

Appendix K

Services Agency Letters

CITY OF LOS ANGELES

CALIFORNIA



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

July 18, 2017

Jennifer Johnson, Project Manager
Eco Tierra Consulting, Inc.
633 W 5th Street, 26th Floor
Los Angeles, CA 90071

Dear Ms. Johnson:

676 MATEO STREET PROJECT-REQUEST FOR WASTEWATER SERVICES INFORMATION

This is in response to your July 3, 2017 letter requesting a review of your proposed mixed-use project located at 668-678 S. Mateo Street and 669-678 S. Imperial Street, Los Angeles, CA 90021. The project will consist of residential, commercial, and open space. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

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

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: Unit 1-BDRM	110 GPD	159 Units	17,490
Residential: Unit 3-BDRM	190 GPD	26 Units	4,940
Commercial	50 GPD/1000 SQ.FT	23,380 SQ.FT	1,169
Open Space	50 GPD/1000 SQ.FT	15,320 SQ.FT	766
Total			24,365

zero waste • one water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste



SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on South Mateo St. The sewage from the existing 8-inch line feeds into a 38-inch line on Wilson St before discharging into a 40-inch sewer line on 8th St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line and the 38-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	Mateo St.	*	245,921 GPD
38	Wilson St.	*	8.65 MGD
38	Bay St.	10	10.08 MGD
40	Alameda St.	22	13.52 MGD
40	8 TH St.	25	11.25 MGD

* No gauging available

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

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

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) 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 (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, Bureau of Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

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 early phases of the project from WPD's plan-checking staff.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. 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. Additionally, 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, 3rd Fl, Station 18.

GROUNDWATER DEWATERING REUSE OPTIONS

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

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

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

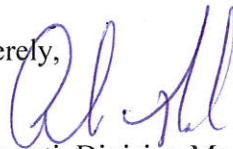
To help offset costs of water conservation and reuse systems, LADWP offers the Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons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

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

SOLID RESOURCE REQUIREMENTS

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

Sincerely,



Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

CD/AP: sa

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, LASAN
Daniel Hackney, LASAN
Christopher DeMonbrun, LASAN

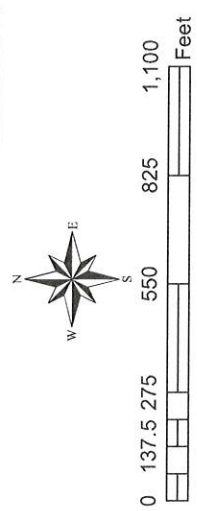
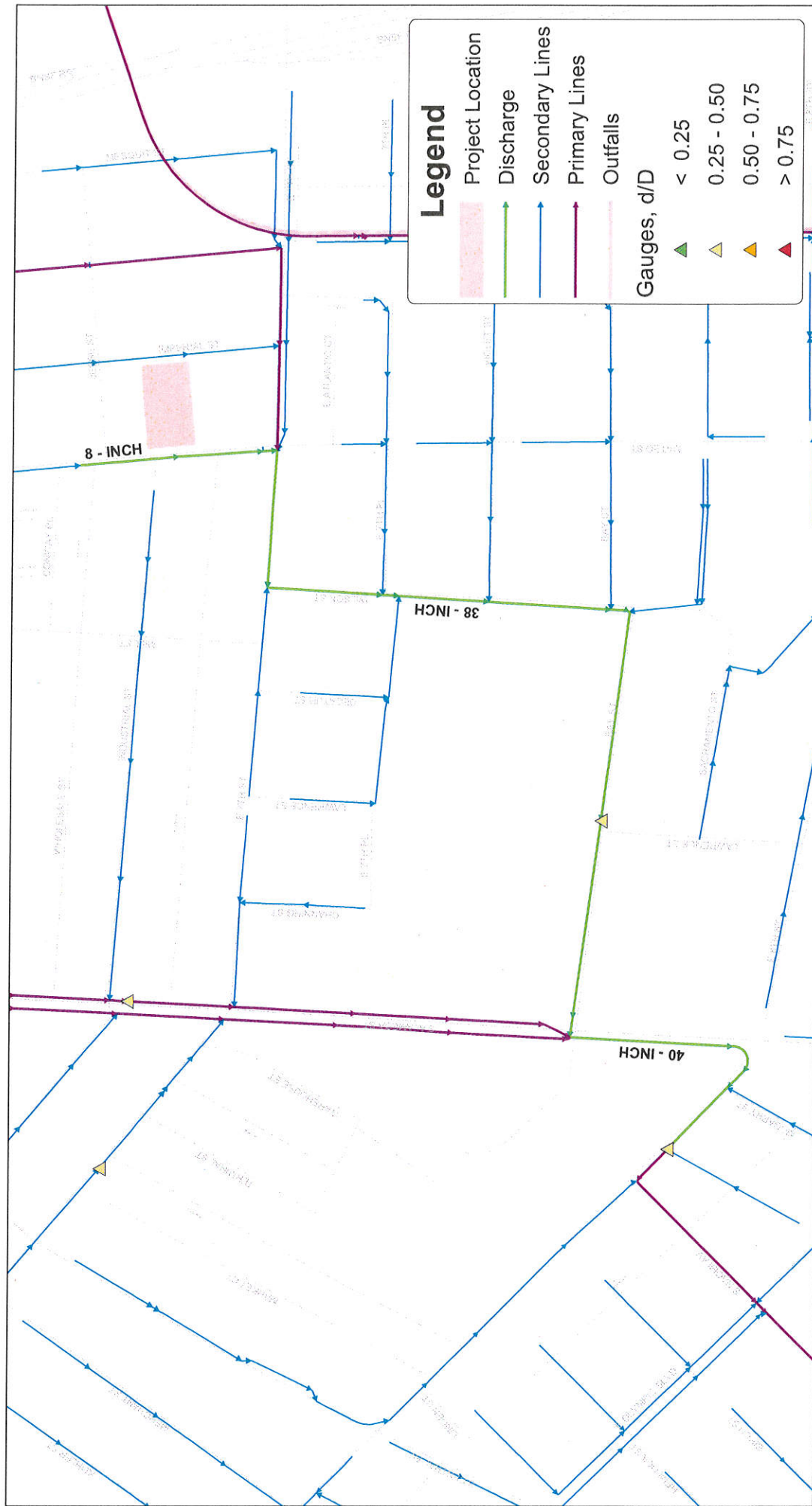


Figure 1
676 Mateo Street Project
Sewer Map

Wastewater Engineering Services Division
 LA Sanitation
 City of Los Angeles



Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: March 8, 2018

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: William Lamborn, City Planner
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation

RECEIVED
CITY OF LOS ANGELES

MAR 22 2018

**MAJOR PROJECTS
UNIT**

**SUBJECT: 676 MATEO STREET PROJECT - NOTICE OF PREPARATION OF
ENVIRONMENTAL IMPACT REPORT**

This is in response to your February 23, 2018 letter requesting a review of your proposed mixed-use project located at 668-678 S. Mateo Street, 669-679 S. Imperial Street, Los Angeles, CA 90021. The project will consist of residential, commercial, and open space. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

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

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Existing</i>			
Warehouse	30 GPD/1000 SQ.FT	27,000 SQ.FT	(810)
<i>Proposed</i>			
Residential: Unit 1-BDRM	110 GPD/DU	159 DU	17,490
Residential: Unit 3-BDRM	190 GPD/DU	26 DU	4,940
Commercial	50 GPD/1000 SQ.FT	23,380 SQ.FT	1,169
Open Space	50 GPD/1000 SQ.FT	15,320 SQ.FT	766
Total			23,555

SEWER AVAILABILITY

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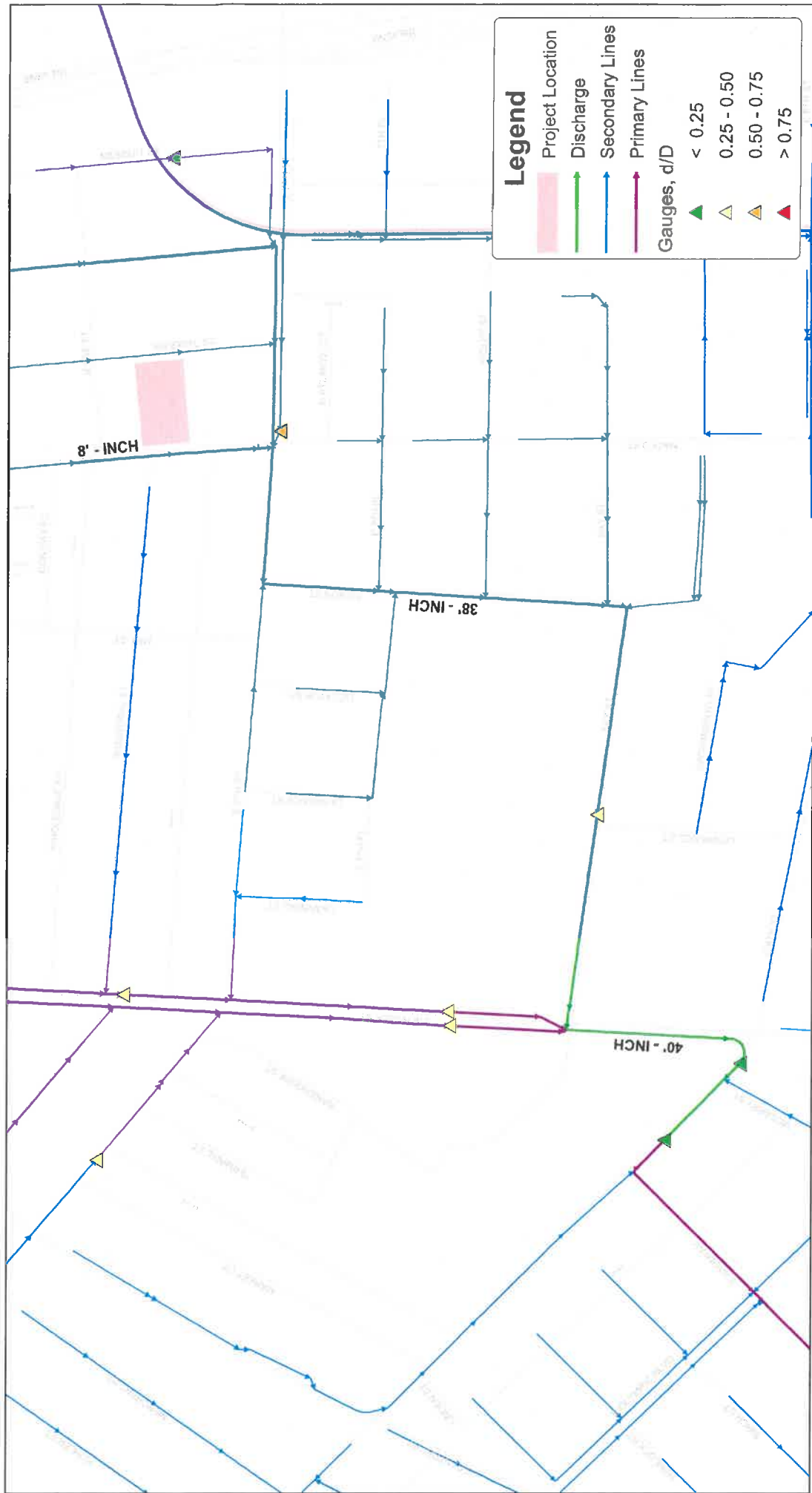
SOLID RESOURCE REQUIREMENTS

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.

CD/AP: sa

Attachment: Figure 1 – Sewer Map

c: Kosta Kaporis, LASAN
Christopher DeMonbrun, LASAN

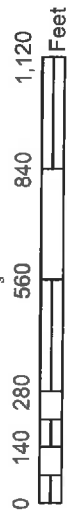
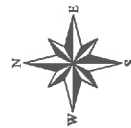


Wastewater Engineering Services Division
LA Sanitation
City of Los Angeles



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Figure 1
676 Mateo Street Project
Sewer Map



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AND PARKS

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CITY OF LOS ANGELES

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3RD FLOOR, SUITE 350
LOS ANGELES, CA 90012

(213) 202-2633, FAX (213) 202-2614

LAPARKS.ORG
Park Proud LA

August 14, 2017

EcoTierra Consulting
Jennifer Johnson, Project Manager
555 W. 5th Street, 31st Floor
Los Angeles, CA 90013

**REQUEST FOR INFORMATION REGARDING PARKS AND RECREATIONAL FACILITIES
FOR THE 676 MATEO STREET PROJECT IN THE CITY OF LOS ANGELES**

Dear Ms. Johnson:

The following information has been prepared in response to your request for Parks and Recreational Facilities information relative to the proposed 676 Mateo Street Project. This mixed-use project proposes the development of 185 live/work dwelling units, and 23,380 square feet of commercial space on a project site located at 668-678 S. Mateo Street and 669-678 S. Imperial Street on approximately 1.03 acres in the Central City North Community Plan Area of the City of Los Angeles.

1. What parks and recreational facilities serve the project site?

The following Department of Recreation and Parks facilities are classified as neighborhood parks and are located within a two-mile radius of the project site:

- 6th and Gladys Street Park, located at 624 E. 6th Street.
- Grand Hope Park, located at 900 S. Hope Street.
- Prospect Park, located at 612 N. Echandia Street.
- Spring Street Park, located at 428 S. Spring Street.

The following Department of Recreation and Parks facilities are classified as community parks and are located within a five-mile radius of the project site:

- Aliso-Pico Recreation Center, located at 370 S. Clarence Street.
- Alpine Recreation Center, located at 817 Yale Street.
- Augustus F. Hawkins Natural Park, located at 5790 Compton Avenue.
- Bellevue Recreation Center, located at 826 Lucille Avenue.
- Boyle Heights Sports Center, located at 933 S. Mott Street.
- Carlin G. Smith Recreation Center, located at 511 W. Avenue 46.
- Central Recreation Center, located at 1357 E. 22nd Street.
- Cypress Recreation Center, located at 2630 Pepper Avenue.
- Denker Recreation Center, located at 1550 W. 35th Place.



- Downey Pool, located at 1775 N. Spring Street.
- Downey Recreation Center, located at 1772 N. Spring Street.
- Echo Park, located at 751 Echo Park Boulevard.
- Echo Park Boys and Girls, located at 303 Patton Street.
- Echo Park Deep Pool, located at 1419 Colton Street.
- El Sereno North Park, located at 4410 Garden Homes Avenue.
- El Sereno Recreation Center, located at 4721 Klamath Street.
- El Sereno Senior Citizens Center, located at 4818 Klamath Place.
- Elysian Valley Recreation Center, located at 1811 Ripple Street.
- Evergreen Recreation Center, located at 2839 E. 4th Street.
- EXPO Center, located at 3980 S. Menlo Avenue.
- Fred Roberts Recreation Center, located at 4700 Honduras Street.
- Freemont High School Pool, located at 7630 Towne Avenue.
- Gilbert W. Lindsay Community Center, located at 429 E. 42nd Place.
- Hazard Park, located at 2230 Norfolk Street.
- Hollenbeck Park, located at 415 S. St. Louis Street.
- Hoover Recreation Center, located at 1010 W. 25th Street.
- Hostetter Park, located at 3141 E. Olympic Boulevard.
- James Slauson Recreation Center, located at 5306 S. Compton Avenue.
- Lafayette Park, located at 2830 W. 6th Street.
- Lake Street Park, located at 227 N. Lake Street.
- Lake View Terrace Recreation Center, located at 11075 Foothill Boulevard.
- Lincoln Heights Recreation Center, located at 2303 Workman Avenue.
- Lincoln Heights Youth Center, located at 2500 Griffin Avenue.
- Lincoln Park, located at 3501 Valley Boulevard.
- Loren Miller Recreation Center, located at 2717 Halldale Avenue.
- MacArthur Park, located at 2230 W. 6th Street.
- Martin Luther King Jr. Park, located at 3934 S. Western Avenue.
- Miguel Contreras Learning Center Pool, located at 322 S. Lucas Avenue.
- Montecito Heights Recreation Center, located at 4545 Homer Street.
- Msgr. Ramon D. Garcia Recreation Center, located at 1016 S. Fresno Avenue.
- Normandie Recreation Center, located at 1550 S. Normandie Avenue.
- Pecan Recreation Center, located at 127 S. Pecan Street.
- Pershing Square, located at 525 S. Olive Street.
- Pueblo del Rio Recreation Center, located at 5350 Alba Street.
- Ramona Gardens Park, located at 2830 Lancaster Avenue.
- Ramona Gardens Recreation Center, located at 2830 Lancaster Avenue.
- Ramona Hall Community Center, located at 4580 N. Figueroa Street.
- Rio de Los Angeles State Park, located at 1900 N. San Fernando Road.
- Roosevelt High School Pool, located at 456 S. Mathews Street.
- Rose Hill Park, located at 3606 Boundary Avenue.
- Rose Hill Recreation Center, located at 4530 Mercury Avenue.
- Ross Snyder Recreation Center, located at 1501 W. 41st Street.

- Seoul International Park, located at 3250 San Marino Street.
- Shatto Recreation Center, located at 3191 W. 4th Street.
- Silverlake Recreation Center and Dog Park, located at 1850 W. Silverlake Boulevard.
- South Park Recreation Center, located at 345 E. 51st Street.
- State Street Recreation Center, located at 716 N. State Street.
- Sycamore Grove Park, located at 4702 N. Figueroa Street.
- Toberman Recreation Center, located at 1725 Toberman Street.
- Tommy Lasorda's Field of Dreams, located at 1901 Waterloo Street.
- Trinity Recreation Center, located at 2415 Trinity Street.
- Vista Hermosa Soccer Field, located at 1301 W. 1st Street.
- Wabash Recreation Center, located at 2765 Wabash Avenue.

The following Department of Recreation and Parks facilities are classified as regional parks and are located within a ten-mile radius of the project site:

- Arroyo Seco Park, located at 5568 Via Marisol.
- Ascot Hills Park, located at 4371 Multnomah Street.
- Barnsdall Park, located at 4800 Hollywood Boulevard.
- Bronson Canyon, located at 3200 Canyon Road.
- Cahuenga Peak Phase I, located at 3698 W. Wonderview Road (in Griffith Park).
- Cahuenga Peak Phase II, located at 3698 W. Wonderview Road (in Griffith Park).
- Charles F. Lummis Home, located at 200 E. Avenue 43.
- Elysian Park, located at 929 Academy Road.
- Ernest E. Debs Regional Park, located at 4235 Monterey Road.
- Exposition Park Rose Garden, located at 701 State Drive.
- Griffith Park, located at 4730 Crystal Springs Drive.
- Griffith Park Boys Camp, located at 4730 Crystal Springs Drive (in Griffith Park).
- Harding Golf Course, located at 4730 Crystal Springs Drive (in Griffith Park).
- Heritage Square, located at 3800 Homer Street.
- Hollywoodland Girl's Camp, located at 3200 Canyon Drive (in Griffith Park).
- L.A. Equestrian Center, located at 500 Riverside Drive (in Griffith Park).
- L.A. Live Steamers, located at 5202 Zoo Drive (in Griffith Park).
- Los Feliz Golf Course, located at 3207 Los Feliz Boulevard.
- Roosevelt Golf Course, located at 2650 N. Vermont Avenue (in Griffith Park).
- Runyon Canyon Park, located at 2000 N. Fuller Avenue.
- South L.A. Wetlands Park, located at 5413 S. Avalon Boulevard.
- Travel Town Museum, located at Griffith Park Drive near Zoo Drive (in Griffith Park).
- Venice Beach, located at 2300 Ocean Front Walk.
- Wattles Garden Park, located at 1824 N. Curson Avenue.
- Wilson Golf Course, located at 4730 Crystal Springs Drive (in Griffith Park).

For additional information regarding facilities and features available in these parks visit our website: www.laparks.org.

2. Are the parks and recreational facilities mentioned above adequately meeting the needs of the project area's current demand?

This project is located in an area of the city that is below the City's standard for neighborhood and community park acreage. The City's standard ratio of neighborhood and community parks to population is four (4) acres per 1,000 people, per the Public Recreation Plan. The Central City North Community Plan Area, which includes the project area, has 0.84 acres of neighborhood and community park acreage per 1,000 people. The facilities in this area with active recreational features are very heavily used.

3. Would the parks and recreational facilities included in your response to question one be able to meet the proposed project's demand for parks and recreational facilities?

The City's standard ratio of neighborhood and community parks to population is four (4) acres per 1,000 people, per the Public Recreation Plan. The project proposes the development of 185 residential units which would add to a burdened system.

4. Does the City have any plans to develop new parks or recreational facilities or expand existing parks or recreational facilities within a two-mile radius of the project site?

The Department is currently in the process of developing a park at the intersection of 1st and Broadway.

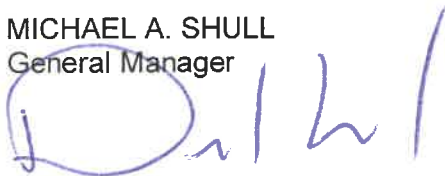
5. Please provide any recommendations that might help eliminate or reduce any potential impacts the proposed project will have on City parks and recreational facilities.

We encourage the applicant to link with nearby recreation and park facilities and consider mutually beneficial partnerships between park programs, operations, and improvements.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. This project is likely to trigger the requirement for an early consultation with the Department prior to the filing. Options for land dedication, recreation credits and fees will be discussed at that time. If you have any questions or comments regarding this information please contact Melinda Gejer, of my staff, at (213) 202-2657 or melinda.gejer@lacity.org.

Sincerely,

MICHAEL A. SHULL
General Manager



DARRY FORD
Senior Management Analyst I
Planning, Maintenance, and Construction Branch

DF/MG:ar

cc: Reading File



Jivar Afshar <jivar.afshar@lacity.org>

Fwd: [EXTERNAL] 676 Mateo - Utilities Service Question

2 messages

Johnny Le <johnny.le@lacity.org>
To: Jivar Afshar <jivar.afshar@lacity.org>

Thu, Oct 15, 2020 at 9:02 AM

----- Forwarded message -----

From: **Laudeman, Kathryn** <Kathryn.Laudeman@ladwp.com>
Date: Thu, Jun 27, 2019 at 3:38 PM
Subject: RE: [EXTERNAL] 676 Mateo - Utilities Service Question
To: Johnny Le <johnny.le@lacity.org>

Hello Johnny,

Below is information provided to respond to your questions.

On-site Transformation: The distribution system used in the LADWP territory consists of 4.8kV and 34.5kV system. This level of voltage cannot be directly used by most customers, so the voltage must be stepped down, or transformed, to a useable voltage. This is where the "transformation" part of the phrase comes from. Depending on the desired voltage level, the required transformer can be quite large (some equipment can have a footprint as large as 10'x10'). The space for the equipment must be able to fit onto the customers property when using a vault is not possible, making the transformation "on-site." The alternative to on-site transformation is using public property for private development, and this is generally not good public policy. This is why it must be installed on the customers property. Typical sites for the installation of this equipment is in a dedicated electrical room located in a building on the property, or in a corner of the property, where it is either out of the way of or protected from any vehicle traffic.

Underground Line Extension: The distribution system includes both overhead and underground distribution lines. In the event where there are no overhead lines near the property in development, but there are existing underground lines in the area, the LADWP will take an existing line, and add to it to reach a property. This will usually require construction workers to dig a trench in a road to lay down conduit, run power lines through it to reach a property, and connect the new power line to the existing power line.

Let me know if you have additional questions.

Thank you,

Kathryn Laudeman

213-367-6376

From: Johnny Le [mailto:johnny.le@lacity.org]
Sent: Friday, June 21, 2019 3:17 PM
To: Laudeman, Kathryn
Subject: [EXTERNAL] 676 Mateo - Utilities Service Question

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

Hi Kathryn,

I am planner in the Major Projects unit over in the Dept. City Planning.

I had a question regarding the Response to Utility Services Request letter, I have received from your department (see attached letter).

Specifically, my question relates to the Power Needs for my project at [676 Mateo Street](#).

Here is my question:

On page 7, question 7, the letter states that the Project requires a on-site transformation facility. and may require underground line extensions on the public streets. Could you explain what an on-site transformation and underground line extension are? Also where it is typically installed?

Background

I am currently working on the preparation of the Draft EIR, to see if the Project would have an impact on the utilities and service systems, specifically for the Threshold A question in CEQA.

Threshold A:

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 of which could cause significant environmental effects?

Thank you for your time.

I am also available to discuss this over the phone as well.

Best,

Johnny

--

Johnny Le

Planning Assistant
Department of City Planning

(T): 213-847-3627

221 North Figueroa St Suite 1350

Los Angeles, CA 90012

-----Confidentiality Notice-----

This electronic message transmission contains information from the Los Angeles Department of Water and Power, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

Jivar Afshar <jivar.afshar@lacity.org>
To: Kimberly Henry <kimberly.henry@lacity.org>

Thu, Oct 15, 2020 at 10:15 AM

[Quoted text hidden]

--



LOS ANGELES
CITY PLANNING

Jivar Afshar

Preferred Pronouns: She, Her, Her

Major Projects

Los Angeles City Planning

221 N. Figueroa St., Room 1350

Los Angeles, CA. 90012

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T: (213) 847-3630 | E: jivar.afshar@lacity.org



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DAVID H. WRIGHT
General Manager

July 20, 2017

Ms. Jennifer Johnson
Project Manager
EcoTierra Consulting, Inc.
633 W 5th Street, 26th Floor
Los Angeles, CA 90071

Dear Ms. Johnson

Subject: Los Angeles Department of Water and Power
Request for Water and Electricity Services Information
Proposed 676 Mateo Street Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated July 03, 2017 requesting LADWP's ability to provide water services for the proposed Mateo Street Project (Project). (Thomas Brothers Maps, Page 634, H6).

The Project is located in the Central City North Community Plan Area of the City of Los Angeles. The address of the Project is 668-678 S. Mateo Street and 669-678 S. Imperial Street, Los Angeles 90021. The Project site is approximately 1.03 acres in size.

The Project involves the demolition of the existing warehouse and surface parking, and the construction of an approximately 197,355 square-foot mixed-use building. The mixed-use building would have approximately 185 live/work units, approximately 15,320 square feet of open space for residents, approximately 23,380 square feet of commercial uses, and associated parking facilities. Eleven percent of the units (approximately 20 live/work units) would be restricted for Very Low Income Households. Approximately 159 of the live/work units will be studios/1 bedrooms and approximately 26 of the live/work units will be 2-bedrooms or 3-bedrooms. The proposed building would be approximately 110 feet (8 levels) tall and would include a three-level underground parking structure. The size for the studio to 1 bed-room live/work units would be less than 1,000 square feet and the two- and three-bedroom live/work units would be over 1,000 square feet.

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

Putting Our Customers First 

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

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

If you have any further questions regarding the water supply assessment process, please contact Mr. Delon Kwan, at (213) 367-2166 or by e-mail at Delon.Kwan@ladwp.com.

Below you will find some information about water needs:

Water Needs

As the Project proceeds further in the design phase, we recommend the Project applicant or designated Project Management Engineer contact Mr. Hugo Torres at (213) 367-2130 or by e-mail at Hugo.Torres@ladwp.com to make arrangements for water supply service needs.

The following responses are provided regarding impacts to water service:

1. Please describe the sizes, design capacities, and actual flow capacities of existing water mains that would serve the Project site and the surrounding area. Under which streets are these water mains located? If possible, please include a map depicting the potable water infrastructure (and recycled water, if applicable) in the Project vicinity.

The Project site is served by a 12-inch water main in Mateo St and a 6-inch water main in Imperial St. Water Service Map 124-216 is attached.

2. Are there any known existing water service problems/deficiencies in the Project area? If water service problems/deficiencies exist, how would they affect the Project, and how would you suggest those effects be mitigated by the Project developer?

The static water pressure in the Project area ranges between 71 psi and 92 psi. Based on these pressures, there are no known water service problems/deficiencies in the Project area.

3. What is the current average flow (daily, monthly, and/or yearly) at the designated water treatment plant? What is the maximum treatment capacity (daily, monthly, and/or yearly) of this facility? Do plans currently exist for either immediate or future expansion of water supply facilities?

The average flow at the Los Angeles Aqueduct Filtration Plant (LAAFP) is 278 million gallons per day (averaged over Calendar Year 2016).

The maximum treatment capacity at the LAAFP is 600 million gallons per day.

The LADWP does not have plans to expand the LAAFP at this time. In addition to the Los Angeles Aqueduct supplies, the LADWP has other water supply sources including Metropolitan Water District (MWD), recycled water, and groundwater well supply.

The LADWP does have plans to clean up groundwater contamination in the San Fernando basin. In addition, the LADWP has an aggressive conservation program and recycled water use program.

4. In order to predict the Project's future consumption of water, we propose to use the water consumption rates from the Draft City of Los Angeles CEQA Thresholds, 1998). Are these rates acceptable? If not, please provide acceptable water consumption rates.

For estimated a project's water demand, we use applicable sewer generation factors (sgf), as seen in the attachment.

For outdoor (landscape) water demand, we use California Cod of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance.

Please refer to the following link:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

5. What is the current water supply service demand within the Project area?

The site is currently served by an 1-inch domestic service with a maximum flow of 250 gpm, an 1.5-inch domestic service with a maximum flow of 96 gpm, and a 4-inch fire service with a maximum flow of 600 gpm.

6. Do standard criteria exist for evaluating acceptable water supply service levels, and for assessing the significance of impacts to service levels imposed by implementation of the Project?

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

Please refer to the following for a link to the 2015 UWMP:

<http://www.ladwp.com/2015uwmp>

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

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

7. What is considered an adequate level of service?

Rule No. 2, Part 2-W, Section A from the "Rules Governing Water and Electric Service, Description of Water Service, Supply and Pressure" states the following:

The Department will endeavor to render a dependable supply of potable water, from available sources, in quantities adequate to meet the reasonable needs of its customers. The delivery of such supply will be at the service connection.

Generally, the LADWP will maintain operating pressures at the service connection of not less than 25 pounds per square inch. Pressures may be lower at times of maximum demand or because of unusual elevations or other conditions.

See attached link to the Rules Governing Water and Electric Service:

<http://www.ladwp.com/docs/QLADWP004601>

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

The LADWP should be able to provide the domestic needs of the project from the existing water system. The LADWP cannot determine the impact on the existing water system until the fire demands of the project are known (see response to Question No. 10, below). Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed.

9. Would the LADWP be able to accommodate the Project's demand for water supply service with the existing capacity at its designated treatment plant?

The LADWP is currently able to accommodate the demand of the project with the existing capacity of the LAAFP. Future Infrastructure upgrades may be required for specific project/development needs.

10. Would the water pressure and supply in the project area be adequate to meet the Los Angeles Fire Department's fire flow and residual water pressure requirements with implementation of the Project?

The private engineer shall request from the Los Angeles Fire Department (LAFD) the required fire flow requirements for the Project. Please contact the Hydrant and Access Unit of the Los Angeles Fire Department at (213)482-6543. The LADWP will then determine whether the existing system is capable of meeting these requirements. Water main replacement may be required if fire flow requirements cannot be met.

The water pressure and water supply in the Project area met the Los Angeles Department of Building and Safety (LADBS) and LAFD requirements at the time it was constructed. However, with implementation of the proposed Project, upgrades to the existing water system may be required to meet the current LADBS and LAFD requirements for specific projects.

To determine the residual pressure, applicant/owner must apply for a Service Advisory Request (SAR/Fire Flow Report). The applicant/owner must know what the fire demand is prior to applying for a SAR. Based on the fire service demand, existing water facilities may need to be upgraded. Applications and information can be found on our website at:

<https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-customerservice/c-cs-waterservices/c-cs-ws-waterpressure>

11. Does LADWP anticipate any disruption in water service within the project area when "hooking-up" the Project? If so, how long would such disruption(s) last?

Water services are usually "hot tapped" so as to avoid any disruptions in water services. Disruptions to the property are controlled by the Developer in that they will "hook-up to our meter after the service is installed.

"Hooking-up" rarely results in disruption in water service within the proposed project. In special instances, where the main needs to be isolated in order to install the service, a typical disruption may last for a few hours.

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

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

Power Needs

It should be noted that the Project Applicant may be financially responsible for some of infrastructure improvements (e.g., installation of electric power facilities or service connections) necessary to serve the proposed Project.

As the Project proceeds further, please contact one of our Engineering Offices, as listed on Pages 1-4 of the Electric Service Requirements (available on-line at www.ladwp.com) for dealing with power services and infrastructure needs.

1. Are there any existing electricity service problems/deficiencies in the project area? If electricity service problems/deficiencies exist, how would they affect the Project, and how would you suggest those effects be mitigated by the project developer?

No, however, the cumulative effect of this and other new and added loads in the area will require near term and /or future additions to distribution system capacity. The Project would require on-site transformation facility.

2. Please provide the Receiving Station (and its address) that the circuits serving the project area originate from. What is the maximum demand that LADWP facilities could accommodate? Do plans currently exist for either immediate or future expansion of electrical facilities?

The circuits serving the Project area are originated from Receiving Station A at 1630 North Main Street and Receiving Station F at 1506 De La Torre Way. Please see the response to Question #1.

3. In order to access the Project's future consumption of electricity, we propose to use the electricity consumption rates from SCAQMD, CEQA Air Quality Handbook, 1993. Are those rates acceptable? If not, please provide acceptable electricity consumption rates.

LADWP does not provide consumption rates.

4. What is the current electricity service demand within the project area?

Precise coincidental peak demand data for the Project's exact area is not readily available. LADWP does not release customer load data without their permission.

5. Do standard criteria exist for evaluating acceptable electricity service levels, and for assessing the significance of impacts to service levels imposed by implementation of the Project?

LADWP assesses service reliability data to determine areas that are experiencing lower service reliability and/ or have trends toward lower service reliability and to aid in initiating needed actions. Service reliability levels are most significantly

influenced by severe weather and physical topography. Local and regional area reliability is assessed over time to determine service reliability trends within the area. Because of these variations, standard criteria are often ineffective for determining the acceptability of a specific area's performance. Assuming that future power system infrastructure and resources are implemented as needed to supply future project plan requirements, implementation of the Project plan should not impact service reliability levels.

6. What is considered an adequate level of service?

See response to previous question.

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

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

8. Would LADWP be able to accommodate the Project's demand for electricity with existing electricity supplies?

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

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

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

No outages or short outage.

10. Please provide any recommendations that might reduce any potential electricity impacts that would be associated with the Project.

LADWP currently has no recommendations to provide to reduce potential electricity impacts associated with the Project.

Water Conservation

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program (WCTAP, https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_adf.ctrl-state=h8fsat92s_4&_afLoop=3392823718109) for commercial, industrial, institutional and multi-family residential customers up to \$250,000 for the installation of pre-approved equipment which demonstrates water savings. Mr. Mark Gentili is the Water Conservation Program Manager and can be reached at (213) 367-8556 or by e-mail at Mark.Gentili@ladwp.com. See the following link for LADWP water conservation rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>

Energy Efficiency

LADWP suggests consideration and incorporation of energy- efficient design measures (enclosed) for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs to reduce peak electrical demand and energy costs. For further information please contact Ms. Lucia Alvelais, Utility Services Manager, at (213) 367-4939 or by e-mail at Lucia.Alvelais@ladwp.com. See the following link for LADWP energy efficiency rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-energyefficiencyandrebates>

Solar Energy

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Yamen Nanne is the Solar Energy Program Manager and can be reached at (213) 367-2585 or by e-mail at Yamen.Nanne@ladwp.com.

For more information about the Solar Incentive Program, please visit the LADWP website: www.ladwp.com/solar or www.ladwp.com/fit regarding the Feed-In Tariff Program.

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

Electric Vehicle Transportation

LADWP is encouraging the installation of convenient electric vehicle (EV) charging stations for the home, workplace, and public charging to support the adoption of EVs in the City of Los Angeles. Mr. Marvin D. Moon is the Power Engineering Manager in charge of this program and can be reached at (213) 367-1716 or via email at Marvin.Moon@ladwp.com.

Ms. Jennifer Johnson
Page 9
July 20, 2017

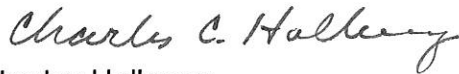
For more information on LADWP EV discount rates and charging incentives for residential and business customers, please visit the website: www.ladwp.com/ev. If you would like a Customer Service Representative to answer your questions or review your account and help you decide on the best option, please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

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

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

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

Sincerely,



Charles Holloway
Manager of Environmental Planning and Assessment

AL:rc

Enclosures

c/enc: Ms. Lucia Alvelais
Ms. Richard Harasick
Mr. Chuck Holloway

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

Mr. Yamen Nanne
Mr. Mark Gentili

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

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275

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

EFFECTIVE DATE: April 6, 2012

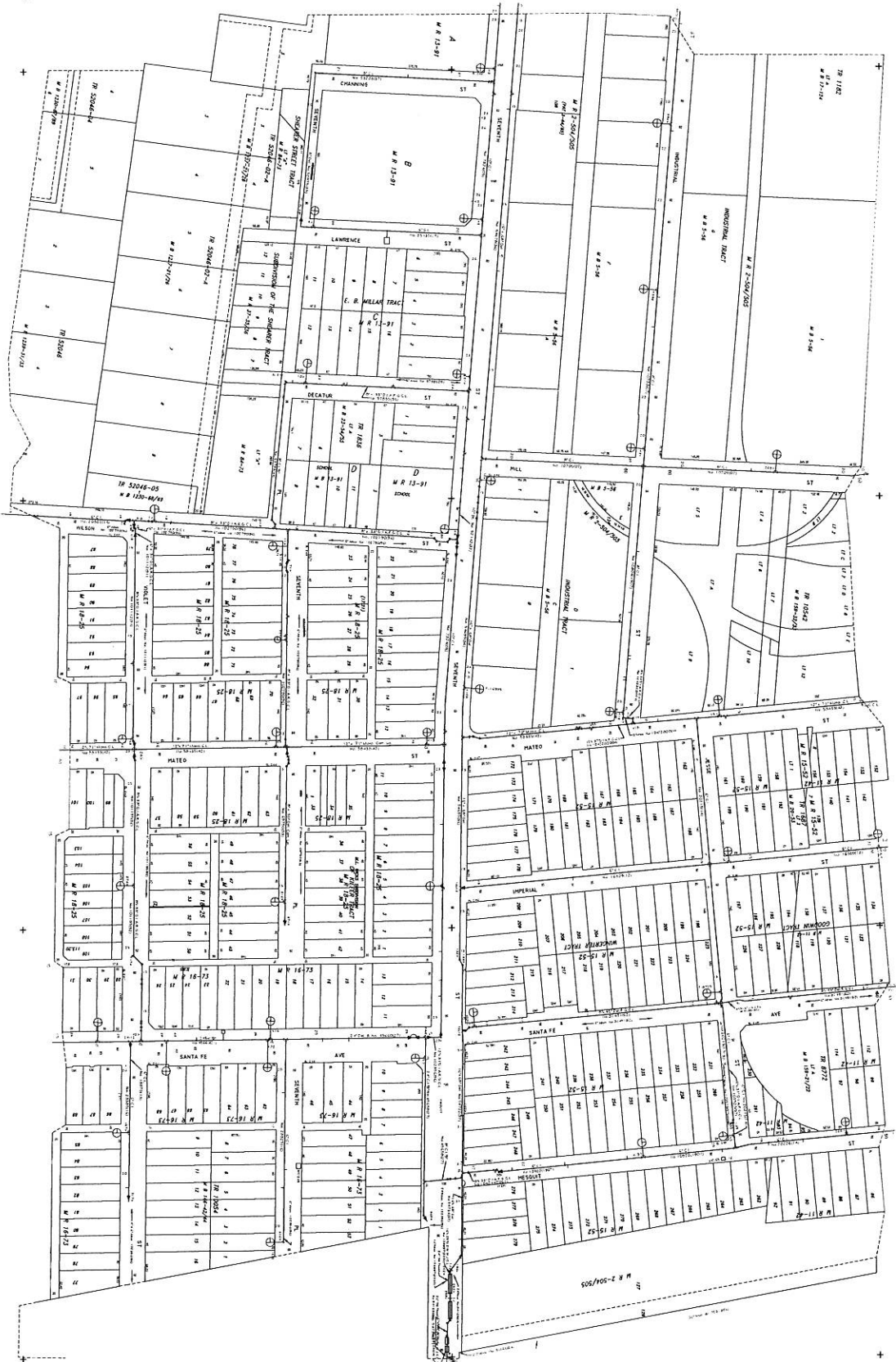
<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275

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

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

- (i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.
- (j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.
- (k) Bureau of Sanitation will determine if an industrial permit is needed for health spas. The first year flow is based on 650 gpd/1000 gr.sq.ft., and the Sanitation inspectors will redetermine the flow annually based on water bill from the previous year. The applicants are responsible for paying the difference of SFC.
Health club/spa includes lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzi, sauna, locker rooms, showers, and restrooms. If a health club/spa has a gymnasium type of facility, this portion should be charged separately at the gymnasium SFC rate.
Gymnasiums include basketball court, volleyball court, and any other large open space with low occupancy density.
- (l) Lobby of retail includes lounges, holding rooms, or waiting area, etc.
- (m) Full service post offices include U.S. Postal Service, UPS, Federal Express, DHL, and etc.
- (n) The SGF for a college dormitory based on student capacity also includes the SGF for the dormitory cafeterias.
- (o) A bedroom is defined as an enclosed subdivision with 50 sq.ft. or more floor area in a residential building commonly used for sleeping purpose, and is partitioned off to form a habitable room.
- (p) The SGF for schools based on the student capacity, covers the following facilities:
 - 1) classrooms and lecture halls
 - 2) professors' offices
 - 3) administration offices
 - 4) laboratories for classes or research
 - 5) libraries
 - 6) bookstores
 - 7) student/professor lounges
 - 8) school cafeterias
 - 9) warehouses and storage areas
 - 10) auditoriums
 - 11) gymnasiums
 - 12) restrooms



The Los Angeles Department of Water and Power (LADWP) assumes responsibility for the accuracy of the subsurface information herein provided. The user assumes responsibility for verifying subsurface conditions before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2800 two (2) days before excavating.

WATER DEPARTMENT INFORMATION REQUEST CARD
 DEPARTMENT OF WATER AND POWER

WATER SERVICE MAP

124-216

124-219

LADWP WATER & ENERGY CONSERVATION MEASURES

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Los Angeles Department of Water and Power's (LADWP) Rules and Regulations (available on-line at www.ladwp.com under Commercial/Customer Service/Water Services under the title, Rules Governing Water & Electric Service. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the LADWP to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project that is consistent with the City's General Plan has been taken into account in the planned growth in water demand. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and purchases water from the Metropolitan Water District of Southern California. These three sources, along with recycled water, will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because efficient use of water allows increased water storage for use in dry years as well as making water available for beneficial environmental uses. In addition, electrical energy is required to treat and deliver all water supplies to the City and the rest of Southern California. Conserving water contributes to statewide energy conservation efforts. Practicing water conservation also results in decreased customer operating costs.

WATER CONSERVATION

LADWP assists residential, commercial, and industrial customers in their efforts to conserve water. Below is a list of some of the water conservation requirements in Los Angeles for new construction and when fixtures are replaced in existing buildings. Also included are further voluntary recommendations to save water.

1. High efficiency water closets, high efficiency urinals, water-saving showerheads, and low flow faucets must be installed in new constructions and may be retrofitted in existing buildings. The flow rates of new plumbing fixtures must comply with the most stringent of the following: Los Angeles City Ordinance No. 180822 (http://clkrep.lacity.org/online/docs/2009/09-0510_ord_180822.pdf), the 2014 Los Angeles Plumbing Code and the 2013 California Green Building Standards Code (CALGreen), the 2014 Los Angeles Green Building Code.

LADWP WATER & ENERGY CONSERVATION MEASURES

2. New installations of air conditioning systems that utilize evaporative cooling (i.e. employ cooling towers) shall operate at a minimum of 5.5 cycles of concentration. Single pass cooling systems are prohibited in most cases.
3. Energy Star rated dishwashers must be installed for new construction and when replacing existing units in most cases. Water conserving clothes washers are available from many manufacturers and should be selected. Water saved by these appliances also saves energy in that the water used by these appliances is typically heated.
4. The design of the hot water plumbing system should be such that it minimizes the delivery time for hot water. This may be accomplished through the use of a demand type or a timed and temperature control type hot water recirculation system, point-of-use water heaters, and/or a parallel piping system which all help reduce the pipe length between the fixture and the point of supply of the hot water.
5. Landscape areas utilize a significant volume of the water delivered by LADWP and represent a great potential for water conservation. The State adopted landscape regulations for landscape areas over 2,500 square feet that apply for new constructions and when existing landscapes are renovated. These regulations are addressed by Los Angeles City Ordinance No. 170978 and the City of Los Angeles Irrigation Guidelines (http://cityplanning.lacity.org/Forms_Procedures/2405.pdf) and require submittal of a landscape document package prepared and signed by a licensed professional architect, engineer or contractor to the Department of Building and Safety for review. Please contact the Los Angeles City Planning Department for further information.
6. The landscape irrigation system should be designed, installed, and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns must be adjusted to minimize over spray onto walkways and streets. Each zone (sprinkler valve) should water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone).
7. Automatic irrigation timers should be set to irrigate landscapes during early morning or late evening hours to reduce water losses from evaporation. Adjust irrigation run times for all zones seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Adjust sprinkler timer run times to avoid water runoff, especially when irrigating sloped property.
8. The City of Los Angeles has enacted legislation to address the water supply shortages caused by the recent statewide drought. Los Angeles City Ordinance No. 181288 (http://clkrep.lacity.org/online/docs/2009/09-0369-s9_ord_181288.pdf) also known as the Emergency Water Conservation Plan imposes phased water rationing during drought conditions and imposes penalties

LADWP WATER & ENERGY CONSERVATION MEASURES

for users that do not comply. When water rationing is in effect, landscape irrigation is prohibited between the hours of 9:00 AM and 4:00 PM. Specific watering days and maximum irrigation rates are also defined in this ordinance. When water rationing is in effect, it can be extremely difficult to establish certain types of new landscapes. The landscape architect must take this into consideration in selecting the plant type and the landscape design.

9. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of plant varieties with their irrigation requirements, refer to the State Guide for Landscape Irrigation which can be found at, http://www.water.ca.gov/pubs/planning/guide_to_estimating_irrigation_water_needs_of_landscape_plantings_in_ca/wucols.pdf, or consult a landscape architect.
10. Graywater and other alternate water source systems are now addressed in the California Plumbing Code for residential and non-residential buildings. Graywater is semi clean wastewater generated and collected on-site by the building's plumbing system from showers, bathtubs, bathroom sinks and clothes washers but does not include wastewater from toilets, dishwashers or kitchen sinks. The collected graywater is then reused on-site for various beneficial uses. The Plumbing Code addresses the proper collection, handling, treatment and use of Alternate Water Sources.

The use of graywater reduces the demand for potable water. Please see the attached link for information regarding the installation graywater systems in Los Angeles for residential properties: <http://www.ladwp.com> under Residential/Go Green.

11. The City continues to expand its purple pipe distribution system of recycled water. The availability of recycled water should be investigated as a source to irrigate large landscaped areas and for toilet and urinal flushing.

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program (TAP). Mr. Mark Gentili is the Water Conservation Program Manager and can be reached at (213) 367-8556 or by e-mail at Mark.Gentili@ladwp.com. See the following link for LADWP water conservation rebate information on our website:

<https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>

COMMERCIAL ENERGY EFFICIENCY MEASURES

During the design process, the applicant should consult with the Los Angeles Department of Water and Power, Conservation and Sustainability Programs Section,

LADWP WATER & ENERGY CONSERVATION MEASURES

regarding possible energy efficiency measures. The Conservation and Sustainability Programs Section encourages customers to consider design alternatives and information to maximize the efficiency of the building envelope, heating, ventilation, and air conditioning, building lighting, water heating, and building mechanical systems. The applicant shall incorporate measures to meet or, if possible, exceed minimum energy efficiency standards for: (1) Title 24, Part 6 of the California Code of Regulations (Title 24); (2) California Green Building Standards Code (CALGreen); (3) Los Angeles Green Building Code. In addition to energy efficiency technical assistance, the LADWP may offer financial incentives for energy designs that exceed minimum energy efficiency standards.

1. Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the Title 24.
2. Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following:
 - A variable air-volume system which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat;
 - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
 - Sequentially staged operation of air-conditioning equipment in accordance with building demands; and
 - The isolation of air conditioning to any selected floor or floors.
3. Consider the applicability of the use of thermal energy storage to handle cooling loads.
4. Cascade ventilation air from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.
5. Recycle lighting system heat for space heating during cool weather. Exhaust lighting-system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.
6. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air-distribution systems.
7. Ensure that buildings are well sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, design building

LADWP WATER & ENERGY CONSERVATION MEASURES

entrances with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.

8. Building commissioning should be completed prior to issuance of the certificate of occupancy to verify that the building systems components meet the project requirements.
9. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.
10. Use a white reflective material for roofing meeting California standards for reflectivity and emissivity to reject heat. The Los Angeles Municipal Code now mandates cool roof materials for all new and complete replacement roofs installed in the City of Los Angeles.
11. Install thermal insulation in walls and ceilings, which exceeds requirements established by Title 24.
12. Design window systems to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather.
13. Install heat-rejecting window treatments, such as films, blinds, draperies, or others on appropriate exposures.
14. Install LED lamps or fixtures, which give the highest light output per watt of electricity consumed, for all street and parking lot lighting to reduce electricity consumption. Install an astronomical time switch control to meet your projects design needs.
15. Install automatic daylighting controls and dimmable electronic ballasts, to light fixtures near windows and skylights, to maximize the use of natural daylight available and reduce artificial lighting load.
16. Install occupant-controlled thermostats to permit individual adjustment of heating, and cooling to avoid unnecessary energy consumption.
17. Install a lighting control system to automatically control interior and exterior lights in public areas and will also energize emergency egress lights when an emergency occurs.
18. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.

LADWP WATER & ENERGY CONSERVATION MEASURES

19. Incorporate windowless walls or passive solar inset of windows into the project for appropriate exposures.
20. Design project to focus pedestrian activity within sheltered outdoor areas.
21. Install individual occupant sensors indoors, where appropriate, to automatically turn lights off when an area is vacated.
22. Install the manufacturers recommended lamp and ballast combination for all fluorescent light fixtures to provide the most efficient light output. Use reflectors to direct maximum levels of light to work surfaces.

For additional information concerning these conservation measures, please contact Ms. Lucia Alvelais, Utility Services Manager, at (213) 367-4939. Also, please visit the Los Angeles Department of Building and Safety's website for information on CALGreen and the Los Angeles Green Building Code (<http://ladbs.org/LADBSWeb/green-bldg.jsf>). Additional water and energy code compliance tips as well as various useful Green Building links are available on the LADWP website at the following location: <http://www.ladwp.com> under Commercial/Go Green.

W&P ConsvrtnMeasures v.10302015

Los Angeles Department of Water & Power

ERIC GARCETTI
Mayor

Commission
MEL LEVINE, *President*
WILLIAM W. FUNDERBURK JR., *Vice President*
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CHRISTINA E. NOONAN
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BARBARA E. MOSCHOS, *Secretary*

DAVID H. WRIGHT
General Manager

March 20, 2018

RECEIVED
CITY OF LOS ANGELES

MAR 22 2018

MAJOR PROJECTS
UNIT

Mr. William Lamborn
City of Los Angeles, Department of City Planning
200 North Spring Street, Room 750
Los Angeles, CA 90012

Dear Mr. Lamborn:

Subject: Comment Letter Regarding the Notice of Preparation of an Environmental Impact Report (EIR) for the 676 Mateo Street Project

The Los Angeles Department of Water and Power (LADWP) appreciates the opportunity to review the Initial Study (IS) for the 676 Mateo Street Project. The mission of the LADWP is to provide clean, reliable water and power to the City of Los Angeles (City). In reviewing the IS, the LADWP has determined that the project may have impacts to water resources. The following comments reflect our review for matters related to water resources for the project. You may receive additional comments from other divisions at the LADWP separately referring to other respective areas.

Water Resources Comment:

PAGE B-56, XVIII. d) Utilities and Services Systems

The LADWP develops and updates our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands for the City of Los Angeles. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 20-year horizon. The City's water demand projection in the UWMP was developed based on the Regional Transportation Plan (RTP) demographic projection by the Southern California Association of Governments (SCAG).

Putting Our Customers First 

William Lamborn
Page 2
March 20, 2018

In general, projects that conform to the demographic projection from RTP by SCAG and are currently located in the City's service area are considered to have been included in the LADWP's water supply planning efforts in the UWMP.

For any questions regarding the above comments, please contact Mr. Brian Gonzalez of my staff at (213) 367-2612 or at brian.gonzalez@ladwp.com.

Sincerely,

A handwritten signature in dark ink, appearing to read "Charles C. Holloway". The signature is fluid and cursive, with the first name "Charles" being the most prominent.

Charles C. Holloway
Manager of Environmental Planning and Assessment

BG:ns

c: Mr. Brian Gonzalez

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

June 22, 2018

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: William Lamborn

From: Fire Department

Subject: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

CASE NO.: ENV-2016-3691-EIR
PROJECT NAME: 676 Mateo Street Project
PROJECT APPLICANT: District Centre, LP, & District Centre-GPA, LP

PROJECT LOCATION: 668-678 S. Mateo Street, Los Angeles, CA 90021

PROJECT DESCRIPTION:

The Project proposes the demolition of the existing approximately 27,000 square feet of warehouse use and approximately 20,000 square feet of associated paved surface parking and concrete surface area, in order to construct an up to 197,355-square-foot mixed-use building containing up to 185 live/work units and approximately 15,320 square feet of open space for residents, up to 23,380 square feet of commercial uses, and associated parking facilities providing approximately 270 parking spaces and approximately 228 bicycle parking spaces. Eleven percent of the units (approximately 20 live/work units) would be deed-restricted for Very Low Income households. The proposed building would be up to 110 feet (8 above-ground levels) tall and would include a three-level subterranean parking structure.

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

FIRE FLOW:

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

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

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

RESPONSE DISTANCE:

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 ½ mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development **668 S. Mateo Street**.

DISTANCE 0.8	Fire Station No. 17 1601 S. Santa Fe Avenue Los Angeles, CA 90021	EQUIPMENT & SERVICES Paramedic Rescue Ambulance, Foam Tender, Haz-Mat Tender and Arson Investigation Unit	STAFF 8
1.1	Fire Station No. 9 430 E. 7th Street Los Angeles, CA 90014	Assessment Engine, Assessment Truck and BLS Rescue Ambulance	12
1.3	Fire Station No. 4 450 E, Temple Street Los Angeles, CA 90012	Assessment Engine, Paramedic Rescue Ambulance, EMS Battalion Captain and BLS Rescue Ambulance	9
1.7	Fire Station No. 25 2927 Whittier Boulevard Los Angeles, CA 90023	Assessment Engine and Paramedic Rescue Ambulance	6
1.8	Fire Station No. 2 1962 Cesar Chavez Ave Los Angeles, CA 90033	Light Force, Engine, Paramedic Rescue Ambulance	12

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

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

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

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

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

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

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

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

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

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

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

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

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

- c. This policy does not apply to single-family dwellings or to non-residential buildings.

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

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

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

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

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

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

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

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

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

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

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

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

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

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

RALPH M. TERRAZAS,
Fire Chief

Kristin Crowley, Fire Marshal
Bureau of Fire Prevention and Public Safety

KC:RED:yw

LOS ANGELES POLICE DEPARTMENT



CHARLIE BECK
Chief of Police

ERIC GARCETTI
Mayor

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

July 26, 2017

Ms. Jennifer Johnson
EcoTierra Consulting, Inc.
633 West 5th Street, 26th Floor
Los Angeles, California 90071

Dear Ms. Johnson:

The proposed 676 Mateo Street Project falls within the geographical boundaries of the Los Angeles Police Department's Central Area. A project of this size could have a moderate impact on police services in the Central Area. The Department is available to advise you on crime prevention features appropriate for the design of the property in this project. The Department strongly recommends that the developers contact Community Relationship Division, Crime Prevention Through Environmental Design, Officer Christopher Gibson, at (213) 486-6000.

Upon completion of the project, you are encouraged to provide the Central Area Commanding Officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any questions regarding this response, please contact Sergeant David Tango, Community Relationship Division, at (213) 486-6000.

Very truly yours,

CHARLIE BECK
Chief of Police

AL NEAL, Captain
Commanding Officer
Community Relationship Division

Enclosure

The proposed 676 Mateo Street Project will be under the jurisdiction of Central Community Police Station, located at 251 East 6th Street, Los Angeles, CA 90014. Telephone Number (213) 833-3707.

The project site is approximately 1.1 miles and 4 minutes without traffic from the Police Station in Reporting District (RD) 0159.

Central Geographic Area is approximately 4.5 square miles and consists of 52 Reporting Districts. The service boundaries for Central Area are as follows: Stadium Way, Pasadena Freeway to the North, Washington Boulevard, 7th Street to the South, Los Angeles River to the East, and the Harbor Freeway to the West.

It has approximately 370 sworn personnel and 30 civilian support staff assigned. It is a culturally diverse community with a population of approximately 40,000 people. The officer to resident ratio is; 1 officer to 108 residents in Central Area. Additionally, there are special service teams available within the LAPD to service Central Area.

Central Station's emergency response system is directly linked to the Los Angeles Police Department Communications Division's Dispatch Centers. Communications Division has the responsibility to staff and answer, on a 24-hour basis, the telephones upon which calls for service are received. This includes 911 emergency calls (police, fire, and paramedic). Communication Division handles only police related calls for the City.

The average response time to emergency calls for service in Central Area during 2016 was 2.7 minutes. The average response time for non-emergency calls for service in Central Area during 2016 was 13.7 minutes.

Crime Statistics for all Central Area:

CRIMES	YTD 2017	YTD 2016	YDT 2015
HOMICIDE	15	5	7
RAPE	50	42	55
ROBBERY	366	356	382
AGGRAVATED ASSAULT	598	513	476
BURGLARY	184	163	184
MOTOR VEHICLE THEFT	218	205	205
BURGLARY FROM MOTOR VEHICLE	686	577	453
PERSONAL/OTHER THEFT	1370	1344	1322

Prepared by:

Officer Christopher Gibson
Community Relationship Division
213 486-6000

Re: Proposed 676 Mateo Street Project

The following is our response to your questions:

Richard J. Riordan Central Library

1. **Libraries that would serve the proposed project:**

Richard J. Riordan Central Library
630 W. 5th Street
Los Angeles, CA 90071

Hours of Operation:

Monday-Thursday	10 am – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	1 pm – 5 pm

2. **Size (Square Feet):**

538,000 sq. ft. facility.

3. **Collection size/Circulation:**

2.6 million volumes; Circulation – 1.2 million

4. **Estimated Current Service Population:**

3,792,662 per Census 2010 est. City of Los Angeles
9,818,605 per Census 2010 est. County of Los Angeles

5. **Staffing Levels:**

390.0 Full-time Employees

6. **Does the Los Angeles Public Library (LAPL) have any plans to develop new libraries or expand existing libraries in the Project area?**

There are no planned improvements to add capacity through expansion or develop any new libraries within the Project area.

7. **Does the LAPL implement fee-based assessments (ie mitigation fees) to new development projects? If so, how are the fees calculated for commercial, hotel, and office uses?**

Yes. The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected residential/business population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer.

8. **Are the libraries (or the library) included in your response to question one adequately meeting the project area's current demand for library facilities?**

No, currently, the Central Library attracts over 2 million visitors every year who check out over 1.2 million of its books and other items. In addition, Library staff answer over 2 million reference questions and present 2,100 programs that attract nearly 46,000 people each year. Furthermore, nearly 600,000 hours of computer access are provided to Central Library users annually. These numbers place a stress on library services with increased demands for library staffing, materials, computers and information services.

9. **Would the libraries (or the library) included in your response to question one be able to meet the Project's demand for library facilities?**

No, currently, the Central Library attracts over 2 million visitors every year who check out over 1.2 million of its books and other items. In addition, Library staff answer over 2 million reference questions and present 2,100 programs that attract nearly 46,000 people each year. Furthermore, nearly 600,000 hours of computer access are provided to Central Library users annually. Therefore, any increase in the residential/business/commercial population that is in close proximity to the Central Library has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures are necessary in order to lessen the impact to these services. These numbers place a stress on library services with increased demands for library staffing, materials, computers and information services.

10. **If your answer to question nine is "no," please provide any recommendations that would eliminate or lessen the project's impacts on the LAPL.**

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected residential/business/commercial population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer

- **Special facilities available for public use:**
 - Free Public Wi-Fi
 - Wireless Printing
 - Reserve a Computer
 - Meeting Room Rental
 - Zoom Text Computer for the Visually Impaired

Ben Franklin Branch Library

1. **Libraries that would serve the proposed project:**

Ben Franklin Branch Library
2200 E. First Street
Los Angeles, CA. 90033

Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12 pm – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

2. **Size (Square Feet):**

9,656 sq. ft. facility.

3. **Collection size/Circulation:**

35,545 Volumes/Circulation – 126,012

4. **Estimated current Service Population:**

40,319 per the Los Angeles Times Mapping LA.

5. **Staffing Levels:**

11.0 Full-time Employees

6. **Does the Los Angeles Public Library (LAPL) have any plans to develop new libraries or expand existing libraries in the Project area?**

There are no planned improvements to add capacity through expansion or develop any new libraries within the Project area.

7. **Does the LAPL implement fee-based assessments (ie mitigation fees) to new development projects? If so, how are the fees calculated for commercial, hotel, and office uses?**

Yes. The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected residential/business/commercial population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer.

8. **Are the libraries (or the library) included in your response to question one adequately meeting the project area's current demand for library facilities?**

No. Currently, the Ben Franklin branch, at 9,656 square feet, does not meet the standard of 12,500 square feet for a service population of less than 45,000, and any increase in the residential/business/commercial population that is in close proximity to this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures are necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for a community with less than 45,000 population and 14,500 s.f. for a community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

9. **Would the libraries (or the library) included in your response to question one be able to meet the Project's demand for library facilities?**

No. Currently, the Ben Franklin branch, at 9,656 square feet, does not meet the standard of 12,500 square feet for a service population of less than 45,000, and any increase in the residential/business/commercial population that is in close proximity to this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures are necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

10. **If your answer to question nine is "no," please provide any recommendations that would eliminate or lessen the project's impacts on the LAPL.**

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected residential/business population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer

• **Special facilities available for public use:**

- Free Public Wi-Fi
- Wireless Printing
- Reserve a Computer
- Meeting Room Rental
- Zoom Text Computer for the Visually Impaired

Chinatown Branch Library

1. **Libraries that would serve the proposed project:**

Chinatown Branch Library
639 N. Hill St.
Los Angeles, CA. 90012

Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12 pm – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

2. **Size (Square Feet):**

14,500 sq. ft. facility.

3. **Collection size/Circulation:**

74,709 Volumes/Circulation – 238,872

4. **Estimated current Service Population:**

11,225 per the Los Angeles Times Mapping LA.

5. **Staffing Levels:**

13.5 Full-time Employees

6. **Does the Los Angeles Public Library (LAPL) have any plans to develop new libraries or expand existing libraries in the Project area?**

There are no planned improvements to add capacity through expansion or develop any new libraries within the Project area.

7. **Does the LAPL implement fee-based assessments (ie mitigation fees) to new development projects? If so, how are the fees calculated for commercial, hotel, and office uses?**

Yes. The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected residential/business population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer.

8. **Are the libraries (or the library) included in your response to question one adequately meeting the project area's current demand for library facilities?**

No. As it currently stands, the Chinatown branch, at 14,500 square feet, does meet the standard of 12,500 square feet for a service population of less than 45,000. However, any increase in the residential/business/commercial population that is in close proximity to

this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. It should be noted that the Chinatown branch, with an extraordinary circulation of 238,872, is due to nearby school locations which greatly increase its use well beyond the 11,225 population of the community that it serves. Therefore, mitigation measures are necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes Criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities – 12,500 s.f. for a community with less than 45,000 population and 14,500 s.f. for a community with more than 45,000 population and up to 20,000 s.f. for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

9. **Would the libraries (or the library) included in your response to question one be able to meet the Project's demand for library facilities?**

No. As it currently stands, the Chinatown branch, at 14,500 square feet, does meet the standard of 12,500 square feet for a service population of less than 45,000. However, any increase in the residential/business/commercial population that is in close proximity to this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. It should be noted that the Chinatown branch, with an extraordinary circulation of 238,872, is due to nearby school locations which greatly increase its use well beyond the 11,225 population of the community that it serves. Therefore, mitigation measures are necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

10. **If your answer to question nine is "no," please provide any recommendations that would eliminate or lessen the project's impacts on the LAPL.**

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected residential/business population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer

- **Special facilities available for public use:**
 - Free Public Wi-Fi
 - Wireless Printing
 - Reserve a Computer
 - Meeting Room Rental
 - Zoom Text Computer for the Visually Impaired

Little Tokyo Branch Library

1. **Libraries that would serve the proposed project:**

Little Tokyo Branch Library
203 S. Los Angeles St.
Los Angeles, CA. 90012

Hours of Operation:

Monday, Wednesday	10 am – 8 pm
Tuesday, Thursday	12 pm – 8 pm
Friday, Saturday	9:30 am – 5:30 pm
Sunday	Closed

2. **Size (Square Feet):**

12,500 sq. ft. facility.

3. **Collection size/Circulation:**

66,634 Volumes/Circulation – 143,317

4. **Estimated current Service Population:**

45,796 per the Los Angeles Times Mapping LA.

5. **Staffing Levels:**

10.0 Full-time Employees

6. **Does the Los Angeles Public Library (LAPL) have any plans to develop new libraries or expand existing libraries in the Project area?**

There are no planned improvements to add capacity through expansion or develop any new libraries within the Project area.

7. **Does the LAPL implement fee-based assessments (ie mitigation fees) to new development projects? If so, how are the fees calculated for commercial, hotel, and office uses?**

Yes. The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected residential/business population of the development. The funds will be used for staff, books, computers and other library materials. It is recommended that mitigation fees be paid by the developer.

8. **Are the libraries (or the library) included in your response to question one adequately meeting the project area's current demand for library facilities?**

No. As it currently stands, the Little Tokyo branch, at 12,500 square feet, does not meet the standard of 14,500 square feet for a service population in excess of 45,000 and any increase in the residential/business/commercial population that is in close proximity to this branch has a direct impact on library services with increased demands for library staffing, materials, computers and information services. Therefore, mitigation measures are necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan.

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- **Special facilities available for public use:**
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 - Zoom Text Computer for the Visually Impaired



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

DATE: July 12, 2017

TO: Jennifer Johnson, Project Manager
EcoTierra Consulting, Inc.
633 W. 5th Street, 26th Floor
Los Angeles, CA 90071

FROM: Rena Perez, Director
Master Planning & Demographics

SUBJECT: Environmental Impact Report Information Requested for: **676 MATEO STREET PROJECT**, 668-678 South Mateo Street and 669-678 South Imperial Street in the City of Los Angeles. The project will include approximately 185 live/work units with an 11% set aside for VLI households, and commercial uses.

Included please find a **LAUSD Schools Enrollments and Capacities Report** for the schools that may be impacted by the development project(s) in question. This report contains data on each school's current and projected capacities, enrollments, and school calendars, and is designed to address any questions pertaining to overcrowding and factors related to school capacity.

Please note that *no new school construction is planned* and the data in this report already take into account portable classrooms on site, additions being built onto existing schools, student permits and transfers, specific educational programs running at the schools, and any other operational activities or educational programming that affects the capacities and enrollments of LAUSD's schools.

Additional information on LAUSD's Capital Improvement programs can be found on LAUSD's Facilities Services Division main webpage at www.laschools.org.

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

Questions: 1-4 The project is located in a **High School** attendance choice/option area. Please see LAUSD Schools Enrollments and Capacities Report details;

Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 for information regarding fees and student generation rates.

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT
2. BOUNDARY DESCRIPTIONS FOR SCHOOLS SERVING PROPOSED PROJECT
Boundary descriptions for existing schools identified as serving the proposed project

Sincerely,


Rena Perez, Director

V. MAFFEI
FOR R. PEREZ

LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES

PROJECT SERVED: 676 Mateo Street Project, 668-678 South Mateo Street and 669-678 South Imperial Street in the City of Los Angeles.
The project will include approximately 185 live/work units with a 20 unit set aside for VLI households, and commercial uses.

SCHOOL YEAR: 2016-2017

(Current and projected enrollments/capacities reflect data from School Year (SY) 2016-17.)

1	2	3	4	5	6	7	8	9	10	11	12
Cost Center Code	School Name	Current Calendar	Current Capacity	Resident Enrollment	Actual Enrollment	Current seating overage/(shortage)	Overcrowded Now?	Projected Capacity	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1550501	9th St EI	1 TRK	360	287	342	73	No	324	381	(57)	Yes
1817901	Hollenbeck MS	1 TRK	1453	1370	1073	83	No	1351	1270	81	No
a	SCHOOL CHOICE AREA TOTALS (schools listed below)	-	3300	3688	2682	(388)	Yes	3102	3498	(396)	Yes
	BOYLE HEIGHTS ZONE OF CHOICE										
1761501	Boyle Heights STEM	1 TRK	344	-	200	-	-	323	-	-	-
1774901	Roosevelt SH	1 TRK	1817	-	1485	-	-	1708	-	-	-
1861101	Mendez SH	1 TRK	1139	-	997	-	-	1071	-	-	-

^a Schools & programs that are part of a "school choice area" pull enrollments from the school(s) that have resident areas, as defined by attendance boundaries.

The individual school and calculated total capacities and enrollments for school choice areas are reported to show current and projected seating overage/shortage and overcrowding (shaded green color).

If any of the school choice area schools is multi-track, then the service area is considered overcrowded.

Schools Planned to Relieve Known Overcrowding

NONE

NOTES:

¹ School's ID code.

² School's name

³ The current calendar the school is operating on. Schools operate on a 'multi-track' calendar (listed as 4 TRK), because of overcrowded conditions.

⁴ School's current operating capacity, or the maximum number of students the school can serve while operating on its current calendar. Excludes capacity allocated to charter co-locations. Includes capacity for magnet program.

⁵ The total number of students living in the school's attendance area and who are eligible to attend the school plus students enrolled at any on-site magnet centers.

-Multi-track calendars are utilized as one method of providing relief to overcrowded schools by increasing enrollment capacities.

-A key goal of the Superintendent and Board of Education is to return all schools to a traditional 2-semester calendar (1 TRK).

⁶ The number of students actually attending the school now, including magnet students.

⁷ Current seating overage or (shortage): equal to (current capacity) - (resident enrollment).

⁸ Current overcrowding status of school. The school is currently overcrowded if any of these conditions exist:

-School is currently on a multi-track calendar.

-There is currently a seating shortage.

-There is currently a seating overage of LESS THAN or EQUAL TO a 'safety margin' of 20 seats.

⁹ School planning capacity. Formulated from a baseline calculation of the number of eligible classrooms after implementing LAUSD operational goals and shifting to a 2-semester (1 TRK) calendar. Includes capacity allocated to by charter co-locations. Includes capacity for magnet programs.

¹⁰ Projected 5-year total number of students living in the school's attendance area and who are eligible to attend the school. Includes magnet students.

¹¹ Projected seating overage or (shortage): equal to (projected capacity) - (projected enrollment).

¹² Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:

-School remains on a multi-track calendar.

-There is a seating shortage in the future.

-There is a seating overage of LESS THAN or EQUAL TO a 'safety margin' of 20 seats in the future.

* Independent Charter: Capacity and/or enrollment information may not be reported for some independent charters.

‡ Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected capacities and enrollments not reported.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 5505

COST CENTER: 1550501

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR NINTH STREET SCHOOL
EFFECTIVE JULY 1, 2013.

The area described below has been approved as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective July 1, 1984 (updated 7-1-1994, 7-1-2009).

This is an official copy for your file.

(GRADES K - 5)

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER *
15TH STREET AND EXTENSION * CENTRAL AVENUE * 14TH PLACE * SAN PEDRO
STREET * 14TH STREET AND EXTENSION * MAIN STREET * 14TH STREET * HILL
STREET * VENICE BOULEVARD * HOPE STREET AND EXTENSION * FOURTH
STREET * OLIVE STREET.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

LOC. CODE: 8179

COST CENTER: 1817901

SUBJECT: UPDATE BOUNDARY DESCRIPTION FOR HOLLENBECK MIDDLE SCHOOL
EFFECTIVE JULY 1, 2011 (UPDATED 7-1-2013).

Reconfiguration has changed the grade levels serviced by this school and the boundary description has been updated to reflect this change. This updating does not change the intent of the boundary as it was approved on July 1, 2011. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

AREA I

FIRST STREET * ALAMEDA STREET * FOURTH STREET * LOS ANGELES RIVER * SANTA MONICA FREEWAY * ALAMEDA STREET * SEVENTH STREET * MAIN STREET.

AREA II

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * STATE STREET (BOTH SIDES EXCLUDED) * SAN BERNARDINO FREEWAY * BRITTANIA STREET AND EXTENSIONS * CESAR E. CHAVEZ AVENUE * GOLDEN STATE FREEWAY * MICHIGAN AVENUE AND EXTENSION * ECHANDIA STREET * SANTA ANA FREEWAY * LOS ANGELES RIVER.

AREA III

FOURTH STREET * EUCLID AVENUE * WHITTIER BOULEVARD * FICKETT STREET * SIXTH STREET * MOTT STREET * LANFRANCO STREET (BOTH SIDES) * SAVANNAH STREET (BOTH SIDES EXCLUDED).

(GRADES 7 - 8)

MARENGO STREET * SOTO STREET * FAIRMOUNT STREET * FICKETT STREET * MALABAR STREET * MOTT STREET * CESAR E. CHAVEZ AVENUE * EVERGREEN AVENUE * FOURTH STREET * SAVANNAH STREET (BOTH SIDES) * LANFRANCO STREET (BOTH SIDES EXCLUDED) * MOTT STREET * SIXTH STREET * FICKETT STREET * WHITTIER BOULEVARD * EUCLID AVENUE * EIGHTH STREET AND EXTENSION * POMONA FREEWAY * SANTA MONICA FREEWAY * LOS ANGELES RIVER * THIRD STREET AND EXTENSION * PECAN STREET * FIRST STREET * SANTA ANA FREEWAY * ECHANDIA STREET AND EXTENSION * MICHIGAN AVENUE AND EXTENSION * GOLDEN STATE FREEWAY * CESAR E. CHAVEZ AVENUE * BRITTANIA STREET AND EXTENSIONS * SAN BERNARDINO FREEWAY * STATE STREET (BOTH SIDES EXCLUDED).

(OVER)

OPTIONAL: STEVENSON AND HOLLENBECK MIDDLE SCHOOLS

(GRADES 7 - 8)

SANTA MONICA FREEWAY * POMONA FREEWAY * EIGHTH STREET AND
EXTENSION * GRANDE VISTA AVENUE * LOS ANGELES CITY BOUNDARY *
LOS ANGELES RIVER.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities Services Division

LOC. CODE: 8611

COST CENTER: 1861101

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR FELICITAS and GONZALO MENDEZ HIGH SCHOOL EFFECTIVE JULY 1, 2014 (CLARIFIED 7-1-2015).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2014. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

BOYLE HEIGHTS ACADEMIC ZONE of CHOICE

(GRADES 9 - 12)

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * SAN BERNARDINO FREEWAY * FICKETT STREET AND EXTENSION * MALABAR STREET * MOTT STREET * BOULDER STREET * EVERGREEN AVENUE * MALABAR STREET * INDIANA STREET * UNION PACIFIC RAILROAD * LOS ANGELES CITY BOUNDARY * ALAMEDA STREET.

Boyle Heights Academic Zone of Choice: three schools or educational programs that students will be able to make application to when resident to this attendance boundary area. For the 2015-2016 school year students in grades 9 - 12 have two choices: Theodore Roosevelt High School and Felicitas & Gonzalo Mendez High School. Students in grades 9 - 11 will have the addition of Science Technology Engineering Math (STEM) Academy of Boyle Heights for enrollment. Additionally, Roosevelt High School hosts a by-application magnet center, Theodore Roosevelt Senior High Math, Science and Technology Magnet Academy.

For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

LOS ANGELES UNIFIED SCHOOL DISTRICT

Facilities Services Division

LOC. CODE: 7749

COST CENTER: 1774901

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR THEODORE ROOSEVELT HIGH SCHOOL EFFECTIVE JULY 1, 2014 (CLARIFIED 7-1-2015).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 2014. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

BOYLE HEIGHTS ACADEMIC ZONE of CHOICE

(GRADES 9 - 12)

CESAR E. CHAVEZ AVENUE * MISSION ROAD * MARENGO STREET * SAN BERNARDINO FREEWAY * FICKETT STREET AND EXTENSION * MALABAR STREET * MOTT STREET * BOULDER STREET * EVERGREEN AVENUE * MALABAR STREET * INDIANA STREET * UNION PACIFIC RAILROAD * LOS ANGELES CITY BOUNDARY * ALAMEDA STREET.

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For assistance, please call Master Planning & Demographics, Facilities Services Division, at (213) 241-8044.

APPROVED: MARK HOVATTER, Chief Facilities Executive, Facilities Services Division

DISTRIBUTION: School
Transportation Branch
Master Planning and Demographics

Office of Environmental Health and Safety
Department of Transportation, City of L. A.

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



July 25, 2017

Jennifer Johnson
EcoTierra Consulting

Sent by E-mail: Jennifer@ecotierraconsulting.com

RE: Proposed 676 Mateo Street Project, City of Los Angeles; Los Angeles USGS Quadrangle, Los Angeles County, California

Dear Ms. Johnson:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results however the area is sensitive for cultural resources. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

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**Native American Heritage Commission
Native American Contact List
Los Angeles County
7/25/2017**

***Gabrieleno Band of Mission
Indians - Kizh Nation***

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
gabrielenoindians@yahoo.com

Gabrieleno

***Gabrieleno/Tongva San Gabriel
Band of Mission Indians***

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrieleno

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino

***Gabrielino Tongva Indians of
California Tribal Council***

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 676 Maleo Street Project, Los Angeles County.

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Room 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>



December 14, 2017

Sara Dietler
ESA Assoc

Sent by Email to: sdietler@esaassoc.com

RE: 676 Mateo Street Project (D171144.00), Los Angeles County

Dear Ms. Dietler:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians-Kizh Nation on the attached list for more information. Other sources for cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez
Associate Environmental Planner

Attachment

Native American Heritage Commission

Native American Contacts

12/14/2017

Barbareno/Ventureno Band of Mission Indians
Julie Lynn Tumamait-Stenslie, Chair
365 North Poli Ave Chumash
Ojai , CA 93023
itumamait@hotmail.com
(805) 646-6214

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
gabrielenoindians@yahoo.com
(626) 926-4131

Barbareno/Ventureno Band of Mission Indians
Patrick Tumamait
992 El Camino Corto Chumash
Ojai , CA 93023
(805) 216-1253 Cell

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tonava
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

(626) 286-1262 Fax

Barbareno/Ventureno Band of Mission Indians
Eleanor Arrellanes
P.O. Box 5687 Chumash
Ventura , CA 93005
(805) 701-3246

Gabrielino /Tonava Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino Tonava
Los Angeles , CA 90012
sgoad@gabrielino-tonava.com
(951) 807-0479

Barbareno/Ventureno Band of Mission Indians
Raudel Joe Banuelos, Jr.
331 Mira Flores Court Chumash
Camarillo , CA 93012
(805) 427-0015

Gabrielino-Tonava Tribe
Linda Candelaria
23454 Vanowen St. Gabrielino
West Hills , CA 91307
palmsprings9@yahoo.com
(626) 676-1184 Cell

Fernandeno Tataviam Band of Mission Indians
Rudy Ortega Jr., Tribal President
1019 Second Street, Suite 1 Fernandeno
San Fernando , CA 91340 Tataviam
rortega@tataviam-nsn.us
(818) 837-0794 Office
(818) 837-0796 Fax

Gabrielino-Tonava Tribe
Charles Alvarez, Chairperson
23454 Vanowen St.
West Hills , CA 91307
roadkingcharles@aol.com
(310) 403-6048

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D1171144.00), Los Angeles County.

Native American Heritage Commission
Native American Contacts
12/14/2017

Kern Valley Indian Community
Robert Robinson, Chairperson
P.O. Box 1010
Lake Isabella, CA 93283
brobinson@iwwisp.com
(760) 378-2915 Cell

Tubatulabal
Kawaiisu

Santa Ynez Band of Chumash Indians
Kenneth Kahn, Chairperson
P.O. Box 517
Santa Ynez, CA 93460
kkahn@santaynezchumash.org
(805) 688-7997

Chumash

(805) 686-9578 Fax

Kitanemuk & Yowlumne Teion Indians
Delia Dominguez, Chairperson
115 Radio Street
Bakersfield, CA 93305
deedominguez@juno.com
(626) 339-6785

Yowlumne
Kitanemuk

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487
San Jacinto, CA 92581
iontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544 ext 4137
(951) 654-4198 Fax

Luiseno
Cahuilla

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall, CA 91322
(760) 885-0955 Cell

Fernandeno
Tataviam
Serrano
Vanyume
Kitanemuk

San Manuel Band of Mission Indians
Lee Clauss, Director-CRM Dept.
26569 Community Center Drive
Highland, CA 92346
lclauss@sanmanuel-nsn.gov
(909) 864-8933

Serrano

(909) 864-3370 Fax

San Manuel Band of Mission Indians
Lynn Valbuena
26569 Community Center Dr.
Highland, CA 92346
(909) 864-8933

Serrano

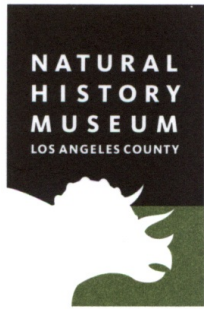
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This list is only applicable for contacting local Native Americans with regard to cultural resources assessments for the 676 Mateo Street Project
D1171144.00), Los Angeles County.

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

17 July 2017

EcoTierra Consulting
633 West 5th Street, 26th Floor
Los Angeles, CA 90071

Attn: Jennifer Johnson, Project Manager

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed property located at 676 Mateo Street Project, in the City of Los Angeles, Los Angeles County, project area

Dear Jennifer:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed property located at 676 Mateo Street Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Los Angeles USGS topographic quadrangle map that you sent to me via e-mail on 3 July 2017. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur subsurface in the proposed project area.

The entire proposed project site area has surficial deposits of younger Quaternary Alluvium, derived as fluvial deposits from the flood plain of the Los Angeles River that currently flows in a concrete channel just to the east. These younger Quaternary deposits usually do not contain significant fossil vertebrates, at least in the uppermost layers, but the underlying older Quaternary deposits found at varying depths may well contain significant vertebrate fossils.

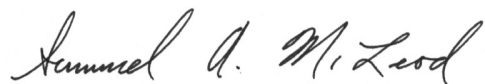
Our closest vertebrate fossil locality from the older Quaternary deposits is LACM 1755, west-northwest of the proposed project area near the intersection of Hill Street and 12th Street, that produced a fossil specimen of horse, *Equus*, at a depth of 43 feet below the street. Our next

closest vertebrate fossil locality from older Quaternary deposits beneath the younger Quaternary Alluvium is LACM 2032, east-northeast of the proposed project area near the intersection of Mission Road and Daly Street around the Golden State Freeway (I-5), that produced fossil specimens of pond turtle, *Clemmys mamorata*, ground sloth, *Paramylodon harlani*, mastodon, *Mammut americanum*, mammoth, *Mammuthus imperator*, horse, *Equus*, and camel, *Camelops*, at a depth of 20-35 feet below the surface. The pond turtle specimens from locality LACM 2032 were figured in the scientific literature by B.H. Brattstrom and A. Sturn (1959. A new species of fossil turtle from the Pliocene of Oregon, with notes on other fossil *Clemmys* from western North America. Bulletin of the Southern California Academy of Sciences, 58(2):65-71). At our locality LACM 1023, just north of locality LACM 2032 near the intersection of Workman Street and Alhambra Avenue, excavations for a storm drain recovered fossil specimens of turkey, *Meleagris californicus*, sabre-toothed cat, *Smilodon fatalis*, horse, *Equus*, and deer, *Odocoileus*, at unstated depth. A specimen of the turkey, *Meleagris*, from this locality was published in the scientific literatus by D. W. Steadman (1980. A Review of the Osteology and Paleontology of Turkeys (Aves: Meleagridinae). Contributions in Science, Natural History Museum of Los Angeles County, 330:131-207).

Shallow excavations in the younger Quaternary Alluvium exposed throughout the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations in the proposed project area that extend down into the older Quaternary sediments, however, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally recover any potential vertebrate fossils without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in black ink, reading "Samuel A. McLeod". The signature is written in a cursive, flowing style.

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

8/4/2017

SCCIC File #: 17877.3911

Jennifer Johnson
EcoTierra Consulting
633 W 5th St, 26th Fl
Los Angeles, CA 90071

Re: Records Search Results for the 676 Mateo St Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Los Angeles, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Historic Properties Directory (HPD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources	Within project area: 0 Within project radius: 4
Built-Environment Resources	Within project area: 0 Within project radius: 58
Reports and Studies	Within project area: 0 Within project radius: 49
OHP Historic Properties Directory (HPD)	Within project area: 0 Within project radius: 6
California Points of Historical Interest (SPHI)	Within project area: 0 Within project radius: 0
California Historical Landmarks (SHL)	Within project area: 0 Within project radius: 0
California Register of Historical Resources (CAL REG)	Within project area: 0 Within project radius: 2
National Register of Historic Places (NRHP)	Within project area: 0 Within project radius: 0

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 0 Within project radius: 0
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HISTORIC MAP REVIEW – The Pasadena, CA (1900) 1:62,500 scale historic maps indicated that in 1900 there were many buildings and developed roads already present. One developed road and two buildings were present within the project area. The Los Angeles River was located within close proximity of the project area. The Los Angeles Terminal Railroad (San Pedro Division), The Atchison Topeka and Santa Fe Railroad (Redondo Branch), and The Southern Pacific Railroad were all within the ½-mile search radius.

RECOMMENDATIONS

The project site's natural ground surface appears to be completely obscured by urban development. Additionally, the "Zanja Madre" water conveyance system is purported to run through the project area. Because of the potential sensitivity of the project area, an archaeological monitor is recommended for all ground disturbing activities. Additionally, it is recommended that any historic structures within or adjacent to the project area be studied for local, state, or national significance prior to the approval of project plans if required by the lead agency. It is also recommended that the Native American Heritage Commission should be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area.

For your convenience, you may find a professional consultant* at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

*The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm.

Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Michelle Galaz
Assistant Coordinator

Enclosures:

(X) Invoice #17877.3911

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.