

Appendix L

Utility Infrastructure Technical Reports

Appendix L.1

Utility Technical Report

UTILITY TECHNICAL REPORT

for

**East End Studio Arts District Campus
Los Angeles, CA**

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1.0 INTRODUCTION

1.1 Project Description

East End Studios Arts District Los Angeles (East End Studios ADLA, the Project) includes the development of a new production studio campus on an approximately 14.6 acre (635,551 square foot) site located at the southeast corner of 6th Street and Alameda Street (Project Site) within the Central City North Community Plan area of the City of Los Angeles (City). The Project would include 16 studios which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings; and two new office buildings. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. The Project would comprise a total floor area of 675,611 square feet with a floor area ratio (FAR) of 1.06:1. Up to 800 vehicular parking spaces would be provided for the proposed uses within a five story parking structure and surface parking areas. The existing two warehouse structures consisting of approximately 311,000 square feet would be demolished as part of the Project.

A

1.2 Scope of Work

This technical study provides a description of the existing water and wastewater infrastructure at the Property and analyzes the Project's potential impacts related to the water and wastewater infrastructure systems.

2.0 REGULATORY FRAMEWORK

2.1 Water

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

Below are the state and regional water supply regulations:

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- California Code of Regulations, Title 20, Chapter 5, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2022 California Green Building Standards Code, CCR, Title 24, Part 11, effective January 1, 2023, requires a water use reduction of 20% above the baseline cited in the CALgreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- LADWP's 2020 Urban Water Management Plan outlines the City's long-term water resources management strategy. The Plan was approved by the LADWP Board of Water and Power Commissioners on May 25, 2021.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 20910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA.

- 1) A proposed residential development of more than 500 dwelling units.

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

The Project proposes commercial office building of more than 250,000 square feet of floor space which meets item 3 above. Therefore, a WSA is required. See Appendix D for results of the WSA.

- One Water LA 2040 Plan, Final Draft issued in April 2018, takes a holistic and collaborative approach to consider all of the City's water resources from surface water, groundwater, potable water, wastewater, recycled water, dry-weather runoff, and stormwater as "One Water". The plan will help guide strategic decisions for integrated water projects, programs and policies within the City and increase sustainable water management.

2.2 Wastewater

The City's BOS operates more than 6,700 miles of public sewers that convey about 400 million gallons per day (mgd) of flow from residences and businesses to the City's four wastewater treatment and water reclamation plants. The City's sewer system is comprised of three systems that distribute flow into the four wastewater treatment and water reclamation plants: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. To comply with waste discharge requirements (WDRs), a Sewer System Management Plan (SSMP) was prepared for each of these systems.

The Property lies within the Hyperion Service Area and is served by the Hyperion Sanitary Sewer System. In January 2019, a SSMP was prepared for the Hyperion

Sanitary Sewer System pursuant to the State Water Resources Control Board's (SWRCB) May 2, 2006 Statewide General WDRs¹.

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

The LAMC includes regulations that allow the City to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant. In addition, the City has begun requiring a Wastewater Service Inquiry (WWSI) for projects in the entitlement phase. A WWSI documents the projected wastewater requirement and the sewer availability in the vicinity of a proposed project area.

The City also establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per the Special Order, lateral sewers which are sewers 18 inches or less in diameter, must be designated for a planning period of 100 years. The Special Order also requires that sewers be designated so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter².

LAMC Section 64.11.2 requires the payment of fees for new connections to the City's sewer system to assure the sufficiency of sewer infrastructure. New connections to the City's sewer system are assessed a Sewerage Facilities Charge which is based upon wastewater flow strength and volume. The wastewater flow strength is determined by City guidelines for the average biological oxygen demand and suspended solids for each type of land use.

¹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019

² City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006.

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan³. The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

3.0 ENVIRONMENTAL SETTING

The Property is located within the Arts District of the City, bounded by Alameda Street to the west, 6th Street to the north, Mill Street to the east, and a development to the south. The Property is currently developed with two warehouses with associated parking.

3.1 Water

Primary sources of water for the LADWP service area are the Los Angeles Aqueducts (LAA), local groundwater, State Water Project (supplied by MWD), and Colorado River Aqueduct (supplied by MWD)⁴. Based on the Water Service Map 124-213, 124-216, 126-213, and 126-216 provided by LADWP, there is an 8-inch diameter water main in 6th Street, a 12-inch diameter water main in Alameda Street, and an 8-inch diameter water main in Mill Street. The Property has one existing water meter on Alameda Street and two existing water meters on Mill Street. The Project will remove and replace the existing water meters with new connections. The Project will consist of new connections to the main in Alameda Street to serve the Project. The existing water consumption has been provided in the WSA (Appendix D) prepared by the City of Los Angeles Department of City Planning. See Table 1 – East End Studios ADLA Street Estimated Existing Water Usage under Section 6.2.2 for estimated water usage calculations.

There are eight existing fire hydrants surrounding the Project Site, with seven hydrants located south of 6th Street and one hydrant located north of 6th Street. Of the eight existing hydrants, five are included in the IFFAR including F-8726, F-8767, F-8746, F-8727, and F-16066. The existing hydrants are highlighted in the figure below.

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

⁴ LADWP, 2020 Urban Water Management Plan, March 2021

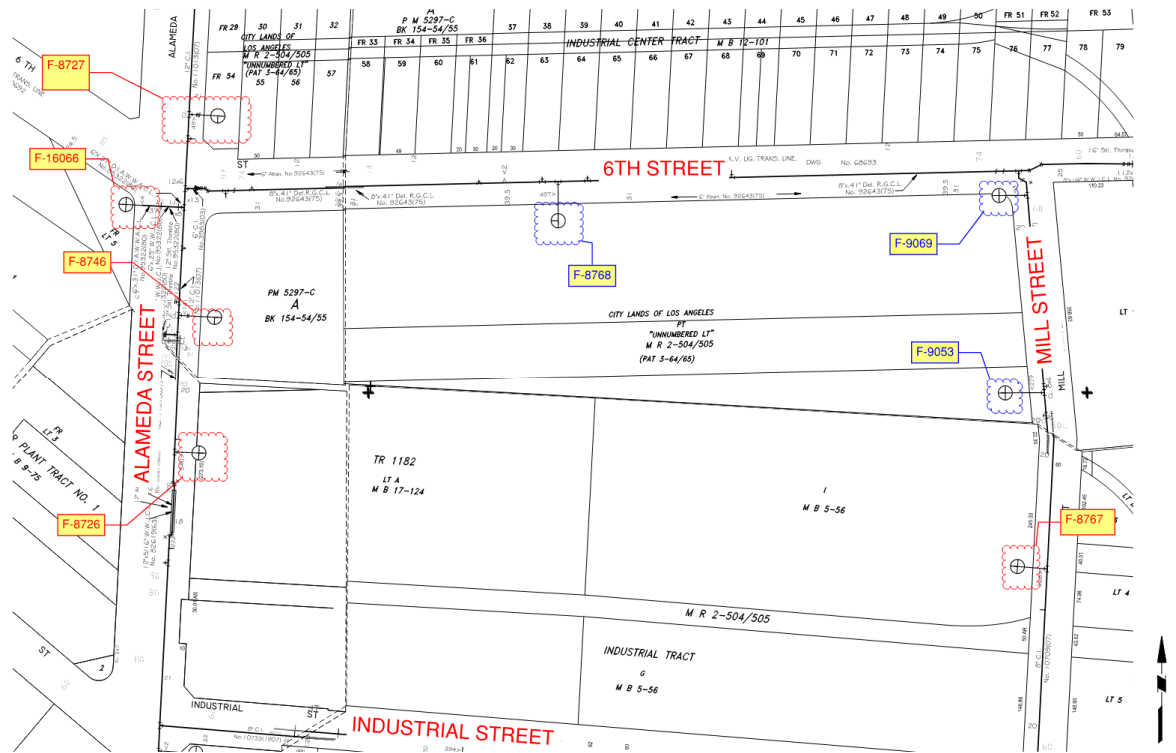


Figure 1. Fire Hydrant Location Map

The Project will consist of a new connection to the main in Alameda Street to serve the proposed buildings. It is expected that new connections will be installed to meet all City Fire Department and Department of Building and Safety regulations. The Project will also include multiple FDCs along the perimeter of the site.

3.2 Wastewater

BOS operates and maintains the wastewater treatment, reclamation, and collection facilities serving most of the City's incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. The collection infrastructure consists of over 6,700 miles of local, trunk, mainline, and major interceptor sewers, five major outfall sewers, and 46 pumping plants. The wastewater generated by the Project will ultimately flow to the Hyperion Water Reclamation Plant for treatment. The existing design capacity of the Hyperion Service Area is approximately 450 mgd and the existing average daily flow for the system is approximately 260 mgd⁵.

Sanitary sewer is provided by BOS. Based on information provided by BOS in the Wastewater Service Information (WWSI), there is an 8-inch line on 6th St that feeds into a 22-inch line on Alameda St before discharging into a 40-inch sewer line on Alameda St. The City sewer network ultimately conveys wastewater to the Hyperion Water

⁵ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019

Reclamation Plant. The 50% design capacity determined by the BOS for the existing sewer lines are as listed: 229,000 gpd for the 8-inch line on 6th Street, 3.09 mgd for the 22-inch line on Alameda Street, and 13.52 mgd for the 40-inch line on Alameda Street. The proposed total flows for the Project (see Table 3 – East End Studios ADLA Street Estimated Proposed Wastewater Generation under Section 6.2.2 for calculations) is 55,640gpd. The BOS has determined, based on the estimated flows summarized above, there is sufficient service to accommodate the total flows of the Project. The information above can be found in more detail in the WWSI received from the BOS in Appendix C.

Existing wastewater generation estimates at the Property total to 9,330 gpd. Wastewater generation estimates are synonymous with water consumption estimates.

4.0 SIGNIFICANCE THRESHOLDS

4.1 Water

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

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

In the context of these questions from Appendix G of the CEQA Guidelines, the City considers the following factors from the 2006 L.A. CEQA Thresholds Guide (CEQA Thresholds Guide) in the determination of significance regarding impacts on water:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, considering the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in populations, housing, or employment for the Community Plan area to be exceeded in the year of the project completion; and

- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

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

4.2 Wastewater

The City considers the questions listed in Appendix G of the CEQA Guidelines as significance thresholds for CEQA compliances regarding impacts to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from Appendix G of the CEQA Guidelines, the City considers the following factors from the CEQA Thresholds Guide with regard to impacts on wastewater:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or
- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

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

5.0 METHODOLOGY

5.1 Water

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

Environmental Setting

- Description of major water infrastructure serving the Property, including the type of facilities, location and sizes, and any planned improvements.
- Description of the water conditions for the project area and known improvement plans.
- The existing population, housing, and employment for the Community Plan area in which the project site is located.

Project Impacts

- Evaluate the project's water demand, taking into account design or operational features that would reduce or offset water demand.
- Determine what improvements would be needed, if any, to adequately serve the project.
- Describe the degree to which presently scheduled off-site improvements offset impacts.

The report assesses how the Project may affect the current public water infrastructure by comparing the estimated demand of the Project with the available capacity. The water demand for both the existing and proposed infrastructure is determined using site and occupancy information, as well as a WSA provided by LADWP.

The Fire Department requires a fire flow of 12,000 gpm at a minimum pressure of 20 psi to serve the Project based on the Request for Fire Services Report from City of Los Angeles, Bureau of Fire Prevention and Public Safety. In order to determine if the LADWP infrastructure surrounding the project has adequate capacity an IFFAR and SAR was requested from LADWP.

LADWP performed a hydraulic analysis of their water system to determine the fire flow available to the fire hydrants surrounding the Property for the Project as part of the IFFAR. LADWP's approach consists of analyzing their water system model near the Property. Based on the results, LADWP determines whether they can meet the Project's fire hydrant flow needs with the existing infrastructure. In the IFFAR provided, LADWP determined the existing five fire hydrants surrounding the site (in the public right of way) can provide a minimum flow of 1,500 gpm at 20 psi, for a total flow of

7,500 gpm. See Appendix A for the results of the Information of Fire Flow Availability Request (IFFAR).

In addition, LADWP performed a hydraulic analysis to determine if adequate water supply exists for future development of the Project as part of the Service Advisory Request (SAR). LADWP's hydraulic analysis provides flow and pressure data for the approximate connection locations. Based on the results, LADWP determines whether they can meet the projected needs based on existing infrastructure. In the approved SAR for the Project, a proposed 10-inch connection off of the 12-inch main in Alameda Street will have a flow of up to 5,000 gpm at a pressure of 45 psi. This connection will serve additional on-site fire hydrants. An additional connection will be provided from Mill Street to provide redundancy and better pressure on that side of the Project. See Appendix B for the results of the Service Advisory Requests (SAR).

The available flow from surrounding public fire hydrants (totaling 7,500 gpm at a minimum pressure of 20 psi flowing simultaneously from five hydrants) in addition to the private on-site fire service (totaling 5,000 gpm at a minimum pressure of 20 psi) which will serve the seven on-site fire hydrants, and allow a minimum of three fire hydrants to flow 1,500 gpm simultaneously at a minimum pressure of 20 psi will meet the required fire flow requested in the Request for Fire Services Report from City of Los Angeles, Bureau of Fire Prevention and Public Safety.

5.2 Wastewater

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

Environmental Setting

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

Project Impacts

- Evaluate the project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;
- Compare the project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

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

Pursuant to LAMC Section 64.15, the BOS Engineering Division created a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project. BOS's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. According to the WWSI received from the BOS attached in Appendix C, there exists an 8-inch line on 6th St that feeds into a 22-inch line on Alameda St before discharging into a 40-inch sewer line on Alameda St. The City sewer network ultimately conveys wastewater to the Hyperion Water Reclamation Plant. The 50% design capacity determined by the BOS for the existing sewer lines are as listed: 229,000 gpd for the 8-inch line on 6th Street, 3.09 mgd for the 22-inch line on Alameda Street, and 13.52 mgd for the 40-inch line on Alameda Street. The proposed total flows for the Project (see Table 3 – East End Studios ADLA Street Estimated Proposed Wastewater Generation under Section 6.2.2 for summarized calculations) is 55,640 gpd. The BOS has determined, based on the estimated flows summarized above, there is sufficient service to accommodate the total flows of the Project. The information above can be found in more detail in the WWSI received from the BOS in Appendix C.

6.0 PROJECT IMPACT ANALYSIS

6.1 Construction

6.1.1 Water

Water demand for construction of the Project would be temporary and would be required for dust control, cleaning of equipment, excavation/export, removal, and re-compaction, etc. Based on a review of other construction projects of similar size to the Project, a conservative estimate of construction water use ranges from 1,000 to 2,000 gpd.

There is one existing water meter located on Alameda Street and two existing water meters on Mill Street. A temporary construction water service would be required for the Project construction. In terms of water capacity, the approved SARs allows a proposed 10-inch connection off the 12-inch main in Alameda Street with a flowrate of up to 5,000 gpm at a pressure of 45 psi and a proposed 8-inch connection off of the 8-inch main in Mill Street.. As described above, a conservative estimate of the construction water use is up to 2,000 gpd, which at the approved SAR flowrates can be achieved (i.e. hose running at 20 gpm for 100 minutes). Therefore, according to the results from the SARs, the capacity of the existing water infrastructure is sufficient to serve the Project's construction activities.

The Project will require construction of new, on-site water laterals to serve the new Project building. Construction impacts associated with the installation of new water laterals would primarily involve trenching in order to place the water lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. A Construction Traffic Management Plan (CTMP) would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the CTMP, which would ensure access and safety for pedestrians and vehicles.

The Project's construction impact to existing water infrastructure would be limited to the trenching and installation of laterals as mentioned above. In addition, the water demand of the Project under construction is expected to be met by the capacity described previously. Therefore, the impact on water infrastructure associated with the Project's construction activities would be less than significant.

6.1.2 Wastewater

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize temporary facilities (such as portable toilets and hand wash areas), which would be provided by the Project contractor and not contribute to the City's wastewater system. Sewage from these facilities would be collected and hauled offsite and not discharged directly into the public sewer system within the immediate Project vicinity. Thus, wastewater generation from the Project construction is not anticipated to cause a measurable increase in wastewater flows. Construction impacts associated with the installation of new sewer laterals would primarily involve trenching in order to place the sewer lines below surface and would be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Additionally, as noted above, a CTMP would be implemented to

reduce any temporary pedestrian and traffic impacts. The contractor would implement the CTMP, which would ensure access and safety for pedestrians and vehicles. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main.

6.2 Operation

6.2.1 Water

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand (shown in Table 2) is the Project's main contributor of water consumption, fire flow demands have a much greater instantaneous impact on infrastructure. Therefore, fire flow demands are the primary means for analyzing infrastructure capacity.

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project falls within the industrial and commercial category, which has a required flow of 6,000 to 9,000 gpm from four adjacent hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch. However, per coordination with the Los Angeles Fire Department (LAFD), the Project will require a flow of 12,000 gpm combined from all fire services.

In the IFFAR provided by LADWP, there is adequate capacity for the surrounding five fire hydrants to provide 7,500 gpm for the Project. The existing five fire hydrants around the site can provide a minimum flow of 1,500 gpm at 20 psi simultaneously, totaling 7,500 gpm. See Appendix A for the results of the Information of Fire Flow Availability Request (IFFAR)..

In addition, LADWP performed a hydraulic analysis to determine if adequate water supply exists for future development of the Project as part of the Service Advisory Request (SAR). LADWP's hydraulic analysis provides flow and pressure data for the approximate connection locations. Based on the results, LADWP determines whether they can meet the projected needs based on existing infrastructure. In the approved SAR for the Project, a proposed 10-inch connection off of the 12-inch main in Alameda Street will have a flow of up to 5,000 gpm at a pressure of 45 psi. This connection will serve additional on-site fire hydrants. An additional connection will be provided from Mill Street to

provide redundancy. See Appendix B for the results of the Service Advisory Requests (SAR).

The available flow from surrounding public fire hydrants (totaling 7,500 gpm at a minimum pressure of 20 psi flowing simultaneously from five hydrants) in addition to the private on-site fire service (totaling 5,000 gpm at a minimum pressure of 20 psi) which will serve the seven on-site fire hydrants, and allow a minimum of three fire hydrants to flow 1,500 gpm simultaneously at a minimum pressure of 20 psi will meet the required fire flow requested in the Request for Fire Services Report from City of Los Angeles, Bureau of Fire Prevention and Public Safety.

In addition, the Project will incorporate a fire sprinkler suppression system to reduce the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. In Section 94.2020.0 of the LAMC, that refers to NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. In the SARs for the Project approved by LADWP, a proposed 10-inch connection off of the 12-inch main in Alameda Street will have a flow of up to 5,000 gpm at a pressure of 45 psi and a proposed 8-inch connection off of the 8-inch main in Mill Street will provide redundancy. Based on the SAR results, the existing water infrastructure will be able to provide the necessary flow and pressure to service the Project. Therefore, the combined flow from the public fire hydrants and new service connections will meet the 12,000 gpm requirement from LAFD.

Table 1 : East End Studios ADLA Estimated Existing Water Usage				
Building Use	Quantity	Units	Quantity Rate (GPD/unit)	Total Generation (GPD)
Warehouse	311,000	SF	0.03	9,330
			Total GPD	9,330

The table below demonstrates the estimated proposed water demand for the Project. According to the information previously stated from the SAR, the Project will have a sufficient supply of water to meet the demand of 55,910 gpd.

Table 2 : East End Studios ADLA Estimated Proposed Water Demand				
Building Use	Quantity	Units	Quantity Rate (GPD/unit)	Total Generation (GPD)
Studio: Recording	299,012	SF	0.05	14,951

Office Building	299,407	SF	0.12	35,929
Production Support (including Mill Space)	69,192	SF	0.05	3,460
General Retail	4,000	SF	0.025	100
Restaurant	133	Seat	30.00	3,990
Basecamp	120,222	SF	0.03	3,607
Base Demand Adjustment	--	--	--	887
Landscaping	38,700	SF	--	3,715
Covered Parking	283,667	SF	0.02	187
Subtotal GPD				66,826
Less Conservation, Removals, and Savings			-- 3.92	(10,916)
Total GPD				55,910

Note: Water demand rates are provided by LADWP in their WSA (Appendix D), and were derived from the Bureau of Sanitation Sewer Generation Rates.

6.2.2 Wastewater

In accordance with the L.A. CEQA Thresholds Guide, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the project will generate approximately 55,640 gpd of wastewater. Wastewater generation estimates have been prepared based on BOS sewage generation factors for residential and commercial categories and are summarized in the tables below.

Table 3 : East End Studios ADLA Estimated Proposed Wastewater Generation				
Building Use	Quantity	Units	Quantity Rate (GPD/unit)	Total Generation (GPD)
Studio: Recording	299,012	SF	0.05	14,951
Office Building	299,407	SF	0.12	35,929
Production Support (including Mill Space)	69,192	SF	0.05	3,460
General Retail	4,000	SF	0.025	100
Restaurant	4,000	SF	0.3	1,200
			Total GPD	55,640

Note: Wastewater demand rates are from Bureau of Sanitation Sewer Generation Rates.

A WWSI (Appendix C) was submitted to determine if the existing public infrastructure can accommodate the project. BOS has analyzed the Project demands along with existing conditions and forecasted growth and has determined that there is sufficient service to accommodate the total flows of the Project as previously stated in Section 6.2. As typical, further gauging and

evaluation will be required as part of the permit process to identify a specific sewer connection point. With the information and analysis provided by the BOS in the WWSI, there are no required upgrades to either existing sanitary sewer main to which the Project is connecting.

The proposed wastewater generation is not expected to have a significant impact on the existing sanitary sewer infrastructure as the proposed generation represents less than one percent of the existing design capacity of the Hyperion Service Area (design capacity of the Hyperion Service Area is approximately 450 million gallons per day) and is less than 50% of the existing capacity of the sewer lines along Alameda Street and North Main Street.

6.3 Cumulative Impact Analysis

6.3.1 Water

The geographic context for the cumulative impact analysis on water supply is the LADWP service area. LADWP, as a public water service provider, is required to prepare and periodically update a (UWMP to plan and provide for water supplies to serve existing and projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2045.

Additionally, through the LADWP's 2020 UWMP process, the City will meet all new demand for water due to projected population growth to the year of 2045, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City in order to reduce the dependence on imported supplies. LADWP plans to achieve these goals by expanding the recycled water distribution system and increasing stormwater capture.

The Project's compliance, along with other future development projects' compliance, with regulatory requirements that promote water conservation such as the LAMC and the Green Building Code, would help assure that sufficient water supply is available in the City.

Additionally, with the approval of the IFFAR (Appendix A) and the SAR (Appendix B), which would also be required of other future development projects, it is anticipated that LADWP would be able to supply the water demand of the Project as well as future growth through the year 2045. Therefore, cumulative Project impacts on water supply would be less than significant.

6.3.2 Wastewater

The Project will produce additional generation of sewer flow, however as discussed previously, BOS has conducted an analysis of existing and planned

capacity and has determine that adequate capacity exists to serve the Project. A SCAR will be submitted to the BOS and a sewer connection permit will be required prior to installing the Project's sewer connections, which will also be required of other future development projects. If system upgrades are determined to be required following the SCAR or during the permitting process for the Project or other future development projects, arrangements will be made with the BOS to construct the necessary improvements.

The Project's wastewater generation would be conveyed via the existing wastewater infrastructure for treatment at the Hyperion Treatment Plant System. As previously stated, according to the BOS, the existing design capacity of the Hyperion Service Area is approximately 400 million mgd. The estimated wastewater generation of the Project (i.e., 55,640gpd) is less than the available capacity in the system.

According to the analysis provided by the BOS in the WWSI (Appendix C) and the projected forecasts of wastewater generation of the Project, the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. Similar to the Project, other future development project will also be required to obtain a WWSI from BOS to analyze the wastewater generation rates and ensure there is sufficient capacity to accommodate the wastewater demands for these projects. Therefore, the Project's wastewater generation would have a less than significant cumulative impact on existing wastewater treatment infrastructure and facilities.

7.0 LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for wastewater or water for the Project.

8.0 REFERENCES

1. City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019
2. City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006
3. City of Los Angeles. LA. CEQA Thresholds Guide. 2006
<https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf>
4. City of Los Angeles. Urban water Management Plan. 2020
<https://www.ladwp.com/cs/groups/ladwp/documents/pdf/mdaw/nzyy/~edisp/opladwpccb762836.pdf>

APPENDIX A

Information of Fire Flow Availability Request (IFFAR)



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Central District

Water Service Map No.: 124-213, 124-216, 126-21

LAFD Fire Flow Requirement: 1500gpm at each hydrant

LAFD Signature: _____

Date Signed: _____

Applicant: _____

Natalie Luck

Company Name: _____

Langan Engineering and Environmental Services

Address: _____

18575 Jamboree Road Suite 150

Telephone: _____

949 561 9200

Email Address: _____

nluck@langan.com

	F- 8726	F- 8767	F- 8746
Location:	South of 6th St East of centerline of Alameda St	South of 6th St West of centerline of Mill St	South of 6th St East of centerline of Alameda St
Distance from Neareast Pipe Location (feet):	34 Feet	42 Feet	50 Feet
Hydrant Size:	4D	4D	2 1/2 X 4D
Water Main Size (in):	12	8	8
Static Pressure (psi):	99 Psi	100 Psi	98 Psi
Residual Pressure (psi):	69Psi	70 Psi	68 Psi
Flow at 20 psi (gpm):	1500 GPM	1500 GPM	1500 GPM

RECEIVED/WDE
SEP 05 2023

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____

ECMR No. W20230906007

IFFAR approved for F-8726, 8767, 8746, 8727, and 16066

Water Purveyor: Los Angeles Department of Water & Power

Date: 9/7/23

Signature: _____

Title: Civil Engineering Associate II

Requests must be made by submitting this completed application, along with a \$245.00 check payable to:

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

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

111 North Hope Street - Room 1425

Los Angeles, CA 90012

* If you have any questions, please contact us at (213) 367-2WNB or visit our web site at <http://www.ladwp.com>.

Amma



Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

Receipt No. **W20230906007**

Water Revenue Fund

Office Issued By: .WD 1425-CTaylor **Date:** 9/6/2023
Office Issued To: Accounting BU **Assigned To:** CTaylor
Amount: TWO HUNDRED FORTY-SIX DOLLARS And 00/100 CENTS
Received Of: LANGAN **Telephone No.:** (973) 560-4900
Collection Address: 300 Kimball Drive, Parsippany, NJ 07054
Comments: Information Fire Flow Availability for 3 Hydrants: F-8726, F-8767, F-8746

Fee Type	Size/other	Rate	Rate Per	Units	Amount	ID No. / Location / Map
Hydrant Work-Hydrant Flow Tests		\$246.00	Flow Test	x 1.00 =	\$246.00	

Payment Method: Check **Payment Ref. No.:** 69066 **\$246.00**

Department Of Water & Power

Received By Cashier: _____ On: ____/____/____ By: _____ Printed On: 9/6/2023

Internal Comments:



To check the status of your job, go to <https://mywaterservice.waterapps.ladwp.com/>
(Water Services ONLY)



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Central District

Water Service Map No.: 126-213

LAFD Fire Flow Requirement: 1500gpm at each hydrant

LAFD Signature: _____

Date Signed: _____

Applicant: Natalie Luck
Company Name: Langan Engineering and Environmental Services
Address: 18575 Jamboree Road Suite 150
Telephone: 949 561 9200
Email Address: nluck@langan.com

	F- <u>8727</u>	F- <u>16066</u>	F- _____
Location:	North of 6th St East of centerline of Alameda St	South of 6th St West of centerline of Alameda St	
Distance from Nearest Pipe Location (feet):	40 Feet	81 Feet	
Hydrant Size:	2 1/2 x 4D	4D	
Water Main Size (in):	12	6	
Static Pressure (psi):	97 Psi	98 Psi	
Residual Pressure (psi):	68 Psi	68 Psi	
Flow at 20 psi (gpm):	1500 GPM	1500 GPM	

RECEIVED/WDE

SEP 05 2023


NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____

ECMR No. W20230906008

Water Purveyor: Los Angeles Department of Water & Power

Date: 9/7/23

Signature: 

Title: Civil Engineering Associate II

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City Of Los Angeles

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Comments: Information Fire Flow Availability for 2 hydrants: F-8727 & F-16066

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Payment Method: Check **Payment Ref. No.:** 69065 **\$245.00**

Department Of Water & Power

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City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

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Water Service Map No.: 124-213, 124-216, 126-21

LAFD Fire Flow Requirement: 1500gpm at each hydrant

LAFD Signature: _____

Date Signed: _____

Applicant: Natalie Luck
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Address: 18575 Jamboree Road Suite 150
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Email Address: nluck@langan.com

	F- 8726	F- 8767	F- 8746
Location:	South of 6th St East of centerline of Alameda St	South of 6th St West of centerline of Mill St	South of 6th St East of centerline of Alameda St
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Flow at 20 psi (gpm):	1500 GPM	1500 GPM	1500 GPM

RECEIVED/WDE
SEP 05 2023

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No. W20230906007
IFFAR approved for F-8726, 8767, 8746, 8727, and 16066

Water Purveyor: Los Angeles Department of Water & Power Date: 9/7/23

Signature: Title: Civil Engineering Associate II

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Department Of Water & Power
City Of Los Angeles

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Department Of Water & Power

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Internal Comments:



To check the status of your job, go to <https://mywaterservice.waterapps.ladwp.com/>
(Water Services ONLY)



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Central District

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Natalie Luck

Company Name: _____

Langan Engineering and Environmental Services

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18575 Jamboree Road Suite 150

Telephone: _____

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Email Address: _____

nluck@langan.com

	F- 8727	F- 16066	F- _____
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RECEIVED/WDE

SEP 05 2023

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____

ECMR No. W20230906008

Water Purveyor: Los Angeles Department of Water & Power

Date: 9/7/23

Signature: _____

Title: Civil Engineering Associate II

Requests must be made by submitting this completed application, along with a \$245.00 check payable to:

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Distribution Engineering Section - Water

Attn: Business Arrangements

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Los Angeles, CA 90012

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Amelia



Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

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Payment Method: Check **Payment Ref. No.:** 69065 \$245.00

Department Of Water & Power

Received By Cashier: _____ On: ____/____/____ By: _____ Printed On: 9/6/2023

Internal Comments:



To check the status of your job, go to <https://mywaterservice.waterapps.ladwp.com/>
(Water Services ONLY)

APPENDIX B

Service Advisory Request (SAR)



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 105530

Fire Service Pressure Flow ReportSERVICE NUMBER **644492**For: **1206 E 6TH ST** Approved Date: **5-14-2024**Proposed Service **8 INCH** off of the**8** inch main in **MILL ST** on the **WEST** side approximately**409** feet **SOUTH** of **SOUTH** of **6TH ST** The System maximum pressure is**99** psi based on street curb elevation of **250** feet above sea level at this location.The distance from the DWP street main to the property line is **20** feet**System maximum pressure should be used only for determining class of piping and fittings.****Residual Flow/Pressure Table for water system street main at this location**

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	64				
720	63				
1050	62				
1305	61				
1525	60				
1720	59				
1895	58				
2060	57				
2215	56				
2360	55				
2500	54				

Meter Assembly Capacities**Domestic Meters**

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

Fire Service

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

FM Services

8 inch = 2500 gpm
10 inch = 5000 gpm

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

Notes: SAR approved for a 8-inch fire service. SAR tested independently of other services.**This information will be sent to the Department of Building and Safety for plan checking.**

This SAR is valid for one year from 05-14-24. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

DAVID THI
Prepared by

DAVID THI
Approved by

124-216
Water Service Map

APPENDIX C

Wastewater Service Inquiry (WWSI)

**BOARD OF PUBLIC WORKS
MEMBERS**

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

TJ KNIGHT
EXECUTIVE DIRECTOR

CITY OF LOS ANGELES

CALIFORNIA



KAREN R. BASS
MAYOR

BUREAU OF SANITATION

BARBARA ROMERO
DIRECTOR AND GENERAL MANAGER

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

SARAI BHAGA
CHIEF FINANCIAL OFFICER

JULIE ALLEN
NICOLE BERNSON
MAS DOJIRI
ALEXANDER E. HELOU
ROBERT POTTER
ASSISTANT DIRECTORS

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

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

April 9, 2024

Mr. Louis Lin, Staff Engineer
LANGAN Engineering and Environmental Services, Inc.
515 South Flower Street, Suite 1060
Los Angeles, CA 90071

EAST END STUDIOS ADLA - REQUEST FOR WASTEWATER SERVICES INFORMATION

This is in response to your June 19, 2023 letter requesting a review of your proposed mixed-use project located at 1206 East 6th Street, Los Angeles, CA 90071. The project will consist of studio recording and office building. 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 capacity 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>			
Studio Recording	50 GPD/KGSF	299,012 SF	14,951
Production Support	50 GPD/KGSF	69,192 SF	3,460
Office Building	120 GPD/KGSF	299,407 SF	35,929
General Retail	25 GPD/KGSF	4,000 SF	100
Restaurant	300 GPD/KGSF	4,000 SF	1,200
Total			55,640 GPD

zero waste • zero wasted water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

File Location: CEQA Review\FINAL CEQA Response LTRs\FINAL DRAFT\East End Studios – Request for WWSI.docx

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on 6th St. The sewage from the existing 8-inch line feeds into a 22-inch line on Alameda St before discharging into a 40-inch sewer line on Alameda St. Figure 1 shows the details of the sewer system within the vicinity of the project.

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	6th St.	24	229,000 GPD
22	Alameda St.	39	3.09 MGD
40	Alameda St.	26	13.52 MGD

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

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

This response letter is not intended to address any potential utility conflicts associated with the wastewater or stormwater conveyance systems. Construction of any type near any wastewater or stormwater conveyance infrastructure in the public right of way, or in/near any conveyance easement must be evaluated separately.

If you have any questions, please call Than Win at (323) 342-6268 or email at than.win@lacity.org.

STORMWATER REQUIREMENTS

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

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as

Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

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

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: <https://eng2.lacity.org/techdocs/stdplans/index.htm>

CONSTRUCTION REQUIREMENTS

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

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

GROUNDWATER DEWATERING REUSE OPTIONS

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

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a

conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

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

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

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

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,



Rowena Lau, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

RL/TW: ra

Attachment: Figure 1 - Sewer Map

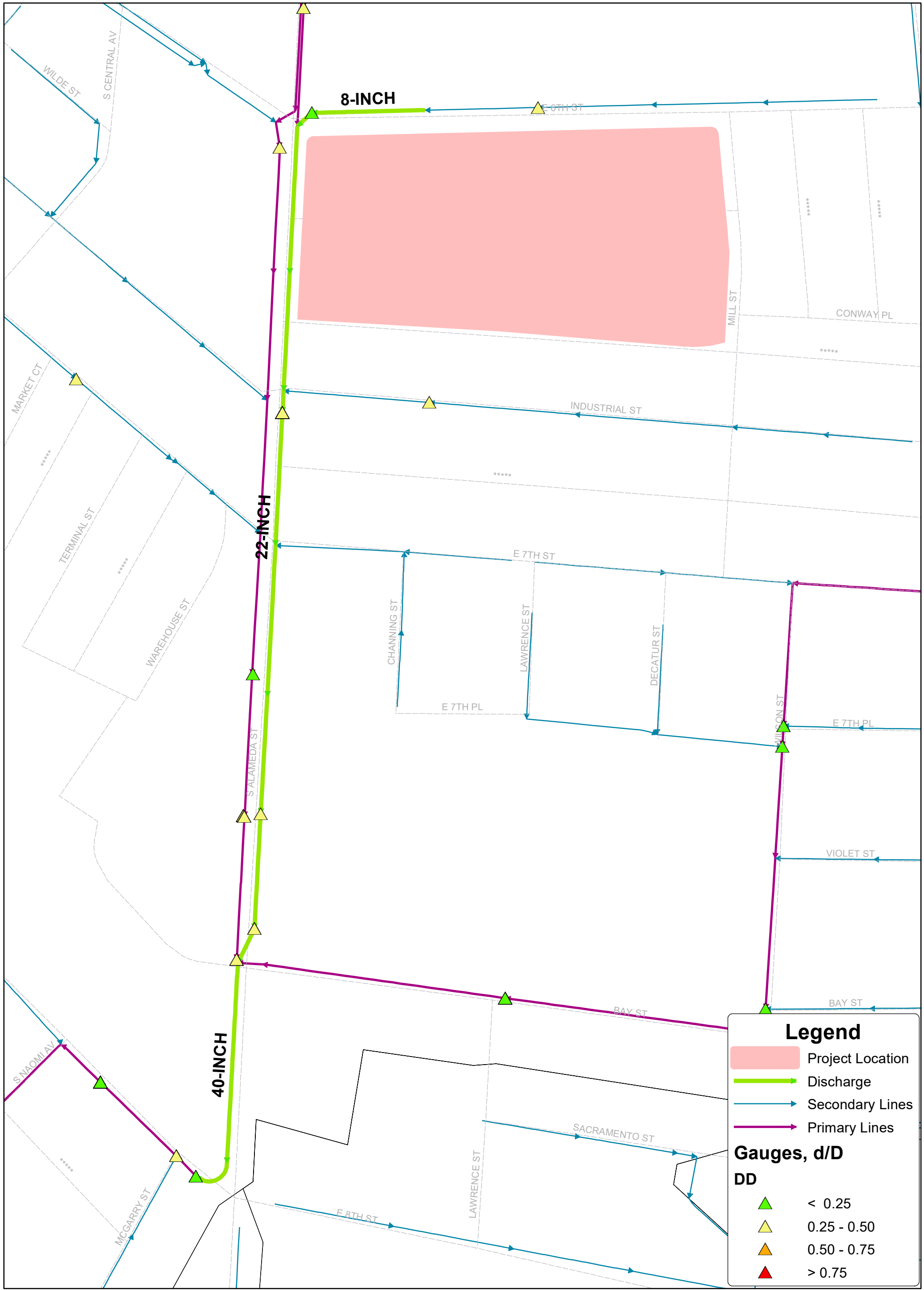
c: Julie Allen, LASAN
Michael Scaduto, LASAN
Spencer Yu, LASAN

East End Studios ADLA - Request for WWSI

April 9, 2024

Page 5 of 5

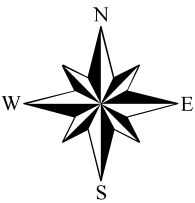
Than Win, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



Figure 1
EAST END STUDIOS ADLA
Sewer Map



0 125 250 500 750 1,000
Feet

APPENDIX D

Waste Supply Assessment (WSA)

TABLE I East End Studios Arts District Los Angeles Project Calculated Total Additional Water Demand						
Existing Use to be Removed¹	Quantity	Unit			Existing Water Use to be Removed	
					(gpd)	(af/y)
Two Warehouses	311,000	sf				
Existing to be Removed Total²					515	0.58
Proposed Use¹	Quantity	Unit	Water Use Factor³	Base Demand	Required Ordinances Water Savings⁴	Proposed Water Demand
			(gpd/unit)	(gpd)	(gpd)	(gpd) (af/y)
Studios	299,012	sf	0.05	14,951		
Production Support	69,192	sf	0.05	3,460		
General Office	299,407	sf	0.12	35,929		
Retail	4,000	sf	0.025	100		
Restaurant	133	seat	30.00	3,990		
Basecamp ⁵	120,222	sf	0.03	3,607		
Base Demand Adjustment ⁶				887		
Commercial Total				62,924	7,554	55,370 62.03
Landscaping⁷	38,700	sf		3,715	2,043	1,672 1.87
Covered Parking⁸	283,667	sf	0.02	187	0	187 0.21
Proposed Subtotal				66,826	9,597	57,229 64
Less Existing to be Removed Total					-515	-0.58
Less Additional Conservation ⁹					-804	-0.90
Net Additional Water Demand					55,910 gpd	63 af/y

¹ Provided by City of Los Angeles Department of City Planning in the Request for Water Supply Assessment letter and Scope Confirmation e-mail. See Appendix A.

Existing and proposed uses that do not have a water demand are not shown here.

² The existing water demand is based on the LADWP billing data from October 2018 to September 2023.

³ Indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart>

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

⁵ Basecamp areas are not included in the project's total floor area, but are accounted for the project's water demand.

⁶ Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.

⁷ Landscaping water use is estimated per California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

⁸ Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

⁹ The Applicant has agreed to additional water conservation, with a combination of some or all of the measures listed in the water conservation commitment letter (See Appendix B of the Water Supply Assessment).

Abbreviations:
sf- square feet gpd - gallons per day af/y - acre feet per year

TABLE II East End Studios Arts District Los Angeles Project Estimated Additional Water Conservation					
Conservation Measures¹	Quantity²	Units	Water Saving Factor³ (gpd/unit)	Water Saved	
Toilet - 1.1 gpf	145	ea	3.92	568	0.64
Commercial Conservation Total				568	0.64
Landscaping Conservation Total				236	0.26
Total Additional Water Conserved =				804	0.90

¹ Water conservation measures agreed to by the Applicant. See Appendix B.

² Plumbing fixture quantities were provided by the Applicant.

³ Based on LADWP estimates.

Abbreviations: af/y - acre feet per year

gpd - gallons per day

ea – each

gpf – gallons per flush

Appendix L.2

Dry Utility Technical Report

DRY UTILITY TECHNICAL REPORT

for

**East End Studio Arts District Campus
Los Angeles, CA**

Prepared For:

**S&R East End Capital
2601 Main St, Suite 450
Irvine, California 92614**

Prepared By:

**Langan Engineering and Environmental Services, Inc.
515 South Flower Street, Suite 2860
Los Angeles, California 90071**

**Donald J. Hodson, PE, LEED AP
CA PE Lic. # 78817**

**17 July 2024
Langan Project No. 700118201**

LANGAN

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A – ELECTRIC SERVICE WILL-SERVE LETTER

1.0 INTRODUCTION

1.1 Project Description

East End Studios Arts District Los Angeles (East End Studios ADLA, the Project) includes the development of a new production studio campus on an approximately 14.6 acre (635,551 square foot) site located at the southeast corner of 6th Street and Alameda Street (Project Site) within the Central City North Community Plan area of the City of Los Angeles (City). The Project would include 16 studios which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings; and two new office buildings. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. The Project would comprise a total floor area of 675,611 square feet with a floor area ratio (FAR) of 1.06:1. Up to 800 vehicular parking spaces would be provided for the proposed uses within a five story parking structure and surface parking areas. The existing two warehouse structures consisting of approximately 311,000 square feet would be demolished as part of the Project.

1.2 Scope of Work

This technical study provides a description of the existing electricity and natural gas infrastructure at the Property and analyzes the Project's potential impacts related to the electricity infrastructure systems.

2.0 REGULATORY FRAMEWORK

2.1 Electricity

The 2022 *Power Strategic Long-Term Resource Plan* (SLTRP)¹ outlines the Los Angeles Department of Water and Power's (LADWP) roadmap through 2045 for supplying reliable and environmentally responsible electricity. The 2022 SLTRP is driven by mayoral directives and City Council motions to achieve 100% carbon-free energy for the City of Los Angeles by 2035, surpassing previous SLTRPs that focused on incremental updates in clean energy objectives.

The development of the 2022 SLTRP involved a robust public outreach process, an Advisory Committee, and workshops to develop and evaluate resource cases and select the recommended resource case. LADWP aims to be a pioneer in clean energy resource development, aligning decarbonization initiatives with sectors like transportation and real estate. The plan prioritizes reliability, cost affordability, and equitable services. Significant updates, including new renewable projects, transmission

¹ The 2022 Power Strategic Long-Term Resource Plan, December 2022

upgrades, and cost assumptions, were incorporated based on the LA100 Early and No Biofuels scenario, providing a blueprint for achieving 100% carbon-free energy by 2035.

The SLTRP employs system modeling tools to analyze the economic, environmental, and operational impacts of alternative resource portfolios. Simulations integrate new resources into LADWP's existing assets, guiding the selection of a recommended case. Factors considered include minimizing adverse rate impacts on customers, prioritizing environmental stewardship and equity, and maintaining reliability and resiliency. The plan reflects LADWP's commitment to evolving and growing in a manner that aligns with clean energy goals and foundational principles.

2.2 Natural Gas

The *2022 California Gas Report*² presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision (D.) 95-01-039. The projections in the CGR are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

Utility-served, statewide natural gas demand is projected to decrease at an annual average rate of 1.1 percent per year through 2035. The decline is 0.1 percent faster than what had been projected in the 2020 California Gas Report. More aggressive energy efficiency and fuel substitution have accelerated the decline in forecasted throughput for the 2022 CGR relative to the 2020 findings.

The projected decline comes from less gas demand in the major market segment areas of residential, electric generation, commercial and wholesale markets. Total Statewide residential gas demand is projected to decrease at an annual average rate of 2.4 percent per year, a faster decline than the 1.7 percent annual rate of decline that had been forecasted in the 2020 Report. EG demand is projected to decrease at an annual rate of 1.1 percent per year, which is a slightly less rapid rate than the 1.5 percent annual decline that had been forecasted in 2020. The statewide commercial demand is projected to decrease at an annual average rate of 1.8 percent per year, which is slightly more accelerated than the 1.5 percent annual decline from the 2020 CGR. The aggregate statewide wholesale market segment is expected to decline at an annual average rate of 0.25 percent per year. The segments where growth in demand is expected are the natural gas vehicle sector and the industrial market segments. The industrial market segment and the natural gas vehicle sectors are expected to grow at an annual average rate of 0.16 percent and 2.3 percent per year over the forecast period.

power capacity additions are driven, in part, by Senate Bill (SB) 100. Passed in 2018, SB 100 increased and accelerated the Renewables Portfolio Standard (RPS) targets and established the policy goal that zero carbon energy resources supply 100 percent of electric retail sales to end-use customers by the year 2045. One major milestone will

² California Gas and Electric Utilities, 2022 California Gas Report, 2022

occur by 2030, when renewable power generation will generate at least 60 percent of retail electric sales. The currently approved IRP PSP helps the state move towards attainment of this goal. Additional California legislation and policy direction² provides directives and incentives to increase energy efficiency. Some of these efforts require access to building performance data, encouraging pay-for-performance incentive-based programs, and the use of energy management technology for use in homes and businesses. Moreover, legislation requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive programs. The programs and targets must meet three requirements: (1) they must be cost-effective; (2) they must be feasible; and (3) they should not adversely impact the environment. In recent years, California has increasingly focused on the potential for fuel substitution to address GHG emission reduction goals. The Commission has developed a baseline for analyzing and evaluating energy efficiency and fuel substitution using a code baseline, industry standard practice and existing conditions. So far, the Commission standard requires that the fuel substitution measure must both save energy and not harm the environment as measured by GHG emissions.

3.0 ENVIRONMENTAL SETTING

The Property is located within the Arts District of the City, bounded by Alameda Street to the west, 6th Street to the north, Mill Street to the east, and a development to the south. The Property is currently developed with two warehouses with associated parking.

3.1 Electricity

LADWP is responsible for providing power supply to the City while complying with County, State, and Federal regulations. According to LADWP's 2022 SLTRP, LADWP's power system is the nation's largest municipal electric utility with a net maximum plant capacity of 10,664 megawatts (MW) and net dependable capacity of 8,101 MW as of August 31, 2022. In addition, LADWP serves a 473-square mile area in Los Angeles and much of the Owens Valley with approximately 4.0 million residents. Primary sources of power for the LADWP service area include four natural gas-fired generating stations (Harbor Generating Station, Haynes Generating Station, Scattergood Generating Station, and Valley Generating Station) and one hydroelectric generation facility (Castaic Power Plant). In addition, as of 2021, LADWP has over 550 MW of total installed local solar as well as out-of-state contracts for a portion of the generating capacity from the Intermountain Power Project (a coal-fired power plant in Delta, Utah)³.

Based on available substructure maps from the City of Los Angeles Bureau of Engineering's online Navigate LA database and imagery available from Google Earth, the Project appears to receive electric service from LADWP via above ground electrical lines on power poles located on Alameda Street, 6th Street, and Mill Street. Existing power consumption is estimated to be 2,216,480kWh/Year. See Table 1 – East End Studios

³ The 2022 Power Strategic Long-Term Resource Plan, December 2022

ADLA Street Estimated Existing Electricity Demand under Section 6.2.1 for estimated power usage calculations.

3.2 Natural Gas

Southern California Gas Company is responsible for providing power supply to the City while complying with County, State, and Federal regulations. According to the 2022 California Gas Report, SoCal Gas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange, storage services and, also procurement services to most retail core customers. SoCalGas' distribution network is composed of approximately 51,070 miles of gas mains across an approximate 20,000 square mile service territory. Together with its intricate distribution network and transmission pipelines and four interconnected storage fields, SoCalGas delivered natural gas to over 5.874 million customers in 2021.

Based on available substructure maps from the City of Los Angeles, existing SoCal infrastructure around the Project site includes a 3" and 4" gas main on Industrial Street, an 8" gas main on Alameda Street, a 6" gas main on 6th Street, and a 2" gas main on Mill Street.

4.0 SIGNIFICANCE THRESHOLDS

4.1 Energy

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

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, **electrical power**, **natural gas**, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

In the context of these questions from Appendix G of the CEQA Guidelines, the City considers the following factors from the 2006 L.A. CEQA Thresholds Guide (CEQA Thresholds Guide) in the determination of significance regarding impacts on energy:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities;
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, the Project would have a significant impact if the City's electric power supplies and SoCal Gas' natural gas supplies could not adequately serve the Project or power distribution capacity would be inadequate to serve the proposed uses after the appropriate infrastructure improvements have been installed.

5.0 METHODOLOGY

5.1 Electricity

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

Environmental Setting

- Description of the electricity and distribution infrastructure serving the project site. Include plans for new transmission facilities or expansion of existing facilities; and
- Summary of adopted energy conservation plans and policies relevant to the project.

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.
- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.
- Consult with the DWP or The Gas Company, if necessary to gauge the anticipated supply and demand conditions at project buildout.

The potential impacts of the Project on existing electric infrastructure were analyzed in this report by comparing the estimated Project energy demand with the available capacity of existing electric infrastructure. LADWP has provided an electric service will-serve letter, demonstrating the availability of sufficient electric service resources to supply the Project's demand.

5.2 Natural Gas

Per the CalEEMod model provided in the Eyestone Environmental, Energy Calculations for East End Studios ADLA Project, included in the appendices of the Draft EIR, the estimated gas usage based on the existing building square footage is 4,690,491 cubic feet of natural gas per year.

6.0 PROJECT IMPACT ANALYSIS

6.1 Construction

6.1.1 Electricity

Electrical power would be consumed to construct the new building and facilities of the proposed Project. Demands for the Project include temporary power for lighting, equipment charging and operation, construction trailers, etc. The demand would be supplied from existing electrical services within the Project, new temporary service, or temporary mobile generators, which would not affect services to surrounding areas. The use of renewable energy sources during construction is not anticipated. Overall, demolition and construction activities would require minimal electrical consumption and would not have an adverse impact on available electricity supplies and infrastructure.

All improvements to electric infrastructure will comply with all applicable City of Los Angeles and LADWP requirements and regulations to ensure that any potential impacts are mitigated or reduced. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

6.1.2 Natural Gas

Natural gas usage is not expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

6.2 Operation

6.2.1 Electricity

The Project would continue to be served by the existing electric lines on power poles located on Alameda Street, 6th Street, and Mill Street. Operation of the Project under proposed buildout conditions is anticipated to increase electricity demands by approximately 12,763,533 kWh per year.

Table 1 : East End Studios ADLA Estimated Existing Electricity Demand	
	Total Generation (kWh/Year)
Total Existing Electricity Demand	2,216,480

Table 2 : East End Studios ADLA Estimated Proposed Electricity Demand	
	Total Generation (kWh/Year)
Total Proposed Electricity Demand	14,980,013

Note: The average projected load is based on estimates from CAIEEMod Version 2022.1 by project CEQA consultant.

LADWP has provided a will serve letter on August 2, 2023, which confirmed the availability of electric service for the project (Appendix A). In addition, the letter states that the estimated power requirement for the Project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

6.2.2 Natural Gas

The Project does not propose natural gas service, therefore impacts on natural gas supply associated with operation activities would be less than significant.

6.3 Cumulative Impact Analysis

6.3.1 Electricity

The geographic context for the cumulative impact analysis of electricity is the LADWP service area.

Buildout of the Project and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation. Thus, cumulatively increase the need for energy supplies and infrastructure capacity. Based on LADWP's 2022 SLTRP, LADWP forecasts that its total energy sales in the 2026-2027 fiscal year (Project buildout year) will be 21,017 GWh⁴. The Project's estimated net electrical consumption of 14,980,013 kWh in its peak demand is 0.07 percent of LADWP's projected sales in 2026. (5,680 MW of electricity in 2026).

⁴ LADWP, 2022 Strategic Long-Term Resource Plan, Appendix A, Table A-1 2021 Load Forecast

Increasing electricity demand typically results in the expansion of electrical infrastructure and system expansion and improvements by LADWP are ongoing. LADWP has indicated that the SLTRP incorporates the estimated electricity requirement for the Project. The SLTRP considers future energy demand, developments in renewable energy resources and technology, energy efficiency, conservation efforts, and anticipated changes in regulatory requirements. In addition, LADWP has indicated there will be sufficient electric service to the Project and that the estimated electrical demands created by the Project are within its planning thresholds through a will serve letter dated August 2, 2023 (Appendix A). Accordingly, cumulative impacts with respect to electric infrastructure would not be cumulatively considerable and thus, would be less than significant.

6.3.2 Natural Gas

The geographic context for the cumulative impact analysis of electricity is the SoCal Gas' service area. The Project does not propose natural gas service, nor will natural gas be used during construction. Accordingly, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and thus, would be less than significant.

7.0 LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for electric service or natural gas service for the Project.

8.0 REFERENCES

1. City of Los Angeles Department of Water and Power, Strategic Long-Term Resource Plan, December 2022
2. City of Los Angeles, Department of Public Works, Bureau of Engineering, Navigate LA Website, Substructure Maps, December 2006
3. City of Los Angeles. LA. CEQA Thresholds Guide. 2006
<https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/A07.pdf>

APPENDIX A

LADWP Approved Electric Will-Serve Letter



BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners
Cynthia McClain-Hill, President
Cynthia M. Ruiz, Vice President
Mia Lehrer
Nicole Neeman Brady
Nurit Katz
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

August 2nd, 2023

Alameda Studio Owner, LLC
757 W. California Avenue
Glendale CA 91203

Subject: Will Serve
1206 6th St – East End Studios

Dear Alameda Studio Owner, LLC:

This is in response to your letter dated on August 2nd, 2023 regarding electric service for the proposed project at the above address.

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

If you have any questions regarding this matter, please call Mr. Tuan Lam, at (213) 842-3458.

Sincerely,

For D.R.

m.r.bashiri

Daniel Rostom
Electrical Engineer, Customer Station Design

c: Tuan Lam