The 5.46-acre Project Site is currently developed with academic structures in the center and along the western side of the property with a field area along the northeastern and southern regions. The existing structures comprise approximately 42,678 square feet of floor area. The Project Site also includes surface parking and circulation areas generally located on the northern perimeter of the Project Site. Vehicular access to the Project Site is available along Mulholland Drive. The Project Site generally slopes south to north with a grade difference of approximately 40 feet. This grade change is primarily along the

[11] CA Legislative Assembly, AB 32, 2015-2016.

steep slope at the southern property line. Maintained landscaping, including trees, is dispersed throughout the Project Site.

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 are both a 16-inch public water main and an 8-inch public water main in Mulholland Drive located north of the Mulholland Drive centerline line. The 8-inch public water main supplies water to an existing hydrant on the southern side of Mulholland Drive, at the frontage of the school.

Presently, a 3" small water service connection is servicing the Site. The 3" water service branches into 1" and 2" lines serving the existing site facilities. There are existing fire hydrants within the public right-of-way that are adjacent to the Site and provide fire suppression services to these buildings, see Section 3.1.2 for more information.

Table 1 shows the estimated existing water consumption for the project site. Water consumption estimates have been prepared based on the City of Los Angeles Bureau of Sanitation (BOS) sewerage generation factors and existing landscaping irrigation demands as summarized in Table 1 below. Landscape water demand was based on methodology outlined in the State's Model Water Efficiency Landscape Ordinance.

Table 1-Estimated Existing Water Demand

Land Use	Quantity	Average Daily Flow (gpd/unit)[(a)]	Total Water Demand (gpd)
School: Elementary/Jr High	330 students	9/Student	2,970
Irrigation			545[(b)]
Total Existing Water Demand(gpd)			**3,515**

(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.

(b) The demand was established by taking the total square footage of landscape for the project site with the assumption of a 0.8 plant factor, intended for turf.

3.1.2. FIRE

There are two (2) existing public hydrants and two (2) private hydrants serving the site. The two public fire hydrants are located on the northern side of Mulholland Drive; one across the northeast corner of the property and the other across the northwest corner of the property. The two private hydrants are located at the northern gate entrance, adjacent

to the main entrance, and adjacent to the existing library building, east of the fire access lane. The existing buildings on the Mirman Campus are unsprinklered.

3.2. WASTEWATER

Sanitary sewer service to the site is provided by the City's BOS. According to the City's sewer wye maps, there are existing sewer facilities along the adjacent streets surrounding the site. There is an existing 8-inch vitrified clay pipe (VCP) within Mulholland Drive, which flows westerly at a slope of 0.60%. The City's sewer wye maps indicate that there are three (3) sewer wyes[12] on Mulholland Drive. An existing 8–inch diameter sewer lateral within Mulholland Drive that routed northerly connects to the 8" Sewer main at a varying slope.

The existing private on-site 4-inch sewer line routes northwardly, collecting sewage flow from the southern classroom and flow from existing building and upsized to 6 inches after collecting additional building flow. Sewer flows originating from the Project Site are collected and routed in private sewer lines northerly towards an on-site lift station at the north property line. The on-site lift station consists of two sewage waste holding tanks, pumps, and miscellaneous equipment. Sewage flow is ejected from the lift station through an 8" line that connects to the sewer lateral and conveyed for treatment at the City's Hyperion Treatment Plant.

Wastewater generation estimates for the existing uses have been prepared based on the BOS sewerage generation factors for commercial categories and are summarized in Table 2 below.

Table 2-Estimated Existing Wastewater Generation

Land Use	Quantity	Average Daily Flow (gpd/unit)[(a)]	Total Avg. Gallons Per Day (gpd)
School: Elementary/Jr High	330 students	9/Student	2,970
Total Existing Wastewater Generation (gpd)			**2,970**

(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.

3.3. ELECTRICITY

[12] A wye is a short "y" shaped pipe intended to connect a sewer lateral branch to a sewer main line at an acute angle.

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations. 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[13].

Based on available substructure maps, there are (2) 4-inch underground power lines within the Mulholland Drive 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[14].

The existing service was assessed by MEP Engineers at Interface Engineering and is described as a 1500VA pad mounted transformer providing 480/277V, 2000A, 3-phase electrical service. Electricity demand estimates have also been prepared based on the existing building program by the mechanical/electrical/plumbing (MEP) engineers, Interface Engineering, Inc.and are summarized in Table 3 below.

Based on estimated load calculation, the existing 1,500 kVA transformer adequately meets the needs of the existing campus.

Table 3- Estimated Existing Electricity Demand	
Connection To:	Electricity Demand (kVA)
Total Existing Electricity Demand for Project	407
(a) The existing service was assessed by MEP Engineers at Interface Engineering	

3.4. NATURAL GAS

[13] LADWP, 2017 Power Integrated Resource Plan, December 2017.
[14] NavigateLA.and Iacobellis & Associates, Inc Utility Survey, dated 08-25-14. See Figure 1, in this report for details.

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.

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and 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' 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[15].

Based on available substructure maps, there are several Southern California Gas Company (SoCal-Gas) mains located within the project vicinity. There is an 8.5-inch gas main within Mulholland Drive 75 feet north of the property line. There is a 2-inch gas line servicing the property.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

The City of Los Angeles 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 of Los Angeles 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;

[15] https://www.socalgas.com/about-us/company-profile

- 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

The City of Los Angeles 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?

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

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following criteria from the CEQA Thresholds Guide (2006 *L.A. CEQA Thresholds Guide*) with regard to impacts on wastewater:

- The project would cause a measurable 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.[16]

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

The City of Los Angeles 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*

[16] LADWP, 2017 Power Integrated Resource Plan, December 2017.

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% of the BOS sewerage generation factors. The irrigation component of water demand is calculated based on methodology from the State's Model Water Efficiency Landscape Ordinance. 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 1 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.

BOS' 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. BOS' approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. Refer to Exhibit 2 for results of this BOS preliminary analysis, which is also known as the Wastewater Service Information Letter (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

- 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 3 and 4 for response letters.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

During the approximately 14-month Project construction period, water would be required intermittently for dust control, equipment cleaning, and soil grading and preparation during the early construction phases. Due to the small scale of the project footprint, the construction activities would be limited. The latter phases of construction normally require less water usage. Since anticipated water usage during construction would be significantly less than the water usage demand for the Project operation (which would be met following necessary infrastructure upgrades, as described below), impacts to water supplies due to construction activity would be less than significant. See Section 6.2 for discussion of operation Project demands with regard to water.

As part of the proposed development of the Project, a new water distribution system would be required as an expansion to the existing domestic water infrastructure onsite. This new water system would obtain water from a metered connection and would 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 existing metered water connections or fire hydrants. No upgrades to public water mains are anticipated. At the time when the new onsite water distribution lines would be constructed, the potential construction impacts

would be limited to trenching for the placement of pipe, and connection into the existing water main along the existing fire access lane and parking lot area. Furthermore, as discussed below, should a new fire hydrant be required to meet required fire flow standards, the potential construction impacts would be similarly limited. Therefore, the environmental effects associated with the installation of new water infrastructure required to serve the Project would be less than significant.

Any work that may affect services to the existing water distribution line would be coordinated with LADWP. LADWP would review and approve all appropriate connection requirements, pipe depths, and connection location(s), and all proposed construction activities, which would include onsite and offsite work, would 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, Project impacts on water infrastructure associated with construction activities would be less than significant.

6.1.2. WASTEWATER

During construction, existing sewer laterals would allow sewage generated at the School's existing facilities to continue to enter the public sewer system. Temporary facilities (such as portable toilet and hand wash areas) would be provided by the contractor at the Site. Sewage from these facilities would be collected and hauled offsite and not discharged into the public sewer system. Therefore, since the anticipated additional wastewater generation to existing sewer facilities during construction is zero, the impacts to the sewer infrastructure due to construction activity are considered less than significant.

As part of the Project, new sewer lines would be required within the Site. This expansion of the existing on-site sewer system would collect sewage from the Project and connect to the existing on-site lift station and flow would be routed towards the 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 would be constructed, the primary associated construction impacts would be trenching for the placement of pipe, and connection into the existing lift station along the existing hardscape. Any offsite work that may affect services to the existing sewer line would be coordinated with the City of Los Angeles Bureau of Engineering (BOE). BOE would 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 would 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 or construction generators and would not affect other services. Additionally, the electrical demand from demolition and construction activities would be expected to be less than what would be consumed when the completed new building and expansion of the existing buildings are occupied, which as discussed below, can be adequately provided by existing supplies and infrastructure. Overall, demolition and construction activities would require minimal electricity demand 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 and infrastructure associated with the short-term construction activities would be less than significant.

Construction impacts associated with electrical infrastructure upgrades would primarily be confined to trenching through existing hardscape areas and existing utility corridors. All required infrastructure improvements, for both onsite and offsite, would comply with applicable LADWP 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 DEMAND

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 demand, 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 an Information of Fire Flow Availability Report (IFFAR) and Fire Service Pressure Flow Reports, commonly referred to as Service Advisory Requests (SAR). The SAR indicates that the static pressure of the 8-inch main in Mulholland is 135 psi, while at 2500 gpm the residual pressure is approximately 100 psi. See Exhibit 1 for results of the IFFAR and Exhibit 4 for SAR results.

For purposes of calculating overall water demand, demands provided in Table 4 were based on the corresponding sewerage generation factors and landscaping irrigation demands. The Project would result in net increase in water demand of 900 gpd. The IFFAR and SAR results demonstrate that there is adequate capacity for the Project within the existing infrastructure.

6.2.1.2. FIRE WATER DEMAND

Based on estimates from MEP Engineers at Interface Engineering, it is assumed that a 6-inch fire service will be required to serve the proposed Learning Center. An 8-inch service connection to LADWP and 8-inch onsite fire main is anticipated to be installed to meet this 6-inch fire service requirement. See Exhibit 4 for the approved SAR that includes this new 8-inch service from the existing 8-inch water main in Mulholland. Though fire sprinkler design is not complete, we understand the proposed Learning Center building will be sprinklered. The existing fire hydrant on the southern corner of the library will serve the 2,619 sf library expansion.

Article 7 Fire Protection and Prevention, Section 57.507 of the LAMC sets the fire flow requirements for the Project. These guidelines, in addition to the requirements set by the City Fire Chief, will prescribe the fire flow requirements (pressure and duration) and hydrant spacing requirements for the Project.

Based on the fire flow standards set forth in Section 57.507.3 of the LAMC and email correspondence with the Fire Department, the Project falls within the High Density Residential and Neighborhood Commercial category, which has a required fire flow of 4,000 gallons per minute (gpm) from four adjacent fire hydrants flowing simultaneously. Additionally, the minimum residual water pressure of 20 pounds per square inch (psi) must remain in the system (while the 4,000 gpm flow is occurring.) As described in Section 3.1.2, there are 4 existing hydrants adjacent to the Project Site; two public hydrants on Mulholland Drive, and two private hydrants within the property. An IFFAR was submitted to LADWP to verify available fire hydrant flow compliance. The completed IFFAR, Exhibit 1, shows the 2 nearby public hydrants flowing simultaneously for a combined flow of 2,750 gpm at or above 20 psi. As LADWP only provides information for the public water system, but adequate flow from the private hydrants is required to demonstrate compliance with the LAMC, the data from the IFFAR and the SAR was used to generate a fire flow model for the Project. Results from this analysis are found in Exhibit 5. The model shows that the existing system of public and private hydrants and fire water mains can supply 4,000 from 4 hydrants while maintaining the minimum residual water pressure of 20 psi. Therefore, 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's Fire Access Plan was been reviewed by LAFD in August 2020 and it was determined that no further hydrants were required to service the site. Should additional hydrants be required as design progresses, the applicant would work with LAFD and LADWP to locate and provide water service to the hydrant. Based on information available in the completed SAR and IFFAR, installation of an additional hydrant would result in a less than significant impact to water facilities in Mulholland Drive. With compliance with LAFD and LADWP requirements, adequate fire flow would be available to serve the Project, and fire flow impacts would be less than significant.

6.2.1.3. DOMESTIC WATER DEMAND

The Project would either protect existing or install new 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 8-inch main on Mulholland Dr. Estimates are summarized in Table 4 below. The approved SAR for the Project demonstrates that the existing public water distribution infrastructure on Mulholland Drive has sufficient capacity to serve the Project. Therefore, the Project would not have a significant impact on domestic water infrastructure.

Table 4-Estimated Proposed Water Demand

Land Use	Quantity	Average Daily Flow (gpd/unit)[(a)]	Total Water Demand (gpd)
School: Elementary/Jr	430 students[(b)]	9/Student	3,870

High			
Irrigation			545[(c)]
Total Proposed Water Demand (gpd)			**4,415**
Existing Water Demand for Project			**3,515**
Net Increase in Water Demand for Project			**900**

(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.

(b) 430 students value is based on 330 existing students plus 100 additional students.

(c) The Project would result in a net decrease in landscape area, and new landscaped areas will be planted with low water use plants (Plant factor =0.4) which will require less irrigation than the existing turf. In compliance with City of LA LID requirements, the Project will also implement a Capture and Use system to use captured stormwater to irrigate the landscape zones when available. As the amount of rain expected varies and landscape design is ongoing, the post-construction irrigation demand is conservatively assumed to be the same as the existing landscape irrigation demand.

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 BOS sewerage generation factors for commercial, office and residential categories. A Request for Wastewater Service Information (WWSI) that conservatively overestimated the Project's anticipated sewage generation was submitted to see whether the existing public infrastructure can accommodate the Project. In preparing the WWSI, LASAN analyzed the Project's wastewater demands in conjunction with existing conditions and forecasted growth and has approved the Project to discharge up to 3,870 gpd of additional wastewater to the existing adjacent sewer lines on Mulholland Drive and Sepulveda Blvd (e.g., the net increase in wastewater generation associated with the Project). LASAN's WWSI estimates that the Project would generate a next increase in operational wastewater of 900 gpd and concludes that it appears that the sewer system might be able to accommodate the total flow for the Project. Therefore, adequate capacity exists to serve the project and that no upgrades to the existing off-site sewer lines are required. Furthermore, impacts on wastewater conveyance capacity would be less than significant. See Exhibit 2 for the approved WWSI. The estimated sewer flows have been summarized in Table 5 below.

Table 5- Estimated Proposed Wastewater Generation[(a)]

Connection To:	Facility	Average Daily Flow (gpd)[(b)]	Quantity	Average Daily Wastewater Generation (gal)
Mulholland Drive	School: Elementary/Jr High	9/student	430 students	3,870
			Total Proposed Wastewater Generation for Project	**3,870**
			Existing Wastewater Generation for Project	**2,970**
			Net Increase in Wastewater Generation for Project	**900**
(a) Based on LASAN's June 14, 2021 WWSI				

The existing design capacity of the Hyperion Water Reclamation Service Area, which would treat the Project's wastewater, is approximately 450 mgd.[18] Currently, up to approximately 300 mgd is treated at the Hyperion Water Reclamation Plant,[19] resulting in a residual treatment capacity of approximately 150 mgd. The Project's proposed wastewater generation would be approximately 0.0009 mgd, which is roughly equal to 0.0006 percent of the Hyperion Water Reclamation Plant's available capacity. Consequently, impacts on wastewater treatment capacity are less than significant. Therefore, adequate wastewater treatment capacity is available to serve the Project, and Project impacts on wastewater treatment capacity would be less than significant.

6.2.3. ENERGY

6.2.3.1. ELECTRICITY

MEP Engineers have estimated the Project's electricity demand as approximately 684 kVA, which is proposed to be met through the existing 480/277V, 2000A, 3-phase electrical service. The estimated demand was calculated based on estimates for similar projects with similar occupancies and appropriate electrical codes The existing 1,500 kVA transformer meets the demands of the proposed development. 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 3, impacts related to electric service would be less than significant.

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18 City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwkld_4&_afrLoop=28344654751341747#!, accessed July 2, 2021.

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

Table 6- Estimated Proposed Electric Demand	
Facility	Electrical Service [(a)] (kVA)
Mulholland Drive – Existing Service	
Existing Building	300
Additional Capacity Required for Existing Campus	107
Mulholland Drive – Proposed Service	
Additional Capacity Required for Library/Existing Campus Renovations	51
New Classroom Building	150
Storage Building	4
Minimal Spare Capacity	72
Total Proposed Electric Demand for Project	**684**
Existing Electric Demand for Project	**407**
Net Increase in Electric Demand for Project Site Due to Project	**277**
(a) Electric demand based on estimates from MEP (Interface Engineering Inc.).	

6.2.3.2. NATURAL GAS

The development would not be proposing natural gas usage. Therefore, impacts related to natural gas would be less than significant.

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.

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.

The 2015 UWMP has estimated a water demand of 475 mgd by the year 2025, which means the Project would account for less than 0.0007 percent of the total daily demand. Based on the above, it is concluded 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, the BOS 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 the BOS as part of each related project's development review. Impact determination will be provided following the completion of the WWSI analysis for each related 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 BOS 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 the BOS, 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 900 gpd summarized in Table 5 comprises roughly 0.0006 percent of the available capacity for the Hyperion Water Reclamation Plant.

Based on these forecasts, the Project's increase in wastewater generation would be adequately accommodated by the Hyperion Water Reclamation Plant. In addition, the BOS 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. 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 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 demand during Project construction and operation and thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its total energy sales in the 2022-2023 fiscal year (the Project buildout year) will be 22,802 gigawatt-hours (GWh) of electricity.[20] Based on the Project's estimated net new electrical demand of approximately 0.380 MW and LADWP's current 22,802,000 MW capacity, the Project would account for less than a .000002 percent net increase 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 demand would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 Power Integrated Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be 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.

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[20] LADWP, 2017 Power Integrated Resource Plan, Appendix A, Table A-1.

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.

APPENDIX

EXHIBIT 1

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No. 158-141

LAFD Fire Flow Requirement: 4,000 GPM FROM 4 FIRE HYDRANTS FLOWING SIMULTANEOUSLY

LAFD Signature:

Date Signed:

Applicant: Trenton Ramos

Company Name: KPFF Consulting Engineers

Address: 700 S Flower street, Suite 2100

Telephone: (213) 266-5279

Email Address: trenton.ramos@kpff.com

RECEIVED/VDE

AUG 24 2020

MIRMAN SCHOOL
16180 MULHOLLAND DR

	F- 38454	F- 36664		
Location:	N MULHOLLAND DR. (1459 WW SEPULVEDA)	N/O MULHOLAND DR., AND 1414 W BEVERLY GLEN		
Distance from Neareast Pipe Location (feet):	Varies	Varies		
Hydrant Size:	2 1/2 x 4D	2 1/2 S		
Water Main Size (in):	16"	8"		
Static Pressure (psi):	179 max / 132 min	179 max / 132 min		
Residual Pressure (psi):	129 psi	129 psi		
~~Flow at 20 psi (gpm):~~	1500 gpm @ 125 psi	1250 gpm @ 120 psi		

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20200829008

As there are 2 public hydrants and 2 private hydrants in the vicinity, please provide the actual (real) residual presssure at the hydrants (not 20 psi), when both public hydrants are flowing simultaneously. We'll need this information to determine the capacity of the private onsite hydrants based on the pressure left in the system. Please call to discuss if there is any confusion. Thanks!

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 9/9/2020

Signtature: Mark Patterson *Title:* CIVIL ENGINEERING 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 2

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

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

June 14, 2021

Ms. Andrea Nuno, Project Engineer
KPFF Consulting Engineers
700 S Flower Street # 2100
Los Angeles, CA 90071

Dear Ms. Nuno,

MIRMAN SCHOOL - REQUEST FOR WASTEWATER SERVICES INFORMATION

This is in response to your May 20, 2021 letter requesting a review of your proposed project located at 16180 South Mulholland Dr, Los Angeles, CA 90049. The project will consist of increasing student capacity. 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			
School:ELEMENTARY/JR HIGH	9 GPD/STUDENT	330 STUDENTS	(2,970)
Proposed			
School:ELEMENTARY/JR HIGH	9 GPD/STUDENT	430 STUDENTS	3,870
Total			**900**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Mulholland Dr. The sewage from the 8-inch line feeds into a 10-inch line on Sepulveda Blvd. The sewage from the 10-inch line feeds into a 15-inch line on Sepulveda Blvd. The sewage from the 15-inch line feeds into a 21-inch line on Moorpark St. The sewage from the 21-inch line feeds into a 24-inch line Woodman Ave before discharging into a 51-inch sewer line on Sarah St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow levels (d/D) in the 8-inch line and 10-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	Mulholland Dr.	*	281,000 GPD
10	Sepulveda Blvd.	*	1.37 MGD
15	Sepulveda Blvd.	35	1.99 MGD
21	Moorpark St.	31	2.85 MGD
24	Woodman Ave.	27	3.53 MGD
51	Sarah St.	39	23.22 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.

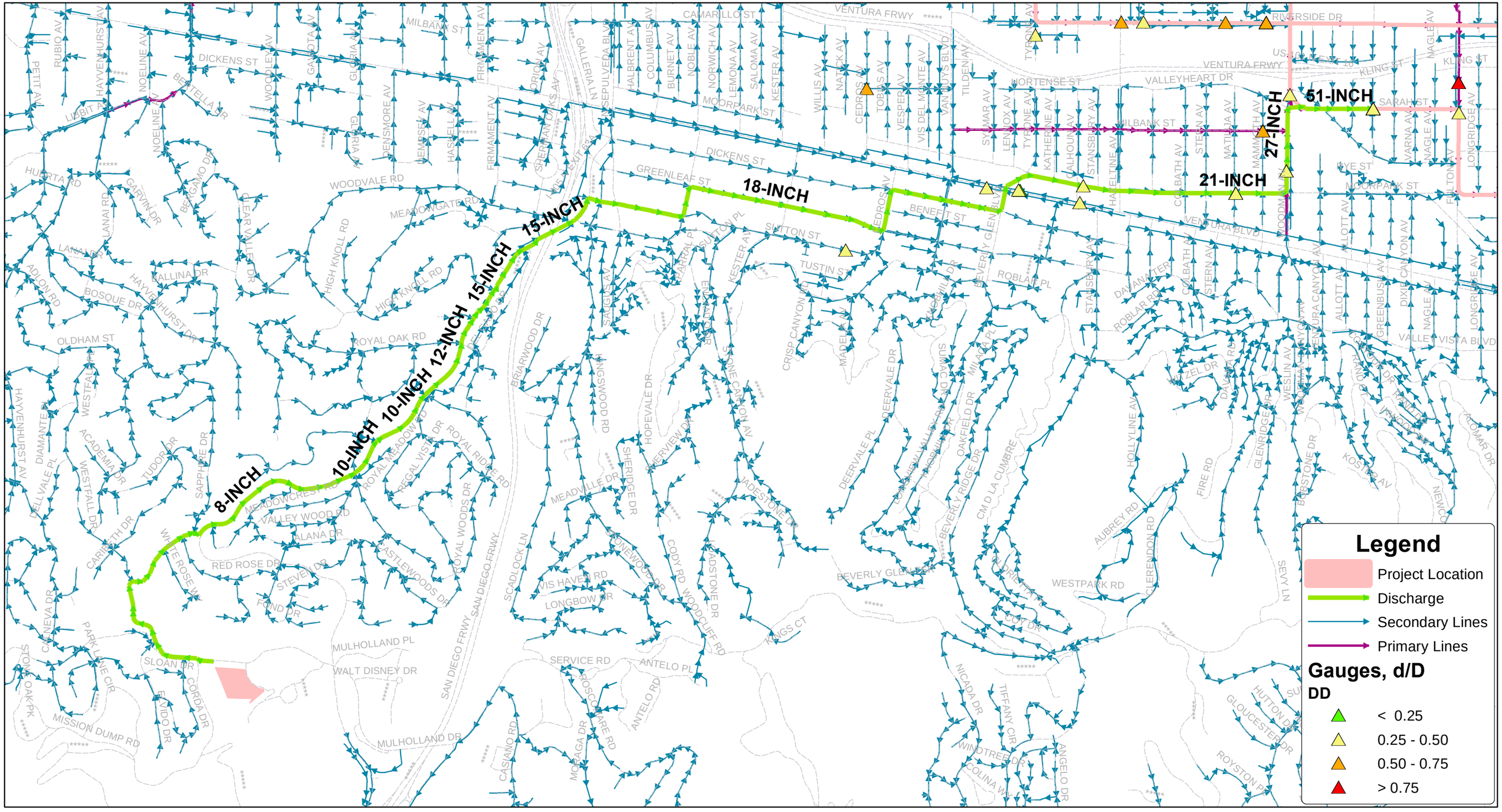
Sincerely,

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

AP/CD: ra

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
MIRMAN SCHOOL
Sewer Map

EXHIBIT 3

Los Angeles Department of Water & Power

CUSTOMERS FIRST

February 4, 2020

Ms. Andrea Nuno
kpff
700 S. Flower Street, Suite 2100
Los Angeles, CA 90012

Dear Ms. Nuno:

16180 Mulholland Dr

This is in response to your letter dated January 31, 2020 regarding electric service for the proposed project at the above address.

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

If you have any questions regarding this matter, please call Ms. Efua Agyekum at (818) 771-4262.

Sincerely,

RODOLFO J. MONROY
District Engineer
Valley Service Planning

EXHIBIT 4

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **87609**

Fire Service Pressure Flow Report

SERVICE NUMBER **635025**

For: **16100 MULHOLLAND DR** Approved Date: **8-28-2020**

Proposed Service **8 INCH** off of the

8 inch main in **MULHOLLAND DRIVE** on the **SOUTH** side approximately

1300 feet **WEST** of **WEST** of **SEPULVEDA BLVD** The System maximum pressure is

181 psi based on street curb elevation of **1312** feet above sea level at this location.

The distance from the DWP street main to the property line is **100** 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	135	1745	117		
365	134	1800	116		
535	133	1850	115		
665	132	1895	114		
775	131	1945	113		
875	130	1995	112		
965	129	2040	111		
1050	128	2085	110		
1125	127	2130	109		
1200	126	2175	108		
1270	125	2215	107		
1340	124	2260	106		
1400	123	2300	105		
1465	122	2340	104		
1525	121	2380	103		
1580	120	2420	102		
1640	119	2460	101		
1695	118	2500	100		

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

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

Notes: SAR for 8inch FS with 3inch EQ. Simultaneous flow of 2720 GPM. OK to sell service combo

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

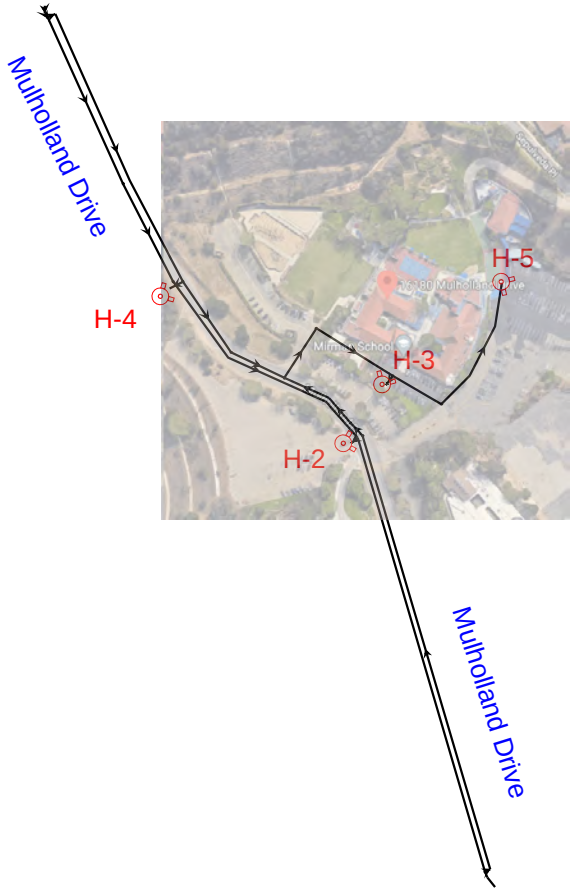
This SAR is valid for one year from 08-28-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

MATTHEW GONZALEZ	MATTHEW GONZALEZ	158-141
Prepared by	**Approved by**	**Water Service Map**

EXHIBIT 5

Scenario: Base



Hydrant ID	Elevation (ft)	Demand (gpm)	Pressure (psi)
H-2	1310	1000	98
H-3	1314.64	1000	56
H-4	1313	1000	82
H-5	1311	1000	55

4,000 GPM FROM 4 HYDRANTS FLOWING SIMULTANEOUSLY

ALL GREATER THAN 20 PSI