Appendix M

Utility Report

Appendix M.1

Water Supply Assessment

Resolution No. 025 027

WHEREAS, the Los Angeles Department of Water and Power (LADWP) constitutes a public water system pursuant to California Water Code (CWC) Section 10912(c); and

WHEREAS, the 6136 West Manchester Project (Project) qualifies as a Project under CWC Section 10912 (a)(7); and

WHEREAS, the proposed Project is located in the service area of LADWP's water supply system, and LADWP would serve the area of the Project development; and

WHEREAS, on April 3, 2024, the City of Los Angeles (City) Department of City Planning (Planning Department) requested LADWP conduct a Water Supply Assessment (WSA) for the Project, and LADWP has prepared a WSA for the Project in compliance with CWC Sections 10910-10915; and

WHEREAS, the Project would redevelop approximately 2.42 acres within the Westchester-Playa del Rey Community Plan area of the City; and

WHEREAS, 6136 Manchester Avenue Apartments LLC, has agreed to implement conservation measures, as described in WSA, that are in addition to those required by law; and

WHEREAS, LADWP staff performed the water demand analysis and determined the net increase in total water demand for the Project is 67 acre-feet per year; and

WHEREAS, the Project is determined by Planning Department to be consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy by the Southern California Association of Governments; and

WHEREAS, LADWP anticipates that its projected water supplies available during normal, single-dry, and multiple-dry water years, as set forth in the 25-year projection in LADWP's adopted 2020 Urban Water Management Plan can accommodate the projected water demand associated with the Project, in addition to the existing and planned future demands on LADWP; and

WHEREAS, in accordance with CWC Section 10910(g)(1) the Board of Water and Power Commissioners (Board) has the responsibility for approval and certification of WSAs prepared by LADWP; and the Board has independently reviewed and considered the WSA and documentation making up the administrative record; and

WHEREAS, a publicly noticed Board hearing was held with respect to this item, and the Board considered evidence presented by LADWP's Water Resources Division staff, the staff recommendation to approve the WSA, and other comments from interested parties at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Board finds that LADWP can provide sufficient domestic water supplies to the Project area and approves the WSA prepared for the Project, now on file with the Secretary of the Board, and directs that the WSA and a certified copy of Resolution be transmitted to Planning Department.

BE IT FURTHER RESOLVED that the Board finds that LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demands associated with the Project in addition to existing and planned future uses including agricultural and industrial uses.

BE IT FURTHER RESOLVED that the Board has considered the WSA prior to making a decision to approve the WSA, and finds that the WSA is adequate and was prepared in accordance with CWC Section 10910(c)(2), and meets the requirements of CWC Sections 10910(d), (e), (f), and (g).

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held August 13, 2024

Secretary

APPROVED AS TO FORM AND LEGALITY
HYDEE FELDSTEIN SOTO, CITY ATTORNEY

July 2, 2024

BY_____
NICHOLAS J. KARNO
DEPUTY CITY ATTORNEY

WATER SUPPLY ASSESSMENT

FOR THE 6136 WEST MANCHESTER PROJECT

Prepared by:

Water Resources Division

Prepared on

July 3, 2024

Table of Contents

Introduction 4
Findings 4
The 6136 West Manchester Project Description 5
The 6136 West Manchester Project Water Demand Estimate 6
Los Angeles Department of Water and Power – 2020 UWMP 10
Water Supplies 10
1.0 Los Angeles Aqueduct 10
2.0 Local Groundwater Supplies 11
3.0 Water Conservation 14
4.0 Stormwater Capture 15
5.0 Water Recycling 17
6.0 Metropolitan Water District of Southern California 17
7.0 Summary of Water Demand and Supply Projections for 20 years 19
Water System Financing Program 20
Conclusion 21

References

1. California Department of Water Resources California's Groundwater Bulletin 118 (Update 2003)
2. Upper Los Angeles River Area Watermaster Report for 2019/2020 (December 2021)
3. Los Angeles Department of Water and Power's 2020 Urban Water Management Plan
4. Metropolitan Water District of Southern California's 2020 Urban Water Management Water Plan
5. California Code of Regulations Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7. Model Water Efficient Landscape Ordinance
6. City of Los Angeles' Department of Public Works Bureau of Sanitation (LASAN) Sewer Generation Rates Table (2012)

Appendices

A. City of Los Angeles Department of City Planning letter, Request for Water Supply Assessment, received on April 3, 2024, and Scope Confirmation e-mail received on June 6, 2024

B. Water Conservation Commitment Letter

C. Project Location Map

D. Adjudicated Groundwater Basin Judgments

Introduction

A Water Supply Assessment (WSA) includes an analysis of the sufficiency of a public water system to meet a proposed development's anticipated water demand. Per California Water Code (CWC) Sections 10910-10915, a WSA is required for specified types of development projects subject to the California Environmental Quality Act (CEQA) and is prepared by the public water system that supplies water to the proposed project. The water supplier will determine whether the projected water demand associated with the proposed project was accounted for in the water supplier's most recently adopted Urban Water Management Plan (UWMP) and that there is an adequate 20-year water supply. For the City of Los Angeles (City), the Los Angeles Department of Water and Power's (LADWP) 2020 UWMP serves as the City's master plan for reliable water supply and resources management consistent with the LADWP's goals and policy objectives.

The City of Los Angeles Department of City Planning (Planning Department), serving as the CEQA lead agency for the proposed 6136 West Manchester Project (Project), has identified LADWP as the public water system that will supply water to the Project. In response to Planning Department's request for a WSA on April 3, 2024, LADWP has performed the assessment contained herein.

The WSA is prepared to meet the applicable requirements of CWC Sections 10910-10915. Significant references and data for this WSA are from LADWP's 2020 UWMP, adopted by the Board of Water and Power Commissioners (Board) on May 25, 2021. LADWP's 2020 UWMP is incorporated by reference and is available through LADWP's website, www.ladwp.com/uwmp.

LADWP's 2020 UWMP details LADWP's plans to meet all of the City's current and 25-year projected water needs. Faced with increasing water demands and extended dry periods, LADWP is addressing the challenge of providing a reliable water supply for a growing population by expanding local water supply programs and reducing demands on purchased imported water. LADWP continues to make significant investments in local groundwater, recycled water, stormwater capture, and water conservation and water-use efficiency to diversify its water supply portfolio.

Findings

The Project is estimated to increase the total net water demand within the site by 67 acre-feet (AF) annually based on review of information submitted by Planning Department. The total net water demand included additional water use efficiency measures that the 6136 Manchester Avenue Apartments LLC (Applicant) has committed to include in the Project. LADWP finds adequate water supplies will be available to meet the total additional water demand of 67 AF annually for the Project. LADWP anticipates the projected water demand from the Project can be met during normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP.

The basis for approving WSAs for projects is LADWP's most recently adopted UWMP. LADWP's water demand forecast, as contained in LADWP's 2020 UWMP, uses long-term demographic projections for population, housing, and employment. The California Urban Water

Management Planning Act requires water suppliers to develop a UWMP every five years to identify short-term and long-term water resources management measures to meet water demands during normal, single-dry, and multiple-dry years. If the Project's projected water demand was not accounted for in the most recently adopted UWMP, the WSA must include a discussion with regard to whether LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the Project, in addition to LADWP's existing and planned future uses.

The City's water demand projection in LADWP's 2020 UWMP was developed based on the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) demographic projection by the Southern California Association of Governments (SCAG). The demographic projection was provided to LADWP from the Metropolitan Water District of Southern California (MWD), who collaborates with SCAG to aggregate demographic data for each of its 26 member agencies. LADWP's 2020 UWMP identified water supplies to meet projected water demands through 2045. Therefore, the City's water supply projections in LADWP's 2020 UWMP are sufficient to meet the water demand for projects that are determined by the CEQA lead agency to be consistent with the 2020 RTP/SCS by SCAG.

The Planning Department has indicated that the Project conforms with the use and intensity of development permitted by the City's General Plan. The Planning Department has also determined that the Project is consistent with the demographic projections for the City from the 2020 RTP/SCS. Based on the information provided by the Planning Department, the Project's anticipated water demand is accounted within LADWP's 2020 UWMP projected water supplies for normal, single-dry, and multiple-dry years through the year 2045 and is also within the LADWP 2020 UWMP 25-year water demand growth projection. This WSA can be approved based on the fact that the Project's water demand falls within the LADWP 2020 UWMP projected demand in LADWP's service area. Additionally, LADWP's 2020 UWMP contains a water shortage contingency plan (WSCP) that was adopted in May 2021. The WSCP complies with the California Water Code and is based on the City's Emergency Water Conservation Plan. The WSCP establishes six standard water supply shortage levels and corresponding shortage response actions, which the City can take in the event of a water supply shortage. Furthermore, the City has utilized ordinances as a tool to reduce water demand since 1988. See section 3.0 Water Conservation for more information on the City's water conservation efforts.

This WSA evaluates and confirms that the City's long-term water supply and demand forecasts are able to accommodate the Project. The WSA is not an approval for a water service connection. A separate request shall be made to LADWP requesting an evaluation of water service connection for the Project. Also, this WSA is an informational document required to be prepared for use in the Planning Department's environmental review of the Project under CEQA, and it assesses the adequacy of water supplies to serve the Project and cumulative demand. Approval of this WSA is not equivalent to approval of the Project.

The 6136 West Manchester Project Description

The following project information was obtained from Planning Department's WSA Request Letter and the scope confirmation e-mail (Appendix A):

Project Name:	6136 West Manchester Project
Lead Agency:	Planning Department
Community Plan:	Westchester-Playa del Rey Community Plan

The Project will redevelop an approximately 2.42-acre site within the Westchester-Playa del Rey Community Plan area of the City for residential and commercial uses. The Project site is generally bounded by Manchester Avenue to the north, La Tijera Boulevard to the south and east, and Truxton Avenue to the south and west.

The Project site currently contains two commercial buildings and associated surface parking. As part of the project, the two existing commercial buildings totaling approximately 21,911 square feet (sf) will be demolished. The existing water demand for the existing buildings is about 3 acre-feet per year (AFY).

The Project includes the development of a mixed-use residential and commercial building of approximately 416,915 sf of total floor area. The Project will consist of 489 new apartment units, including 6 live/work units and amenities for recreation and fitness. The Project will also contain 10,474 sf of restaurant and 5,373 sf of retail space as well as covered parking and landscaping.

LADWP staff performed the water demand assessment and determined the net increase in water demand for the Project is 67 AFY.

A subsequent revised WSA may be required if one or more of the following occurs:

1. Changes in the Project result in a substantial increase in water demand for the Project
2. Changes in the circumstances or conditions substantially affecting the ability of LADWP to provide a sufficient supply of water for the Project
3. Significant new information becomes available which was not known and could not have been known at the time when the WSA was prepared.

If deemed necessary, the Applicant may request a revised WSA through the Planning Department.

The 6136 West Manchester Project Water Demand Estimate

The projected total net water demand increase for the Project is estimated to be 67 AF annually. This amount took account of additional water savings due to voluntary conservation measures, which is estimated at approximately 1 AFY.

In evaluating the Project's water demand, the Sewer Generation Factors (SGF), published by the City of Los Angeles Department of Public Works Bureau of Sanitation (LASAN) in 2012, are applied to the Project scope for calculating indoor water use. SGFs are factors of how much wastewater is generated (gallons per day) per unit of development (per sf, per dwelling unit, per seat, etc.). LASAN publishes a list of SGFs for approximately 175 different building use types in the City, and updates factors to make necessary adjustments due to water conservation efforts and increased efficiencies in new appliances and plumbing fixtures. Outdoor landscape water demand is estimated per California Code of Regulations Title 23 Division 2 Chapter 2.7 Model

Water Efficient Landscape Ordinance. Historical billing records were used to estimate the existing water demand on the property. LADWP also encouraged the Applicant to implement additional water conservation measures above and beyond the current water conservation ordinance requirements in order to reduce the Project's total anticipated water demand.

The net increase in water demand, which is the projected additional water demand of the Project, is calculated by subtracting the existing water demand and the additional water conservation savings amount from the total projected water demand.

Table I shows a breakdown of the existing and proposed new types of uses for the Project, and the corresponding estimated volume of water usage with the implementation of the required and voluntary conservation measures for this project. Types of use were derived from the WSA Request Letter and the scope confirmation e-mail in Appendix A.

Table II shows an estimation of the total volume of additional water conservation based on conservation measures the Applicant has committed for the Project (Appendix B).

TABLE I
6136 West Manchester Project
Calculated Total Additional Water Demand

Existing Use to be Removed[1]	Quantity	Unit			Existing Water Use to be Removed (gpd)	Existing Water Use to be Removed (af/y)
Auto Repair Shop and Restaurant	21,911	sf				
Existing to be Removed Total[2]	**21,911**	**sf**			**2,348**	**2.63**

Proposed Use[1]	Quantity	Unit	Water Use Factor[3] (gpd/unit)	Base Demand (gpd)	Required Ordinances Water Savings[4] (gpd)	Projected Water Demand (gpd)	Projected Water Demand (af/y)
Residential: Studio	229	du	75.00	17,175			
Residential: 1 bdr	166	du	110.00	18,260			
Residential Live/Work: 1 bdr	6	du	185.00	1,110			
Residential: 2 bdr	88	du	150.00	13,200			
Base Demand Adjustment (Residential Units)[5]				5,529			
Multi-family Residential Units Total	**489**	**du**		**55,274**	11,647	**43,627**	**48.87**
Recreation	7,164	sf	0.12	860			
Fitness[6]	3,485	sf	0.65	2,265			
Leasing/lobby/co-work[7]	3,995	sf	0.12	479			
Lounge	510	sf	0.05	26			
Restaurant (Area=10,747 sf)	573	seat	30.00	17,190			
Retail	5,373	sf	0.025	134			
Outdoor kitchen	1,387	sf	0.13	180			
Amenities and Commercial Total				**21,134**	2,558	**18,576**	**20.81**
Landscaping, Pool/Spa[8]	**14,388**	**sf**		**1,252**	561	**691**	**0.77**
Covered Parking[9]	**269,305**	**sf**	0.02	**177**	0	**177**	**0.20**
		Projected Subtotal		**77,837**	**14,766**	**63,071**	**70.65**
					Less Existing to be Removed Total	-2,348	-2.63
					Less Additional Conservation[10]	-1,243	-1.39
					Net Additional Water Demand	**59,480 gpd**	**67 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 March 2019 to February 2024.
[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] Water savings for plumbing fixtures and appliances due to current codes.
[5] Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.
[6] For a conservative water demand estimate, fitness is assumed to be health club/spa.
[7] For a conservative water demand estimate, leasing/lobby/co-work is assumed to be conference room.
[8] Landscaping water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.
[9] 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.
[10] Water conservation due to additional conservation measures to be incorporated by the Applicant. See Table II.

Abbreviations:
sf- square feet bdr - bedroom du - dwelling unit gpd - gallons per day af/y - acre feet per year

TABLE II 6136 West Manchester Project Estimated Additional Water Conservation					
Conservation Measures[1]	**Quantity[2]**	**Units**	**Water Saving Factor[3] (gpd/unit)**	**Water Saved (gpd)**	**(af/y)**
Toilet - Residential: Studio - 1.1 gpf	229	du	0.99	227	0.25
Toilet - Residential: 1 bdr - 1.1 gpf	166	du	0.99	164	0.18
Toilet - Residential: Live/Work 1 bdr - 1.1 gpf	6	du	1.11	7	0.01
Toilet - Residential: 2 bdr - 1.1 gpf	88	du	2.48	218	0.24
Residential Clothes Washer - ENERGY STAR, Front-Loading, 4.8 cf, IWF 3.0	489	du	0.96	469	0.53
Multi-family Residential Unit Conservation Total				**1,085**	**1.22**
Toilet - 1.1 gpf	27	ea	3.92	106	0.12
Amenities and Commercial Total				**106**	**0.12**
Landscaping Total Conservation[4]				**52**	**0.06**
Total Additional Water Conserved =				**1,243**	**1.39**

[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.

[4] Landscaping water conservation is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.

Abbreviations: af/y - acre feet per year bdr- bedroom cf - cubic feet du - dwelling unit ea – each
gpd - gallons per day gpf - gallons per flush IWF - Integrated Water Factor

Los Angeles Department of Water and Power – 2020 UWMP

The California Urban Water Management Planning Act (first effective on January 1, 1984) requires every urban water supplier prepare and adopt a UWMP every five years in compliance with state guidelines and requirements. The main goals of UWMPs are to forecast future water demands and water supplies under average and dry hydrologic conditions, identify future water supply projects, and provide a reliability assessment under average, single dry year, and multi-dry years, and assess near term drought risk management.[1]

Water Supplies

The Los Angeles Aqueducts (LAA), local groundwater, purchased water from MWD, and recycled water are the primary sources of water supplies for the City. Table III shows LADWP water supplies from FYE 2019 to FYE 2023 from these sources.

TABLE III
LADWP Water Supply

Fiscal Year Ending	Los Angeles Aqueducts (AF)	Local Groundwater (AF)	MWD (AF)	Recycled Water (AF)	Transfer, Spread, Spills, and Storage (AF)	Total (AF)
2019	312,456	32,233	137,775	7,512	1,710	488,266
2020	292,095	34,363	152,647	9,641	1,155	487,591
2021	128,268	51,070	316,627	11,455	-938	508,359
2022	69,183	53,057	366,690	12,022	208	500,743
2023	184,320	28,170	219,406	9,428	468	440,855

Note: Units are in AF.

1.0 Los Angeles Aqueduct

The City receives surface water and groundwater from the Eastern Sierra Nevada Mountains through the Los Angeles Aqueduct (LAA). LADWP constructed the first LAA in 1913 to convey water from the Eastern Sierra to the City. In 1940, the LAA was extended 40 miles north from the Owens River to the Mono Basin. To meet additional water demands from the City, a second barrel of the LAA was constructed and completed in 1970. The second LAA increased the City's capacity to deliver water from the Mono Basin and the Owens Valley from 485 cubic feet per second (cfs) to 775 cfs. The value of the City's historical investment in the LAA system is

[1] *City of Los Angeles Department of Water and Power 2020 Urban Water Management Plan*, at ES-2.

substantial because the City has benefited from the LAA's delivery of high-quality, cost-effective water supplies from the Eastern Sierra for over a century.

The City's water rights in the Eastern Sierra Nevada are comprised of riparian rights, pre-1914 appropriations, and post-1914 appropriation licenses held on various streams in the Mono Basin and Owens Valley. The most significant basis for export of surface water from the Eastern Sierra Nevada is an appropriation claim in 1905 to divert up to 50,000 miner's inches (1,250 cfs) from the Owens River. Up to 16,000 AFY can be supplied from Mono Basin, which is permitted by the 1994 Mono Lake Basin Water Right Decision 1631. Decision 1631 set a limit on LADWP water exports from the Mono Basin, which were set to a range of 0 to 16,000 AFY based on Mono Lake's water elevation. Aside from the primary surface water rights, the groundwater right in the Owens Valley is managed under the 1991 Long Term Water Agreement (LTWA) and uses vegetation water demand and available soil moisture to determine whether groundwater wells can be pumped. Since 1991, the average annual pumping from Owens Valley wellfields has been less than 75,000 AF compared to 107,000 AF from 1974 to 1990.

Annual water deliveries from the LAA to the City are impacted by hydrologic variability in the Eastern Sierra Nevada and water set aside for environmental projects. At its peak in fiscal year ending (FYE) 1984, the LAA delivered 531,729 AF to the City. Concerns over environmental impacts have required the City to reallocate approximately one-half of the LAA water supply to other uses within the Owens Valley and Mono Basin. Between 1992 and 2020, LADWP reduced deliveries to the City by approximately 177,000 AF to supply water for a variety of environmental projects throughout the Eastern Sierra. Environmental enhancement and mitigation projects in the Mono Basin and Owens Valley that utilize water from the Eastern Sierra include Mono Basin releases, Lower Owens River Project, Owens Lake Dust Mitigation Program, as well as other environmental enhancement and mitigation projects and uses. The expected annual long term LAA delivery from 2020 to 2045 will range from approximately 184,200 AFY to 192,000 AFY for average years.

The primary reliance on LAA supply with impacts due to natural variability and water set aside for environmental projects is not sufficient to meet the City's annual water demands; therefore, LADWP has implemented, and continues to increase, stormwater capture, local groundwater, water conservation, water use efficiency, and water recycling programs to diversify LADWP's water supplies. Additionally, LADWP can purchase supplemental imported water from MWD to meet the City's remaining water demands.

For additional information, refer to Chapter 4 "Los Angeles Aqueduct System" of LADWP's 2020 UWMP.

2.0 Local Groundwater Supplies

Local groundwater provided approximately 8 percent of LA's total water supply from FYE 2019 to FYE 2023. This amount declined considerably since 1970 when local groundwater provided up to 23 percent of the total water supply during extended dry periods. In recent years, contamination issues have impacted LADWP's ability to fully utilize its local groundwater entitlements and supplies to support water demands. In response to this issue and to address the hydrologic variability impacts to imported water supplies, LADWP has a focus on sustainable management of its local groundwater basins. LADWP continues to invest in

stormwater capture projects as well as advanced treatment systems to produce purified recycled water for groundwater replenishment to restore local groundwater basin levels. Furthermore, LADWP has, and will continue to, conjunctively use the groundwater basin within the City to store available LAA flows in wet years as future supply during dry periods.

The City's total adjudicated water rights are approximately 109,809 AFY, which are located within the San Fernando Basin (SFB), Sylmar Basin, Central Basin, and West Coast Basin. There are additional groundwater basins near and within the Los Angeles area, such as the unadjudicated Hollywood, Santa Monica, and northern Central Basins that may provide additional groundwater supplies for the City.

The SFB is the primary source of local groundwater for the City. It is located in the Upper Los Angeles River Area (ULARA) and spans 112,000 acres. The ULARA encompasses the San Fernando, Sylmar, Verdugo, and Eagle Rock Basins. It is managed by a court-appointed Watermaster and administrative committee that oversees the operation of GW system and report the groundwater elevations and water quality. The City's average SFB groundwater rights is approximately 87,000 AFY. LADWP is implementing its SFB Groundwater Remediation Program to help restore the access to SFB as a drinking water source and groundwater storage. The treatment improvements to the SFB groundwater remediation facilities are expected to be complete and operational by 2025.

LADWP receives SFB water through the Los Angeles-Burbank Interim Interconnection Pipeline. In 2015, the City of Los Angeles and the City of Burbank entered into an agreement to construct and operate the Los Angeles-Burbank Interim Interconnection and began delivery of a minimum of 500 AF of blended water in August 2019. The blended water consists of SFB groundwater treated at the Burbank Operable Unit and Metropolitan Water District of Southern California imported water supply. This connection began service in August 2019 and will operate until June 30, 2025.

The Central Basin is another source of groundwater supply for the City. The Central Basin Watermaster oversees this area that is located in the southeastern part of the Los Angeles Coastal Plan in Los Angeles County. The City has approximately 17,236 AFY of groundwater rights in this basin. With additional carryover and storage of unused water rights, the City has accrued a total of 22,943 AF of stored water as of FYE 2020 as documented in the latest UWMP. LADWP is implementing the Manhattan and 99th St. Wellfield Improvement Projects to address several issues such as water quality matters, deteriorating groundwater pumps, and necessary upgrades. These projects are expected to be completed in 2025.

Besides the SFB and Central Basin, the City holds water rights in the following local groundwater basins:

1. The Sylmar Basin is an adjudicated basin within the ULARA that provides 3,570 AF of annual groundwater rights. The majority of the Sylmar Basin's groundwater production facilities are inoperable due to high levels of contamination and deteriorated facilities. The Mission Wellfield facility is located within the Sylmar Basin and has undergone continued improvements since the early 2000's to restore Sylmar Basin groundwater production capacity. The facility has restored limited operational capacity since early 2022.
2. The Eagle Rock Basin is an adjudicated basin within the ULARA that provides 500 AF of annual groundwater rights. Although the City has the right to produce groundwater from

the Eagle Rock Basin, there are no current plans to establish groundwater production facilities here.

3. The West Coast Basin is managed by the West Coast Basin Watermaster and is located in the southwestern part of the Los Angeles Coastal Plain in Los Angeles County. The City has the right to pump 1,503 AF per year. In 2014, the West Coast Basin Judgment was amended to increase certain parties', like LADWP's, pumping capacity to 5,000 AFY of unused West Coast Basin rights out of the Central Basin. This basin has known groundwater quality problems related to TDS, chloride, and hydrocarbon pollutants; therefore, LADWP has discontinued use of West Coast Basin facilities in 1980 until further studies are completed to restore groundwater pumping.

Groundwater produced by the City from the San Fernando, Sylmar, and Central Basins for the last available five years are shown in Table IV.

Table IV
Historical Local Groundwater Production by Basin

Fiscal Year (July-June)	San Fernando (AF)	Sylmar (AF)	Central (AF)
2018-2019	36,870	1*	5*
2019-2020	35,949	2*	10*
2020-2021	53,625	1,368*	2,247
2021-2022	48,408	3,018	4,562
2022-2023	24,804	1,858	3,298

*Small quantities pumped from Sylmar and Central Basins were for water quality testing purposes, not as water supply

LADWP also has groundwater rights outside the of City. There are 3,975 AF of groundwater rights in the Antelope Valley Groundwater Basin. This basin only allows the native water rights to be used locally within the Antelope Valley; however, LADWP would have the ability to store water it imports into the basin for future export. LADWP would be able to recover imported and stored water for export to the City at times when it is necessary to manage seasonal peak demands or augment supplies during dry periods, emergencies, or natural disasters.

The Central and West Los Angeles areas of the City overlie the unadjudicated groundwater basins of Hollywood Basin, Santa Monica Basin, and the northerly portion of the unadjudicated Central Basin. LADWP is considering and exploring opportunities to develop groundwater resources in a manner that is locally sustainable and in cooperation with its regional partners to increase the City's use of local resources. Since the Sustainable Groundwater Management Act (SGMA) took effect on January 1, 2015, LADWP had been working with regional partners towards implementing a SGMA Groundwater Sustainability Plan (GSP) for the Santa Monica Basin. In September 2017, Department of Water Resources (DWR) approved the formation of the Santa Monica Basin Groundwater Sustainability Agency (SMGSA), which includes LADWP and four other local agencies. The final GSP for the Santa Monica Basin was approved in October 2023.

For additional information, refer to Chapter 5 "Local Groundwater" of LADWP's 2020 UWMP.

3.0 Water Conservation

Water conservation and water use efficiency have significant beneficial effects on the City's water use patterns to reducing water demands. Water conservation has become a permanent part of LADWP's water resources management philosophy. The City's total water usage today is about the same as fifty years ago despite a significant increase in population of over one million people, reflecting the success and importance of the City's water conservation and water use efficiency strategies. Conservation will continue to be an important part of maintaining long term water supply reliability and is a key component of LADWP's goals to reduce potable water use per capita by 22.5 percent and 25 percent by 2025 and 2035, respectively. Also, LADWP is anticipated to comply with the State's water use requirements of Assembly Bill 1668 (2018) and Senate Bill 606 (2018) once finalized and adopted.

LADWP has developed many progressive water conservation and water use efficiency programs in conjunction with state and local conservation ordinances and plumbing codes. Since inception of LADWP's conservation program, the estimated cumulative annual active savings are over 150,000 AF as of FYE2020. Additional passive water conservation savings are achieved because of plumbing code mandates, local conservation ordinances, and changes in customer behavior due to outreach and educational programs.

Since 1988, the City has utilized ordinances as a tool to reduce water waste, beginning with the adoption of its first version of a plumbing retrofit ordinance. The latest applicable ordinances are: 2009 City's "High Efficiency Plumbing Fixture", 2016 Citywide Water Efficiency Standards Ordinance, 2015 Model Water Efficient Landscape Ordinance (MWELO), and the 2016 Emergency Water Conservation Plan (Conservation Ordinance). The Conservation Ordinance was developed for the City to implement water demand management measures in case of a water supply shortage and to respond to ongoing dry conditions. For a full list of Conservation Ordinance prohibited water uses for various levels, please refer to LADWP's 2020 UWMP.

LADWP also achieves and maintains water use reductions through the application of tiered volumetric water rates. Since 1993, LADWP has used an ascending tier rate structure that is entirely volumetric based pricing. LADWP's tiered volume water rates, which were last amended by the City's Water Rate Ordinance (Ordinance No. 184130) effective April 15, 2016, incorporate and further reinforce foundational water conservation and water use efficiency.

LADWP offers customer rebates and incentives to promote the installation of water-efficient fixtures and appliances. The rebates and incentives are administered through MWD's SoCal Water$mart Program. This program delivers uniform rebate amounts across the MWD service area to all MWD member agencies like LADWP. LADWP takes full advantage of regional programs for many product rebates offered through MWD for the residential and Commercial, Industrial, and Institutional (CII) sector, and adds supplemental funding to increase the rebate incentives provided for LADWP customers for many qualifying products. Also, since 1992, LADWP has continued the Technical Assistance Program to promote innovative solutions to conserve water. The program provides customized incentives for retrofitting water-intensive equipment in the CII and multi-family customer sectors.

LADWP plans its future water conservation programs, focusing on obtaining additional active and passive water savings in the water end uses that have the most non-conserving devices still

remaining for each of the customer sectors. As of FYE2020, LADWP has launched and/or is developing the following programs:

- CalConserve Loan Program
- Flume Direct Distribution program for Single-Family Residential Customers
- Home Water Use Reports for Single-Family Residential Customers
- Real-Time Water Use Monitoring Devices for Customers

LADWP actively monitors the gallon per capita per day water use metric, particularly in the context of all existing and new standards to ensure that target reductions are met in the future. Additional information on water conservation programs can be found in Chapter 3 "Water Conservation" of LADWP's 2020 UWMP and at www.ladwp.com/uwmp.

4.0 Stormwater Capture

Stormwater runoff from urban areas is an underutilized local water resource. Within the City, the majority of stormwater runoff is directed to storm drains and ultimately channeled into the ocean. This stormwater carries potential pollutants that may be harmful to marine life and public health. In addition, local groundwater aquifers that are historically replenished by stormwater are receiving less recharge because of increased urbanization. Urbanization has increased the City's hardscape with impermeable surface, which has resulted in less infiltration of stormwater and a decline in groundwater elevations. In response, LADWP completed a Stormwater Capture Master Plan in 2015 to comprehensively evaluate stormwater capture potential within the City. Stormwater capture can be achieved by increasing infiltration into groundwater basins and by onsite capture and reuse for landscape irrigation (i.e., direct use). The City's total baseline amount of stormwater captured is 64,000 AF per year based on the 2015 Stormwater Capture Master Plan. Under LADWP's current implementation strategy, the total estimated stormwater capture capacity is projected to increase to 155,000 AFY by 2035.

LADWP utilizes various strategies to respond to hydrologic variability to maintain supply reliability. One of the strategies, known as conjunctive use, is storing supplies when available to mitigate the impacts of water shortages during future dry periods. Since the 1930's, LADWP has recognized the greater operational flexibility provided by a conjunctive use storage program. LADWP has operated its groundwater resources conjunctively by reducing groundwater pumping and diverting available water from the LAA into the Tujunga and Pacoima Spreading Grounds for groundwater augmentation. Another strategy is to capture large stormwater flows through the centralized stormwater capture projects for recharge. The captured stormwater is a major source for replenishing groundwater through spreading basins, where it is infiltrated into underlying groundwater aquifers. Groundwater recharge helps address the overall long-term decline in groundwater basin elevations, protect the safe yield of the groundwater basin, and ensure the long-term water supply reliability. The 2020 UWMP projects that by 2045 there will be a minimum of 15,000 AFY of increased groundwater pumping in the SFB due to increased groundwater recharge from centralized stormwater capture project implementation. Anticipating that stored groundwater will rebound in response to enhanced groundwater recharge, LADWP will work with the ULARA Watermaster to continue observing actual basin elevations and re-evaluate basin safe yield to allow additional increases in groundwater production over time as SFB elevations rebound.

Flood control facilities are the primary means to divert stormwater into the centralized spreading basin facilities. LADWP coordinates stormwater capture related activities, such as collection and delivery of large stormwater runoff to spreading basins, with the Los Angeles County Flood Control District to effectively recharge the SFB. Completed in November 2021, the Tujunga Spreading Grounds Enhancement Project increased stormwater capture capacity by 8,000 AFY to a total of 16,000 AFY.

LADWP's Stormwater Capture Parks Program (Parks Program) has identified nine City parks suitable for centralized stormwater capture projects. The primary objective of the Parks Program is to recharge the SFB by capturing and diverting stormwater from local storm drain and channel. The anticipated Parks Program stormwater capture capacity is 3,088 AFY. The Parks Program also provides multiple benefits, such as improvements to the Los Angeles River water quality, reducing localized flooding, raising public awareness, and providing public open space enhancements.

While centralized stormwater capture plays a key role in groundwater recharge in the City, space constraints limit opportunities for new large centralized facilities, and the City also uses distributed stormwater capture projects. Distributed stormwater capture includes stormwater management Best Management practices that utilize vegetation, soils, and natural processes to manage stormwater runoff close to the source. Distributed facilities also aim to conserve water by capturing stormwater for uses that reduce potable water demand.

For additional information, refer to Chapter 6 "Watershed Management" of LADWP's 2020 UWMP.

5.0 Water Recycling

As early as 1960, the City recognized the potential for water recycling and invested in infrastructure that produced recycled water of tertiary quality, a higher treatment standard for wastewater, to be utilized for non-potable reuse to offset potable demands. In 1979, LADWP began delivering tertiary quality recycled water to the City's Department of Recreation and Parks for irrigation of various areas in Griffith Park. Today, LADWP serves approximately 179 sites in the City with recycled water for irrigation, industrial, and environmental beneficial non-potable uses. The quantities of recycled water delivered by LADWP to our customers in the prior years are shown in Table III.

LADWP is committed to maximizing use of recycled water in the City's water supply portfolio. Expansion of recycled water use to offset potable demands has been recognized as one method that will help LADWP achieve its local water supply development goal. LADWP is working in conjunction with LASAN to develop non-potable reuse projects for irrigation and industrial uses. In addition, the City is pursuing a groundwater replenishment project to replenish the San Fernando Groundwater Basin with highly treated recycled water. LADWP's recycled water use is projected to increase to 67,600 AFY through FYE 2045, which is inclusive of planned municipal/industrial use, indirect potable reuse (groundwater replenishment), and environmental reuse.

For additional information, refer to Chapter 7 "Recycled Water" of LADWP's 2020 UWMP.

6.0 Metropolitan Water District of Southern California

MWD is the largest water wholesaler for supplemental water in Southern California. As one of the twenty-six member agencies of MWD, the City, through LADWP, purchases water from MWD to supplement its water supplies. Between FYE 2019 to FYE 2023, LADWP purchased an average of 197,264 AFY from MWD or approximately 41 percent of the City's average total annual water supply.

MWD imports water from two principal sources: the Sacramento-San Joaquin Delta via the California State Water Project's (SWP) California Aqueduct and the Colorado River via the Colorado River Aqueduct (CRA). MWD also manages and owns in-basin surface storage facilities, stores groundwater within the basin via contracts, engages in groundwater storage outside the basin, and conducts water transfers to provide additional supplies for its member agencies. All member agencies have preferential rights to purchase water from MWD, pursuant to Section 135 of MWD Act. As of FYE 2023, LADWP has a preferential right to purchase 17.52 percent of MWD's total water supply.

MWD is a contractor for water from Northern California through SWP. MWD holds a contract for 1.912 million acre-feet (MAF) per year, or 46 percent of the total contracted amount of the 4.173 MAF ultimate delivery capacity of the SWP. However, this amount varies annually due to many factors. DWR annually approves the amount of contract allocations SWP receives, which is shown in DWR's "Table A."

MWD owns and operates the CRA. Since 1942, the CRA has delivered water from the Colorado River to Southern California. The Colorado River supplies come from watersheds of the Upper

Colorado River Basin in the states of Colorado, Utah, and Wyoming. Under a permanent service contract with the U.S. Secretary of the Interior, MWD is entitled to receive water from the Colorado River and its tributaries. California is apportioned 4.4 MAF, annually, plus one-half of any surplus that may be available for use, collectively, in Arizona, California, and Nevada. Of the California apportionment, MWD holds the fourth priority right to 550,000 AFY under the 1931 priority system governing allotments to California. Beyond the basic apportionment, MWD holds a fifth priority right to 662,000 AF of water.

MWD has been developing plans and making efforts to provide additional water supply reliability for the entire Southern California region. LADWP coordinates closely with MWD to ensure implementation of these water resource development plans. MWD's actions have been focused on the following: continuing water conservation, developing water supply management programs outside of the region, developing storage programs related to the SWP and the Colorado River, developing storage and groundwater management programs within the Southern California region, increasing water recycling, groundwater recovery, stormwater, and seawater desalination and pursuing long-term solutions for the ecosystem, regulatory and water supply issues in the California Bay-Delta.

MWD's water reliability assessments are presented in MWD's 2020 UWMP, which can be found at the following link: http://www.mwdh2o.com/AboutYourWater/Planning/Planning-Documents

7.0 Summary of Water Demand and Supply Projections for 20 years

LADWP's 2020 UWMP projects yearly water demand to reach up to 710,500 AF by FYE 2045 with existing water conservation prior to FYE 2014 already subtracted from projected demands, and with new water conservation savings achieved included as a supply source. Demographic data from 2020 SCAG RTP/SCS for LADWP's service area, as well as billing data for each major customer class, price of water, median household income, household size, economy, and dry period conservation effect were factors used in forecasting future water demands. Further details on LADWP's water demand forecast methodology can be found in Chapter 2 "Water Demand" of LADWP's 2020 UWMP. Table V tabulates the service reliability assessment for average weather year.

Table V

Service Area Reliability Assessment for Average Weather Year

Demand and Supply Projections (in acre-feet)	**Average Year Fiscal Year Ending (FYE) on June 30**				
	2025	**2030**	**2035**	**2040**	**2045**
Total Water Demand[1]	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**
Post-Conservation Demand	**509,500**	**526,700**	**536,100**	**554,500**	**565,800**
Existing / Planned Supplies					
Conservation (Additional Active[2] and Passive[3] after FYE 14)	133,100	133,500	142,700	143,300	144,700
Los Angeles Aqueduct[4]	190,400	188,900	187,300	185,800	184,200
Groundwater					
- Entitlements[5]	109,400	109,400	109,400	108,800	108,800
- Groundwater Replenishment	7,000	11,000	11,000	11,000	11,000
- Stormwater Recharge (Increased Pumping)	4,000	8,000	15,000	15,000	15,000
Recycled Water- Irrigation and Industrial Use	17,300	29,200	29,700	29,800	30,000
Subtotal	461,200	480,000	495,100	493,700	493,700
MWD Water Purchases					
With Existing/Planned Supplies	181,400	180,200	183,700	204,100	216,800
Total Supplies	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**

[1] Total Demand with existing passive conservation prior to FYE 14
[2] Cumulative hardware savings since late 1980s reached 110,822 AFY by FYE 14
[3] Additional non-hardware conservation inclusive of retained passive savings from the dry period ending in 2017
[4] Los Angeles Aqueduct supply is estimated to decrease 0.1652 percent per year due to climate impacts.
[5] LADWP Groundwater Remediation projects in the San Fernando Basin are expected to be in operation by 2025. Sylmar Basin production will increase to 4,170 AFY from FYE 2021 to 2036 to avoid the expiration of stored water credits, then revert to entitlement amounts of 3,570 AFY in 2037.

Service area reliability assessments for single-dry year and multiple-dry year conditions are shown in LADWP 2020 UWMP Exhibits 11F through 11G. Demands are met by the available supplies under all scenarios.

Water System Financing Program

Capital costs to finance facilities for the delivery of water supply to LADWP's service area are supported through customer-billed water rates. The Board sets rates subject to approval of City Council by ordinance. The Board is obligated by City Charter to establish water rates and collect charges in an amount sufficient to service the water system indebtedness and to meet its expenses for operation and maintenance.

The current water rates and its structures provide for modest rate increases each year over a five-year period for infrastructure improvements, meeting regulatory water quality requirements, and expanding the local water supply, which includes recycled water, stormwater capture, conservation, water efficiency, and groundwater remediation. LADWP's water rates incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. For example, the current water rate structure contains four tiers for single-family residential customers. The four tiers build on the previous two tier structure, providing a first-tier indoor water use base allocation, a second-tier allocation based on California Friendly Landscaping efficient outdoor use, a third-tier allocation capturing high outdoor water use, and a fourth-tier allocation for excessive use. In keeping with cost of service principles, the incremental pricing for the tiers is based on the cost of water supply.

In addition, LADWP will utilize a combination of the following funding sources:

- MWD – Currently provides funding through their Local Resources Program for the development of water recycling and groundwater recovery.

- Grants and loans – LADWP continues to proactively seek government funding to offset potential impacts to ratepayers. Local funds, such as Measure W's "Safe, Clean Water Program," provide funding for stormwater capture projects. State funds, such as Propositions 1, 50, and 84, provide funding for recycling, groundwater, conservation and stormwater capture projects. And Federal funds, such as the Water Resource Development Act and the US Bureau of Reclamation's Title XVI program, provide funding for water recycling projects.

Conclusion

The Project is estimated to increase the total water demand within the site by 67 AF annually. This additional water demand for the Project site has been accounted for in the City's overall total demand projections in the LADWP's 2020 UWMP using a service area-wide approach that does not rely on individual development demand. The LADWP's 2020 UWMP utilized SCAG's 2020 RTP/SCS data for water demand forecasts, considering changes in population, housing units, and employment.

Based on the Planning Department's determination that the Project is consistent with the demographic forecasts for the City from the SCAG's 2020 RTP/SCS, LADWP has determined that the Project's water demand is included in the LADWP's 2020 UWMP, which forecasts adequate water supplies to meet all projected water demands in the City through the year 2045. LADWP concluded that the projected 67 AFY increase in the total water demand for this Project is accounted for in the LADWP's 2020 UWMP 25-year water demand projections. LADWP has determined that it will be able to meet the projected water demand of the Project as well as existing and planned future water demands of its service area.

6136 WEST MANCHESTER PROJECT WSA APPENDICES A-D

6136 WEST MANCHESTER PROJECT WSA APPENDIX A

Appendix A

City of Los Angeles Department of City Planning
Request for Water Supply Assessment,
and Scope Confirmation e-mail

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
ILISSA GOLD
HELEN LEUNG
KAREN MACK
MICHAEL R. NEWHOUSE
JACOB NOONAN

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

April 3, 2024

Los Angeles Department of Water and Power
Water Resources Division
Sabrina Tsui, Manager of Resources Development
111 North Hope Street, Room 314
Los Angeles, CA 90012

Re: REQUEST FOR WATER SUPPLY ASSESSMENT—6136 W. MANCHESTER PROJECT

Dear Ms. Tsui:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment (WSA) must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires that for qualifying projects, the CEQA lead agency must identify any public water system that may supply water to the proposed project and request the public water system to determine the water demand associated with the project and whether such demand was included as part of the most recently adopted Urban Water Management Plan (UWMP). Per Section 10912 of the California Water Code (CWC), projects subject to SB 610 include: (1) residential developments of more than 500 dwelling units; (2) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; (3) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of floor space; (4) hotels, motels, or both, having more than 500 rooms; (5) industrial, manufacturing, or processing plant, or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons; (6) mixed-use projects that include one or more of the above-identified categories; or (7) a project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500 dwelling unit project.

The 6136 W. Manchester Project (Project) meets Criterion (7) above. The Los Angeles Department of Water and Power (LADWP) has been identified as the public water system (as defined in CWC Section 10912 and CEQA Guidelines Section 15155(a)(2)) that would serve the Project. Accordingly, the Department of City Planning (CEQA lead agency for the Project) requests that the LADWP: (1) determine whether the estimated water demand associated with the Project was included as part of LADWP's most recently adopted UWMP; and (2) prepare and approve a WSA using the UWMP or new analyses for the Project pursuant to CWC Section 10910 et seq.

The requirements for a WSA include the identification of existing water supply entitlements, water rights, or water service contracts held by LADWP's public water system and prior years' water deliveries received by LADWP's public water system. Please refer to CWC Section 10910(d)(2) for the documentation required to verify any identified rights to a water supply. If the LADWP has not received water in prior years as described in CWC Section 10910(e) or if groundwater is a source of supply as described in CWC Section 10910(f), please comply with the requirements of those sections.

The Department of City Planning, which is preparing Sustainable Communities Environmental Assessment (SCEA) for the Project in accordance with CEQA, requests that the WSA include a discussion of whether LADWP's public water system's total projected water supplies available during normal, single dry, and multiple dry water years will meet the projected water demand associated with the Project, in addition to LADWP's public water system's existing and planned future uses, including agricultural and manufacturing uses, pursuant to CWC Section 10910(c)(3).

Project Title

6136 W. Manchester Project

Project Developer

6136 Manchester Avenue Apartments LLC

Contact Information

City of Los Angeles
Department of City Planning
Michelle Carter, City Planner
(213) 978-1262
michelle.carter@lacity.org

SCEA Consultant

Eyestone Environmental
Laura Rodriguez, Managing Principal
(424) 207-5339
l.rodriguez@eyestoneEIR.com

Project Location and Existing Conditions

The Project Site is located at 6136 West Manchester Avenue and 8651 South La Tijera Boulevard within the Westchester–Playa del Rey Community Plan area of the City. The Project Site is generally bounded by Manchester Avenue to the north, La Tijera Boulevard to the south and east, and Truxton Avenue to the south and west. The Project Site is currently developed with a Pep Boys Auto Shop, a Del Taco drive-through fast-food restaurant, and associated surface parking.

Project Description

As summarized in Table 1 below, the Project includes the construction of a new 416,915-square-foot mixed-use building comprised of 489 residential and live-work units (inclusive of 56 units for Very Low-Income Households and 19 units for Moderate Income Households) and 16,120 square feet of ground-floor commercial space. The 489 units consist of six live-work units, 229 studios, 172 one-bedroom units, and 88 two-bedroom units. The proposed uses would be located within a single 8-story building with a maximum height of 96 feet. In accordance with the Los Angeles Municipal Code (LAMC), the Project would provide 549 vehicular parking spaces (inclusive of 500 residential spaces and 49 commercial spaces) that would be located within two subterranean parking levels and buffered into the first and second levels of the new building. In addition, the Project would include approximately 51,190 square feet of open space, including 43,040 square feet of common open space and 8,150 square feet of private open space. As part of the Project, the existing commercial structures totaling 21,911 square feet would be removed. Upon completion, the Project would result in a total floor area of approximately 416,915 square feet with a FAR of 4:1.

Table 1
Summary of Proposed Floor Area[a]

Land Use	Proposed Development
Residential—Apartments	400,795 (489 du)
Commercial	
Restaurant	10,747 sf
Retail	5,373 sf
Project Total	**416,915 sf**

du = dwelling units

sf = square feet

[a] *Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas."*

Source: AC Martin, 2024.

Project Conformance with Existing Zoning and the General Plan

The Project Site is located in the Westchester–Playa del Rey Community Plan Area. The Project Site has a General Plan land use designation of Community Commercial. The Project Site is zoned [Q]C2-1-CDO (Commercial, Height District 1, Community Design Overlay). Per the LAMC, the C2 Zone permits limited commercial uses, including C1 (limited commercial) uses, retail, theaters, hotels, broadcasting studios, parking buildings, parks and playgrounds, and R4 (residential multiple dwelling) uses. The Project Site's Q condition was established in 2007, and requires compliance with the Downtown Westchester Community Design Overlay District, as discussed below. The "1" indicates that the Project Site is located in Height District 1, which in conjunction with the C2 Zone, does not impose a maximum building height but does limit the FAR to 1.5:1. The "CDO" indicates the Project Site is located within the Downtown Westchester Community Design Overlay (CDO) District, which provides design guidance and direction to enhance the visual identity, commercial viability, safety, walkability, appearance and enjoyment of Downtown Westchester. The Project Site is also within the boundaries of the Los Angeles Coastal Transportation Corridor Specific Plan (Specific Plan) established pursuant to Ordinance No. 168,999.

The Applicant requests the following discretionary entitlements, reviews, permits and approvals:

- Pursuant to California Government Code Section 65915, a Density Bonus Application for a Project having 489 residential dwelling units, including 56 units reserved for Very-Low Income households and 19 units reserved for Moderate Income Households.
- Pursuant to LAMC Section 12.24 W.1, a Main Conditional Use Permit to allow the on-site sale and consumption of a full-line of alcoholic beverages within up to 16,120 square feet of commercial space; and
- Pursuant to LAMC Section 16.05, Site Plan Review for a development project that results in an increase of 50 or more dwelling units and/or guest rooms.

The Project does not include an amendment to the General Plan or a change in zoning. In addition, proposed residential and commercial uses would be consistent with the types of uses located in the vicinity of the Project Site. With the approval of the above requests, the Project would not be anticipated to be in conflict with the City's General Plan or the LAMC.

Sustainability Features

The Project would be designed and constructed to incorporate environmentally sustainable building features equivalent to a Silver certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) Rating System for new construction, and environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen Code. These standards would reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure. The sustainability features to be incorporated into the Project would include, but would not be limited to, high efficiency plumbing fixtures and weather-based controller and drip irrigation systems to promote a reduction of indoor and outdoor water use; all electric HVAC systems; Energy Star–labeled appliances; and drought tolerant planting. Moreover, the Project would increase

electrification by installing space heating, water heating and residential appliances (cooking, clothes dryers) powered by electricity while restaurant cooking will be powered by natural gas. In addition, the Project would comply with the City's electric vehicle (EV) charging station requirements, which exceed California Building Code Title 24 requirements.

Conclusion

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the proposed project's impacts on water supply is accurate and complete. CWC Section 10910(g)(1) requires submission of the WSA within 90 days of this request. We would appreciate receipt of the assessment within that timeframe. If you have any questions or need additional information, please call me at (213) 978-1262 or the environmental consultant, Laura Rodriguez of Eyestone Environmental, at (424) 207-5339.

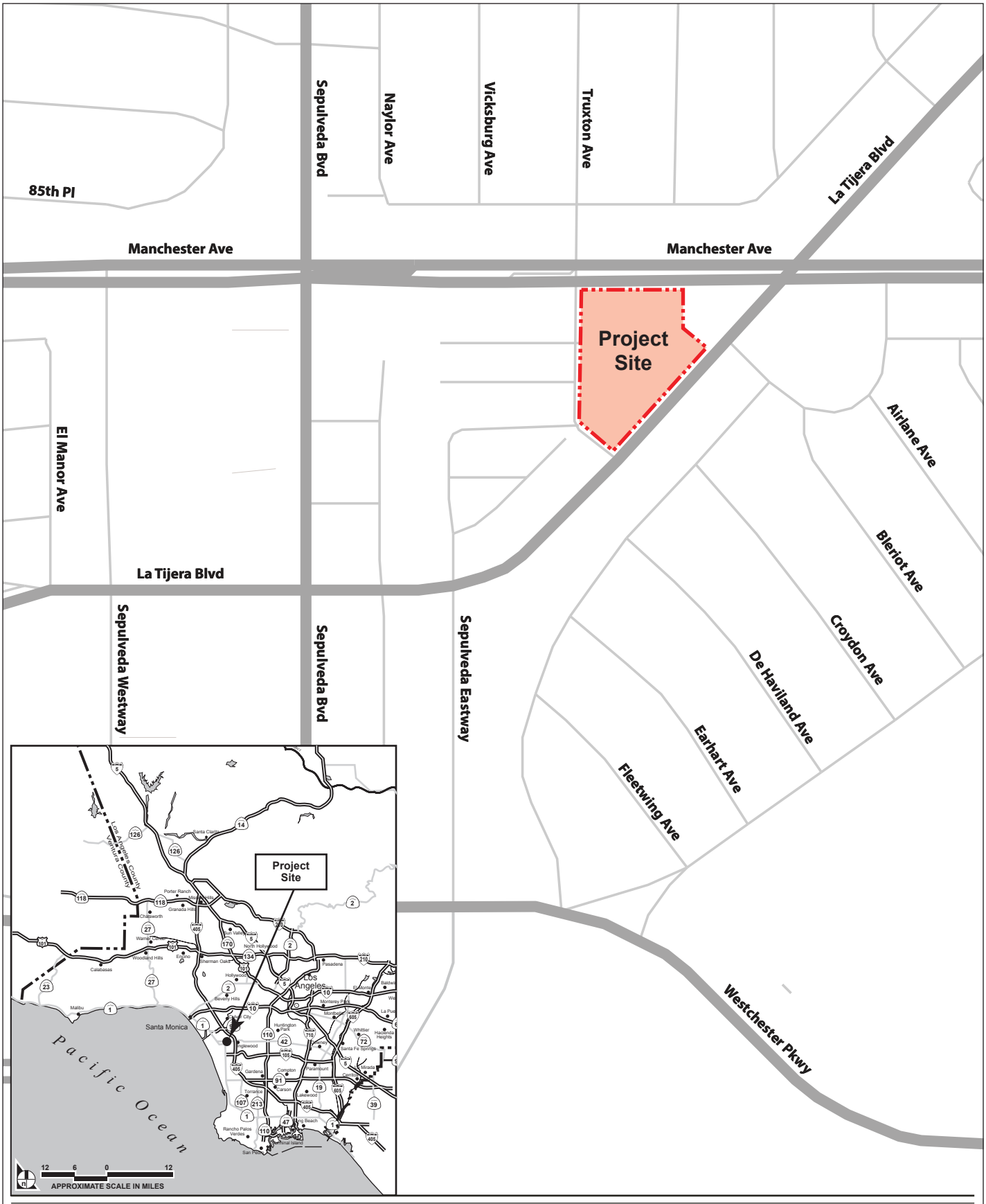
Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



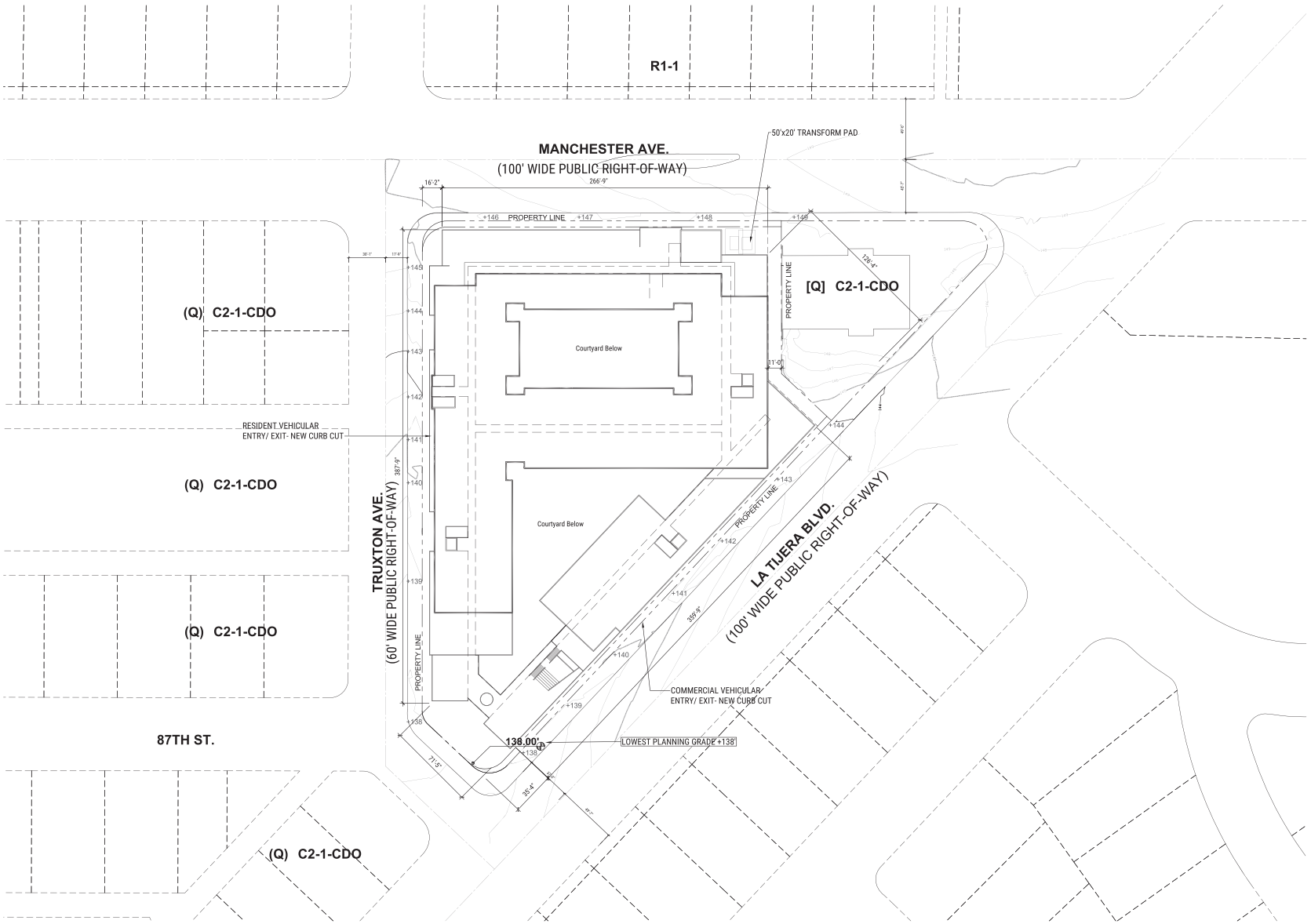
Michelle Carter, City of Los Angeles
Department of City Planning

Attachments:
Project Location Map
Conceptual Site Plan
WSA Supplemental Project Information



Project Location Map

Source: ArcGIS, 2024; Eyestone Environmental, 2024.



Conceptual Site Plan

Source: AC Martin, 2024.

WATER SUPPLY ASSESSMENT

SUPPLEMENTAL PROJECT INFORMATION

INSTRUCTIONS

Please submit the information and exhibits listed below to Los Angeles City Planning (LACP) and work with your assigned Project Planner to prepare the Water Supply Assessment (WSA) request that will be sent to the Los Angeles Department of Water and Power (LADWP). Additional information may be requested after LADWP has received the WSA request and supporting project documents.

GENERAL

PROJECT TITLE:	6136 W. Manchester Project
CEQA LEAD AGENCY	City of Los Angeles
PLANNER NAME / TITLE:	Michelle Carter, City Planner
DEPARTMENT:	Department of City Planning
PHONE NUMBER:	(213) 978-1262
EMAIL:	michelle.carter@lacity.org
APPLICANT / DEVELOPER NAME:	6136 Manchester Avenue Apartments LLC
ENVIRONMENTAL CONSULTANT	
NAME / TITLE:	Laura Rodriguez, Managing Principal
COMPANY:	Eyestone Environmental
PHONE NUMBER:	(424) 207-5339
EMAIL:	l.rodriguez@eyestoneeir.com
PROPERTY ADDRESS:	6136 West Manchester Avenue and 8651 South La Tijera Boulevard, Los Angeles, California 90045
PROJECT SITE AREA:	105,267 square feet 2.42 acres
TOTAL PROJECT FLOOR AREA:	416,915 square feet

PLEASE PROVIDE A BRIEF PROJECT DESCRIPTION (INCLUDE # OF PROPOSED BUILDINGS AND # OF STORIES FOR EACH BUILDING):

The Project includes the construction of a new 416,915-square-foot mixed-use building comprised of 489 residential and live-work units (inclusive of 56 Very Low-Income Households and 19 units for Moderate Income Households) and 16,120 square feet of ground-floor commercial space. The 489 units consist of 229 studio units, 172 one-bedroom units (inclusive of 6 live-work units), and

88 two-bedroom units. The proposed uses would be located within a single 8-story building with a maximum height of 96 feet. The Project would provide 549 vehicular parking spaces that would be located within two subterranean parking levels and buffered into the first and second levels of the new building. In addition, the Project would include approximately 51,190 square feet of open space, including 43,040 square feet of common open space and 8,150 square feet of private open space. As part of the Project, the existing commercial structures totaling 21,911 square feet would be removed. Upon completion, the Project would result in a total floor area of approximately 416,915 square feet with a FAR of 4:1.

IS THE PROJECT PROPOSING MORE THAN 25 STORIES OF RESIDENTIAL USES? ☐ YES ☒ NO

LAND USE CONSISTENCY

DOES THE PROJECT REQUIRE A GENERAL PLAN AMENDMENT (GPA)? ☐ YES ☒ NO

IF YES:

- WHAT IS THE STATUS OF THE GPA? ☐ APPROVED ☐ PENDING
- IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITEIS STRATEGY (SCAG 2020-2045 RTP/SCS) DEMOGRAPHIC PROJECTIONS? ☐ YES ☐ NO

IF NO:

- IS THE PROJECT CONSISTENT WITH THE SCAG 2020-2045 RTP/SCS DEMOGRAPHIC GROWTH PROJECTIONS? ☒ YES ☐ NO

COMMUNITY PLAN AREA:	Westchester–Playa del Rey

WILL THE PROPOSED PROJECT PURSUE LEED CERTIFICATION? ☒ YES ☐ NO

IF YES, WHAT LEVEL? ☐ PLATINUM ☐ GOLD ☒ SILVER ☐ CERTIFIED ☒ LEED EQUIVALENT

PLEASE ATTACH:

☒ VICINITY MAP

☒ LATEST PLAN SET, INCLUDING SITE, FLOOR, ELEVATION, AND LANDSCAPE PLANS AND RENDERINGS, IF AVAILABLE.

PLEASE EMAIL THE FULL PLAN SET TO YOUR ASSIGNED LACP PROJECT PLANNER OR PROVIDE A LINK BELOW:

Latest Plan Set (dated 4/1/2024) in the City Dropbox for the Project. Eyestone can also provide LADWP with a Dropbox link if provided the name and e-mail address of the applicable LADWP staff, but it's too large to e-mail.

EXISTING USE & SITE CONDITIONS

EXISTING USES

- DESCRIBE THE EXISTING USE(S) ON THE PROJECT SITE IN DETAIL, INCLUDING BUT NOT LIMITED TO THE TOTAL SQUARE FOOTAGE OF RETAIL AND LANDSCAPING, WHETHER THERE IS A COOLING TOWER ON-SITE, ETC.). INDICATE THE PORTIONS OF USES ON THE PROJECT SITE TO REMAIN, BE REMODELED, AND/OR BE REMOVED.
  The Project Site is currently developed with a 19,708-square-foot Pep Boys Auto Shop, a 2,203-square-foot Del Taco drive-through fast food restaurant, and associated surface parking. The Project Site contains limited to sparse landscaping in the form of nonnative/non-protected trees, hedges, and shrubs totaling approx. 12,492 square feet of existing

landscaping. Specifically, there are a total of 61 trees that were inventoried within and adjacent to the Project Site (43 on-site trees and 18 street trees). There is not a cooling tower on-site. As part of the Project, the existing commercial structures totaling 21,911 square feet will be removed.

- HAVE THE EXISTING FACILITIES/BUILDINGS BEEN FULLY OCCUPIED FOR THE PAST 5 YEARS?
  ☒ YES ☐ NO

- IF THE EXISTING FACILITIES/BUILDINGS HAVE NOT BEEN FULLY OCCUPIED, PLEASE DESCRIBE THE PERIOD THEY WERE PARTIALLY OCCUPIED OR VACANT (E.G., FROM 2020-2021 DUE TO THE COVID SHUTDOWN).
  N/A

- DESCRIBE IF ANY PORTIONS OF THE EXISTING USE(S) DO NOT HAVE ANY WATER USES (E.G., EXISTING LANDSCAPING THAT DOES NOT REQUIRE WATERING).
  The existing asphalt surface parking lot does not require watering.

IF FEASIBLE, LADWP MAY RELY ON EXISTING BILLING RECORDS TO ESTIMATE THE EXISTING WATER DEMAND FOR THE LAST FIVE YEARS. OTHERWISE, THEY WILL RELY ON THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TO ESTIMATE THE EXISTING WATER DEMAND.

PROVIDE THE FOLLOWING INFORMATION AS MUCH AS AVAILABLE, WHICH WILL BE USED TO VERIFY THE EXISTING BILLING RECORD:

- METER/SERVICE NUMBERS: Account 785 294 1000, SA# 7852941330 (6136 West Manchester Avenue, Los Angeles, California 90045); Account 501 925 1000, SA# 5019251623 (8651 South La Tijera Boulevard, Los Angeles, California 90045)

- CUSTOMER NAME/NUMBER: The Pep Boys Manny Moe and Jack of CA #474 (6136 West Manchester Avenue, Los Angeles, California 90045); Del Taco LLC (8651 South La Tijera Boulevard, Los Angeles, California 90045)

- WHAT EXISTING USES DOES THIS METER COVER? 19,708 sf Pep Boys Auto Shop and associated common area irrigation (6136 West Manchester Avenue, Los Angeles, California 90045); 2,203 sf Del Taco drive-through fast food restaurant, and associated common area irrigation (8651 South La Tijera Boulevard, Los Angeles, California 90045)

PROPOSED PROJECT

PROVIDE THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE (E.G., # OF STUDIO APARTMENTS, 1-BEDROOM CONDOS, 2-BEDROOM TOWNHOUSES, ETC.).

229 studio units, 172 one-bedroom units (inclusive of 6 live-work units), and 88 two-bedroom units. 56 units will be reserved for Very Low-Income Households and 19 units for Moderate Income Households.

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPE AND FLOOR AREAS FOR RESIDENTIAL AMENITIES. PLEASE REFER TO THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TABLE FOR THE LISTED OCCUPANCY TYPES. INCLUDE ANY SPACES THAT HAVE PLUMBING FIXTURES, SUCH AS A TERRACE WITH KITCHEN/SINK.

Amenity Spaces = 3,615 sf leasing/lobby/co-work, 10,649 sf recreation rooms, 510 sf lounge, 4,575 sf roof terrace (level 5), 3,785 sf roof terrace (Level 8).

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREAS FOR COMMERCIAL, INDUSTRIAL AND/OR EDUCATIONAL USES, ETC. (RETAIL, RESTAURANT (# OF SEATS), OFFICE, THEATRE/ASSEMBLY AREAS, COMMERCIAL KITCHEN, ETC.)

Restaurant = 10,747 sf (573 seats), Retail = 5,373 sf.

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREA FOR COMMERCIAL/HOTEL AMENITIES. (FITNESS ROOM, ASSEMBLY ROOMS)

N/A

PROVIDE THE SURFACE AREA (LENGTH X WIDTH, DIAMETER, OR SQUARE FEET IF IRREGULARLY SHAPED) OF ANY PROPOSED SWIMMING POOL/HOT TUB THAT IS NOT PART OF A FITNESS CLUB.

The surface area of the pool is 701 sf. The surface area of the spa is 164 sf.

PROVIDE THE AREA OF PROPOSED PARKING FOR COVERED PARKING AND SURFACE PARKING SEPARATELY.

The proposed project includes 269,305 sf of covered parking garage. No surface parking is proposed.

LANDSCAPING

- PROVIDE THE HYDROZONE AREA (SF), AND THE PLANT FACTORS (PF) AND IRRIGATION EFFICIENCY (IE) FOR EACH HYDROZONE (REFER TO CALIFORNIA CODE OF REGULATIONS TITLE 23. DIVISION 2. CHAPTER 2.7. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.)
  See Plan Set Sheets L.11–L.13 for hydrozone plans and irrigation calculations in conformance with the water efficient landscape ordinance.

- PROVIDE THE APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES SEPARATELY.

  Residential uses = 12,816 sf. Nonresidential uses = 1,572 sf.

COOLING

- FOR PROJECTS CONTAINING COOLING TOWERS, PROVIDE THE CHILLER CAPACITY (IN TONS), AND THE HOURS OF OPERATION (X HOURS/DAY, X DAYS/WEEK, X WEEKS/YEAR, ETC.).
  N/A

- IF THE PROJECT DOES NOT PROPOSE A COOLING TOWER(S), EXPLAIN HOW THE BUILDING(S) WILL BE COOLED.
  Split system heat pumps in the units and conditioned common areas.

- IF THE PROPOSED PROJECT INCLUDES A BUILDING OR BUILDINGS WITH OVER 25 RESIDENTIAL FLOORS, HOW MUCH OF THE COOLING TOWER MAKE-UP WATER WILL BE SUPPLIED BY NON-POTABLE WATER?
  NA

  WILL GREYWATER OR OTHER NON-POTABLE WATER BE USED FOR IRRIGATION OR THE COOLING TOWER?
  ☐ YES ☒ NO

  IF YES, PLEASE DESCRIBE THE SYSTEM AND AN ESTIMATE OF HOW MUCH NON-POTABLE WATER WILL BE USED.
  Click or tap here to enter text.

PLEASE FILL IN THE TABLE BELOW WITH THE QUANTITY OF PLUMBING FIXTURES/APPLIANCES FOR THE PROPOSED PROJECT. DO NOT CHANGE THE CELLS THAT ALREADY SHOW "N/A". YOU NEED ONLY ENTER THE INFORMATION THAT APPLIES TO THE PROJECT.

	RESIDENTIAL DWELLING UNIT	RESIDENTIAL COMMON AREA	RESTAURANT	RETAIL
WATER CLOSETS	577	10	9	8
URINALS	0	2	3	0
LAVORATORY FAUCETS	577	6	6	8
KITCHEN FAUCETS	489	9	6	0
COMMERCIAL KITCHEN PRE-RINSE SPRAY FAUCETS	0	0	6	0
SHOWERHEADS	577	2	0	0
CLOTHES WASHER (RESIDENTIAL)	489	0	0	0
CLOTHES WASHER (COMMERCIAL)	0	0	0	0
DISHWASHER (RESIDENTIAL)	489	1	0	0
DISHWASHER (COMMERCIAL)	0	0	6	0

SEWARAGE 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
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275

SEWARAGE 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)
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275
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

SEWARAGE 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)
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/Towhhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Towhhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Towhhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Towhhouse - >3 BR (o)	40/BDR	265	275
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275

SEWARAGE 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)
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600
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

FOOTNOTES TO SGFs TABLE

(a) SFC rates for these facilities have historically been published in SFC ordinances.

(b) Bureau of Sanitation will determine the flow based on the information given by applicants for facilities with industrial discharge. The flow will be redetermined by Sanitation inspectors annually based on water bills. If the actual flow exceeds the previous year's determined flow, the applicants will be charged for the difference.
If this type of facility is exempt from an industrial discharge permit, only the domestic SFC will be assessed.

(c) The SFC for a bar shall be the sum of SFC's for all areas based on the SGF for each area (ex. fixed seat area, public table area, dancing area).

(d) The determination of SGF for juice bars and coffee houses previously depended on the extent of the actual food preparation in house, not by the types of food provided. Food is assumed to be prepared offsite and as such, the three prior subcategories have been consolidated.

1) SGF for no pastry baking and no food preparation is 720 gpd/1000 gr.sq.ft.
2) SGF for pastry baking only and no food preparation is 720 gpd/1000 gr.sq.ft.
3) SGF for complete food preparation is 25 gpd/seat, the same as a fast food restaurant.

Juice bars and coffee houses do not serve any alcoholic drinks.

(e) Building construction includes trailers, field offices, etc.

(f) Cocktail lounge usually does not serve prepared food.

(g) Cold storage facilities are categorized as follow:

1) No Sales - the cold storage facility is used only for temporary storage, no selling is involved. For example, cold storage facilities at the harbor temporarily store seafood until it is distributed.
2) Cold storage w/ retail sales - the primary function of this facility is to support the wholesale/retail operation of a store, such as supermarket freezers, refrigerators, etc.

(h) Counseling centers include marriage counseling centers, alcohol/drug rehabilitation /dependency centers, nutrition centers, diet centers, etc.

(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

It does not include water used by schools for swimming pools. When a school files an application for addition of any of the foregoing facilities, the student population will be reassessed and the total gpd for the new facility will be based on the number of students increased since the last SFC was paid or when the City implemented the SFC for the first time. The SFC for any school facility (ex. stadium, dormitory, etc.) not listed above, will be based on the designated SGF for that category.

(q) The SFC for a TV or motion picture studio shall be the sum of SFC's for different facilities in the studio, based on the SGF for each facility. A studio may include one or more of the following facilities: audience viewing room, filming room, film processing, storage area, etc.

(r) No independent tanning salons with shower were encountered during 1996 survey.

(s) Alternative basis of charge for City's consideration. The prior square footage basis is also presented should the City decide to continue charging on that basis.

Tcharssov, Andrei

From: Michelle Carter <michelle.carter@lacity.org>
Sent: Thursday, June 6, 2024 2:48 PM
To: Tcharssov, Andrei
Cc: Ashley Munoz
Subject: [EXTERNAL] Re: 6136 West Manchester Project WSA - Scope Confirmation final

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 Andrei,

I am confirming that the project's scope provided below is complete and accurate.

Thank you,
Michelle

Michelle Carter
City Planner
Los Angeles City Planning

200 N. Spring St., Room 763
Los Angeles, CA 90012
T: (213) 978-1262 | Planning4LA.org

Please note: I am out of the office every other Friday

On Thu, Jun 6, 2024 at 2:01 PM Tcharssov, Andrei <Andrei.Tcharssov@ladwp.com> wrote:

Michelle,

We are in the process of completing the Water Supply Assessment (WSA) Board Package for the 6136 West Manchester Project (Project). The Los Angeles Department of Water and Power (LADWP) requests that the City of Los Angeles Department of City Planning (Planning Department) confirm, by e-mail, that the project's scope provided below is complete and accurate. The scope below is based on your Request for the WSA dated April 3, 2024 (attached) and all relevant e-mail communication to date. Your scope confirming e-mail will be included as part of the WSA, and the confirmed scope will be used for calculating the water demand in the WSA.

Existing uses:

Existing Use[1]	Quantity
Pep Boys Auto and Del Taco	21,911 sf

Proposed:

Proposed Use[1]	Quantity
Multi-family Residential:	
Residential: Studio	229 du
Residential: 1 bedroom	166 du
Residential Live/Work: 1 bedroom	6 du
Residential: 2 bedroom	88 du
Total	489 du
Residential Amenities:	
Recreation	7,164 sf
Fitness	3,485 sf
Leasing/lobby/co-work	3,995 sf
Lounge	510 sf
Restaurant	573 seats (10,747 sf)
Retail	5,373 sf
Outdoor kitchen	1,387 sf
Landscaping per Landscape worksheet on Sheet L.11 dated 03/12/2024	
Residential	12,816 sf includes 865 sf pool and spa
Non-residential	1,572 sf
Total	14,388 sf
Covered parking	269,305 sf
Cooling tower	none

sf = square feet du = dwelling unit

Notes

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

The Project conforms with the use and intensity of development permitted by the City of Los Angeles' General Plan. The Project is consistent with the demographic projections in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments for the City of Los Angeles.

If the above listed scope is accurate and consistent with the proposed Project, please e-mail reply. If not, please edit the scope accordingly and send back to me by e-mail.

Thank you.

----------Confidentiality Notice---------- This electronic message transmission contains information from the Los Angeles Department of Water and Power (LADWP), 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.

6136 WEST MANCHESTER PROJECT WSA APPENDIX B

Appendix B

Water Conservation Commitment Letter

6136 Manchester Avenue Apartments LLC
1901 Avenue of the Stars, Suite 1950
Los Angeles, CA 90067

May 14, 2024

Anselmo G. Collins
Senior Assistant General Manager for Water System
Los Angeles Department of Water & Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012-5701

Re: WATER CONSERVATION COMMITMENTS FOR THE 6136 W. MANCHESTER PROJECT

Dear Mr. Collins:

6136 Manchester Avenue Apartments LLC (Applicant) proposes to develop the 6136 W. Manchester Project (Project) within the Westchester-Playa del Rey Community Plan Area of the City of Los Angeles. The Project Site, which encompasses approximately 2.42 acres, is generally bounded by Manchester Avenue to the north, La Tijera Boulevard to the south and east, and Truxton Avenue to the south and west. The Project includes the construction of a new 416,915-square-foot mixed-use building comprised of 489 residential and live-work units (inclusive of 56 units for Very Low-Income Households and 19 units for Moderate Income Households) and 16,120 square feet of ground-floor commercial space. The 489 units consist of 229 studios, 172 one-bedroom units (including 6 one-bedroom live-work units), and 88 two-bedroom units. The Project would also include approximately 269,305 square feet of covered parking garage, 14,388 square feet of landscaped area (inclusive of 12,816 square feet for residential uses and 1,572 square feet for non-residential uses), and split system heat pumps in the units and conditioned common areas. As part of the project, the existing development that collectively comprise(s) approximately 21,911 square feet of floor area on-site would be removed.

The Applicant understands the City of Los Angeles' plans to meet future water needs by expanding local water supply programs and reducing demands on purchased imported water through local groundwater, recycled water, stormwater capture, and water conservation and use efficiency. Therefore, the Applicant has committed to implement the following water conservation measures that are in addition to those required by codes and ordinances for the entire Project to reduce the Project's baseline water demand:

- Fixtures
  - ENERGY STAR .Certified Residential Clothes Washers - Front-loading with Integrated Water Factor of 3.0 or less and capacity of 4.8 cubic feet.
  - High Efficiency Toilets with a flush volume of 1.1 gallons per flush, or less.

- Landscape and Irrigation
  - California Friendly® plants or native plants (minimum 20 percent of total landscaping).
  - Drip/ Subsurface Irrigation (Micro-Irrigation).
  - Proper Hydro-zoning/Zoned Irrigation (groups plants with similar water requirements together).

6136 Manchester Avenue Apartments LLC
1901 Avenue of the Stars, Suite 1950
Los Angeles, CA 90067

- Utilities
  - Domestic water heating systems located in close proximity to points of use.
  - Individual metering and billing for water use for commercial space.
  - Individual submetering and billing for water use for the residential units.

The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance No. 181899 and No. 183833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Project as applicable:

- Catch basins.
- Planter drains.
- Roof drain downspouts.
- Infiltration drywell to capture and infiltrate rainwater.

Should you have any questions, please do not hesitate to call at (310) 702-0688.

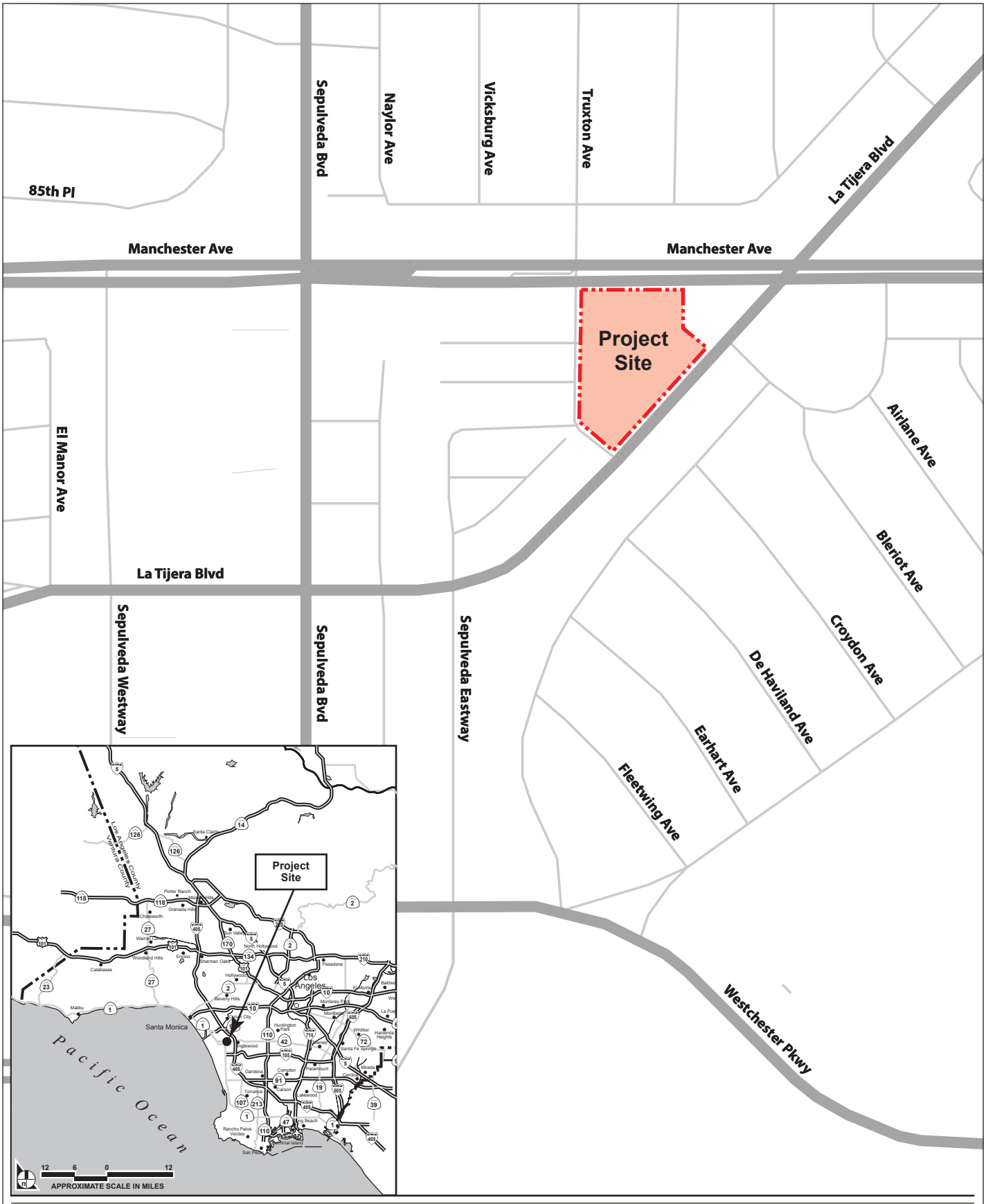
Sincerely,



Stephen Roberts
Director, Development and Construction
6136 Manchester Avenue Apartments LLC

Appendix C

Project Location Map



Project Location Map

Source: ArcGIS, 2024; Eyestone Environmental, 2024.

6136 WEST MANCHESTER PROJECT WSA APPENDIX D

Appendix D

Adjudicated Groundwater Basin Judgments

- San Fernando Basin – Judgment No. 650079
- Sylmar Basin – Judgment No. 650079
- Central Basin – Judgment No, 786656

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

THE CITY OF LOS ANGELES,

Plaintiff,

vs.

CITY OF SAN FERNANDO, ET AL.

Defendants.

No. 650079

JUDGMENT

There follows by consecutive paging Recitals (page 1), Definitions and List of Attachments (pages 1 to 6), Designation of Parties (page 6), Declaration re Geology and Hydrology (pages 6 to 12), Declaration of Rights (pages 12 to 21), Injunctions (pages 21 to 22), Continuing Jurisdiction (page 23), Watermaster (pages 23 to 29), Physical Solution (pages 29 to 34), and Miscellaneous Provisions (pages 34 to 35), and Attachments (pages 36 to 46). Each and all of said several parts constitute a single integrated Judgment herein.

4.2.3 Separate Ground Water Basins. The physical and geologic characteristics of each of the ground water basins, Eagle rock, Sylmar, Verdugo and San Fernando, cause impediments to inter-basin ground water flow whereby there is created separate underground reservoirs. Each of said basins contains a common source of water supply to parties extracting ground water from each of said basins. The amount of underflow from Sylmar Basin, Verdugo Basin and Eagle Rock Basin to San Fernando Basin is relatively small, and on the average has been approximately 540 acre feet per year from the Sylmar Basin; 80 acre feet per year from Verdugo Basin; and 50 acre feet per year from Eagle Rock Basin. Each has physiographic, geologic and hydrologic differences, one from the other, and each meets the hydrologic definition of "basin". The extractions of water in the respective basins affect the other water users within that basin but do not significantly or materially affect the ground water levels in any of the other basins. The underground reservoirs of Eagle Rock, Verdugo and Sylmar Basins are independent of one another and of the San Fernando Basin.

4.2.4 Safe Yield and Native Safe Yield. The safe yield and native safe yield, stated in acre feet, of the three largest basins for the year 1964-65 was as follows:

Basin	Safe Yield	Native Safe Yield
San Fernando	90,680	43,660
Sylmar	6,210	3,850
Verdugo	7,150	3,590

The safe yield of Eagle Rock Basin is derived from imported water delivered by Los Angeles. There is no measurable native safe yield.

4.2.5 Separate Basins -- Separate Rights. The rights of the parties to extract ground water within ULARA are separate and distinct as within each of the several ground water basins within said watershed.

4.2.6 Hydrologic Condition of Basins. The several basins within ULARA are in varying hydrologic conditions, which result in different legal consequences.

4.2.6.1 San Fernando Basin. The first full year of overdraft in San Fernando Basin was 1954-55. It remained in overdraft continuously until 1968, when an injunction

LAGERLOF, SENICAL, DRESCHER & SWIFT
301 North Lake Avenue, 10th Floor
Pasadena, California 91101
(818) 793-9400 or (213) 385-4345

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT, etc., Plaintiff, v. CHARLES E. ADAMS, et al., Defendants. CITY OF LAKEWOOD, a municipal corporation, Cross-Complaint, v. CHARLES E. ADAMS, et al., Cross-Defendants.	No. 786,656 SECOND AMENDED JUDGMENT (Declaring and establishing water rights in Central Basin and enjoining extractions therefrom in excess of specified quantities.)

The above-entitled matter duly and regularly came on for trial in Department 73 of the above-entitled Court (having been transferred thereto from Department 75 by order of the presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17, 1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,

of the close of the water year ending September 30, 1978 in accordance with the Watermaster Reports on file with this Court and the records of the Plaintiff. This tabulation does not take into account additions or subtractions from any Allowed Pumping Allocation of a producer for the 1978-79 water year, nor other adjustments not representing change in fee title to water rights, such as leases of water rights, nor does it include the names of lessees of landowners where the lessees are exercising the water rights. The exercise of all water rights is subject, however, to the provisions of this Judgment is hereinafter contained. All of said rights are of the same legal force and effect and are without priority with reference to each other. Each party whose name is hereinafter set forth in the tabulation set forth in Appendix "2" of this judgment, and after whose name there appears under the column "Total Water Right" the figure "0" owns no rights to extract any ground water from Central Basin, and has no right to extract any ground water from Central Basin.

(b) Defendant The City of Los Angeles is the owner of the right to extract fifteen thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant Department of Water and Power of the City of Los Angeles has no right to extract ground water from Central Basin except insofar as it has the right, power, duty or obligation on behalf of defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this judgment hereafter contained, including but not limited to, sharing with other parties in any subsequent decreases or increases in the quantity of extractions permitted from Central Basin, pursuant to continuing jurisdiction of the Court, on the basis that fifteen thousand (15,000) acre feet bears to the Allowed Pumping Allocations of the other parties.

(c) No party to this action is the owner of or has any right to extract ground water from Central Basin except as herein affirmatively determined.

2. Parties Enjoined as Regards Quantities of Extractions.

Appendix M.2

Utility Report

700 South Flower St., Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

6136 WEST MANCHESTER AVENUE

(6136 WEST MANCHESTER AVENUE, LOS ANGELES, CA 90045)

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER AND ENERGY

OCTOBER 2024

PREPARED BY:

KPFF Consulting Engineers
700 South Flower St., Suite 2100
Los Angeles, CA 90017
213-418-0201

Table of Contents

1. INTRODUCTION 1
   1.1. PROJECT DESCRIPTION 1
   1.2. SCOPE OF WORK 1
2. REGULATORY FRAMEWORK 1
   2.1. WATER 1
   2.2. WASTEWATER 2
   2.3. ENERGY 4
   2.3.1. ELECTRICITY 4
   2.3.2. NATURAL GAS 5
3. ENVIRONMENTAL SETTING 6
   3.1. WATER 6
   3.1.1. REGIONAL 6
   3.1.2. LOCAL 6
   3.1.3. EXISTING FIRE INFRASTRUCTUR 8
   3.2. WASTEWATER 8
   3.2.1. REGIONAL 8
   3.2.2. LOCAL 9
   3.3. ENERGY 10
   3.3.1. ELECTRICITY 10
   3.3.2 REGIONAL 10
   3.4. NATURAL GAS 10
   3.4.1. REGIONAL 10
4. SIGNIFICANCE THRESHOLDS 11
   4.1. WATER 11
   4.2. WASTEWATER 11
   4.3. ENERGY 12
5. METHODOLOGY 13
   5.1. WATER 13
   5.2. WASTEWATER 14
   5.3. ENERGY 15
6. PROJECT IMPACTS 16
   6.1 CONSTRUCTION 16

6.1.1. WATER 16
6.1.2. WASTEWATER 17
6.1.3. ENERGY 17
6.2. OPERATION 18
6.2.1 WATER 18
6.2.1.1 FIRE WATER DEMAND 18
6.2.1.2 DOMESTIC WATER DEMAND 18
6.2.2 WASTEWATER 21
6.2.2.1 SEWER GENERATION 21
6.2.3 ENERGY 23
6.2.3.1 ELECTRICITY 24
6.2.3.2 NATURAL GAS 24
6.3. CUMULATIVE IMPACTS 24
6.3.1 WATER 24
6.3.2 WASTEWATER 22
6. 3.3 ENERGY 23
7. LEVEL OF SIGNIFICANCE 27

Appendix

Exhibit 1- Existing Water and Wastewater Infrastructure Exhibit

Exhibit 2- LADWP "Service Advisory Report" (SAR) Results and Water Supply Assessment (WSA)

Exhibit 3A- LADWP "Information of Fire Flow Availability Request" (IFFAR)

Exhibit 3B- Los Angeles Fire Department (LAFD) Acceptance of IFFAR Results

Exhibit 4A- City of Los Angeles Wastewater Will Serve Letter

Exhibit 4B- Approved Sewer Capacity Availability Report (SCAR)

Exhibit 5- Electricity Will Serve Response Letter

Exhibit 6- Natural Gas Will Serve Letter

Exhibit 7- LASAN Sewage Generation Factor Table

Exhibit 8- Pool Water Efficient Landscape Worksheet

Exhibit 9- FlowMaster Calculations for Sewer Pipe Capacities

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Project Site is located at 6136 W. Manchester Avenue and 8651 S. La Tijera Boulevard within the Westchester–Playa del Rey Community Plan area of the City of Los Angeles (City). The Project Site is triangularly shaped and comprised of two parcels. The Project Site is generally bounded by Manchester Avenue to the north, La Tijera Boulevard to the southeast, and Truxton Avenue to the southwest.

The Project would include the development of a new approximately 416,915-square-foot building comprised of 489 residential units, including six live-work units and 64 dwelling units set aside for Very Low-Income Households, and 16,120 square feet of ground-floor commercial space. The proposed uses would be located within an eight-story building with a maximum height of 96 feet. The Project would provide 549 vehicular parking spaces that would be located within two subterranean parking levels and buffered into the first and second level of the building. In addition, the Project would include approximately 51,385 square feet of open space, including 43,235 square feet of common open space and 8,150 square feet of private open space. As part of the Project, the existing commercial structures totaling 21,911 square feet of floor area would be removed. The Project would result in a total floor area of approximately 416,915 square feet with a floor area ratio (FAR) of 4:1.

1.2. SCOPE OF WORK

The purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure system.

2. REGULATORY FRAMEWORK

2.1. WATER

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

Below are the State and Regional water supply regulations:

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

- 2022 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2023 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.

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

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

- LADWP's 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP 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 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

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

This mixed-use development project is anticipated to generate a total base demand of 77,837 GPD of water use, prior to reductions due to conservation measures. A WSA has been conducted for the Project to ensure the LADWP infrastructure has sufficient capacity to serve the proposed development, which has been approved by LADWP. Refer to Table 3 for a detailed breakdown of the project's water demand. Refer to Exhibit 2 for the project's WSA.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles

sewer system is comprised of three systems: 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 Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In January 2019, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)[1].

Sewer permit allocation for projects that discharge into the Hyperion Treatment 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 City of Los Angeles Municipal Code (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.

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

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per the Special Order, laterals

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

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 diameter.[2]

The One Water LA 2040 Plan (Plan) takes a holistic and collaborative approach to consider all of the City's water resources from surface water, groundwater, potable water, wastewater, recycled water, dryweather runoff, and stormwater as "One Water." Per section ES.3.3 Long-Term Collection System Improvements of the One Water LA – Wastewater Facilities Plan, in anticipation of future flows, LASAN has currently identified one major conveyance project for the future, namely the San Fernando Relief Sewer. This project would consist of approximately 4 miles of 48-inch diameter sewer to provide redundancy to the North Outfall Sewer (NOS). The relief sewer would also provide capacity to facilitate a shutdown of the Los Angeles-Glendale Water Reclamation Plant (LAGWRP) during a storm event, if necessary.[3]

2.3. ENERGY

2.3.1. ELECTRICITY

The *2022 Power Strategic Long-Term Resource Plan* (SLTRP)[4] document serves as a comprehensive 20-year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. The 2022 SLTRP re-examines and expands its analysis on the 2017 SLTRP recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

The 2022 SLTRP is largely driven by Mayoral directives and City Council motions that instructed LADWP to prepare an SLTRP to achieve 100% carbon-free energy by 2035 for the City, following the completion of the LA100 (100% Renewables) Study. Previous SLTRPs, including the prior 2017 SLTRP, only considered incremental updates in clean energy objectives which reflected the general cadence of development within the power utility industry. However, the vision established by the leadership of the City to achieve 100% carbon-free energy by 2035 places LADWP in a pioneering role with the potential to be an industry leader in clean energy resource development. There is also an incredible opportunity to align decarbonization initiatives with other economic sectors, such as transportation and real estate; In order to be successful, LADWP must grow and evolve in a way that prioritizes the foundational principles of reliability/resiliency, cost affordability, and equitable services.

---

[2] City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006. http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf

[3] One Water LA 2040 Plan, Volume 2 Wastewater Facilities Plan dated April 2018, Section ES.3.3.

[4] LADWP, 2022 Power Strategic Long-Term Resource Plan, December 2022.

Significant updates were made to the 2022 SLTRP to incorporate the latest resource and cost assumptions that built on the LA100 Early and No Biofuels scenario as a blueprint for LADWP to achieve 100% carbon-free energy by 2035. This SLTRP also includes numerous updates including new renewable projects, associated transmission upgrade cost and fuel cost assumptions, staffing requirements, and several other critical updates. The SLTRP uses system modeling tools to analyze and determine the long term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within LADWP's existing mix of assets and providing the analytic results to inform the selection of a recommended case that considers various factors such as minimal adverse rate impacts on customers, prioritizing environmental stewardship and equity, and maintaining reliability and resiliency.

2.3.2. NATURAL GAS

The *2022 California Gas Report*[5] presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The Projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

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 (CGR). More aggressive energy efficiency and fuel substitution have accelerated the decline in forecasted throughput for the 2022 CGR relative to the 2020 findings. In this Report, fuel substitution refers to the conversion of all or a portion of existing energy uses from one fuel type to another with the goal of reducing greenhouse gas emissions such as replacing a gas water heater with an electric water heater.

The projected decline comes from less gas demand in the major market segment areas of residential, electric generation (EG), 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 (NGV) sector and the industrial market segments. The industrial market segment and the NGV sectors are expected to grow at an annual average rate of 0.16 percent and 2.3 percent per year over the forecast period.

[5] California Gas and Electric Utilities, 2022 California Gas Report, 2022.

Aggressive energy efficiency programs and fuel substitution are expected to dampen gas demand in these sectors. Statewide efforts to minimize greenhouse gas (GHG) emissions are depressing EG demand through aggressive programs that pursue demand side reductions and the acquisition of preferred power generation resources that produce few or no carbon emissions. Nevertheless, for the foreseeable future, gas-fired generation and gas storage will continue to be important technologies that support long-term electric demand growth and growing integration of intermittent renewable resource generation.

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change and deliver cost-effective savings for ratepayers. Last, the Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.

Last, California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the1990 level by 2030.

3. ENVIRONMENTAL SETTING

The Project Site consists of an approximately 105,276.59 square feet (2.42 Acre) of site area per the survey provided by Partner Engineering and Science, Inc. dated December 17, 2021. The site is bounded by Manchester Avenue to the north, La Tijera Boulevard to the southeast, and Truxton Avenue to the southwest. The Project Site is currently occupied by an auto shop and repair garage, a single-story fast-food restaurant, and an asphalt parking lot.

3.1. WATER

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

3.1.1. REGIONAL

Primary sources of water for the LADWP service area are the Los Angeles Aqueducts (LAA), State Water Project (supplied by MWD) and local groundwater. The Los Angeles Aqueduct has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the Los Angeles Aqueduct has been limited due to environmental concerns, and the City's water supply relied heavily (average of 57% in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been a reliable water source, providing an average of 12% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City's recycled water supply is limited to specific Projects within the City at this time.[6]

3.1.2. LOCAL

The Los Angeles Department of Water and Power (LADWP) maintains water infrastructure to the Project Site. The following information is based on water service maps provided by City of Los Angeles Bureau of Engineering:

- **Truxton Avenue:** There is one 6-inch water main in Truxton Avenue per Substructure Map 7926-2 and LADWP Water Service Map W096-168. The existing fast-food restaurant appears to be connected to this 6-inch water main via a 1-inch connection along the east side of Truxton Avenue per LADWP Water Service Map W096-168.

- **Manchester Avenue:** There is an 8-inch water main in Manchester Avenue per Substructure Map 7926-2 and LADWP Water Service Map W096-168. The existing auto shop and repair garage appears to be connected to this 8-inch water main via a 2-inch connection for domestic water and 8-inch connection for fire water along the south side of Manchester Avenue.

The Project Site consists of an auto shop and repair garage, a single-story fast-food restaurant, and an asphalt parking lot. Existing water consumption estimates have been prepared based on LADWP billing data from March 2019 to February 2024, collected as part of the WSA prepared for the Project, and as shown below in Table 1. The total Existing Water Consumption is estimated to be 2,348 GPD, based on this LADWP data.

[6] C.A. Legislative Assembly, SB 32, 2015-2016.

Table 1 – Estimated Existing Water Consumption	
Site Uses	**Total Water Consumption (GPD)**
Auto Shop and Repair Garage and Restaurant[1]	2,348
Existing Total Water Consumption	**2,348**
[1]Based on based on LADWP billing data from March 2019 to February 2024, as reflected in Project WSA	

3.1.3 EXISTING FIRE INFRASTRUCTURE

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

- **Truxton Avenue:** There are two existing fire hydrants located along Truxton Avenue within the Project Site vicinity: one on the southwestern corner of the Truxton Avenue and Manchester Avenue intersection and another on the southwestern corner of the Truxton Avenue and 87th Street intersection.
- **Manchester Avenue:** There is one existing fire hydrant along Manchester Avenue within the project vicinity that is located at the southwest corner of Manchester Avenue and La Tijera Boulevard intersection.

3.2. WASTEWATER

3.2.1. REGIONAL

The Bureau of Sanitation (BOS) operates and maintains the wastewater treatment, reclamation and collection facilities serving most of the City of Los Angeles 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 ultimately flows to the Hyperion Treatment Plant (HTP) System. The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (MGD) and the existing average daily flow for the system is approximately 260 MGD.[7]

3.2.2. LOCAL

Sanitary sewer system is provided by the City of Los Angeles Bureau of Sanitation (BOS). The following sewer mains located in the vicinity will serve the Project site. Refer to

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

Exhibit 4A – City of Los Angeles Wastewater Will Serve Letter, Exhibit 4B – Approved SCAR, and Exhibit 1 for Existing Wastewater Infrastructure Exhibit.

- **First Alley South of Manchester Avenue:** There is an 8-inch vitrified clay pipe (VCP) sewer line in the intersection of Truxton Avenue and the first alley south of Manchester Avenue that flows westward. The most upstream segment of the existing VCP sewer line slopes at 9.12% per substructure map D-13636. There are two existing manholes along this section of the main line: the intersection of Truxton Avenue and the first alley south of Manchester Avenue (MH ID: 56304073) and 73 feet to the west (MH ID: 56304072).

- **First Alley Northwest of South La Tijera Boulevard:** There is an 8-inch vitrified clay pipe (VCP) sewer line in the first alley northwest of South La Tijera Boulevard that flows to the southwest. The existing VCP sewer line slopes at 2.08%. There are two existing manholes along this section of the main line: the southwestern side of the Truxton Avenue and 87th Street intersection (MH ID: 56304097) and 285 feet southwest of the Truxton Avenue and 87th Street intersection (MH ID: 56304114).

In accordance with L.A. CEQA Thresholds Guide, the base estimated sewer flows were based on the City of LA Bureau of Sanitation sewerage generation factors for the existing uses, shown below in Table 2. This is a conservative assessment, as it does not account for water conservation measures that would reduce water demand and corresponding wastewater generation. The existing wastewater generation is estimated to be 5,252 GPD.

Table 2 – Estimated Existing Wastewater Generation

Building Use	Units	Generation Rate (GPD/Unit)[1]	Total Wastewater Generation (GPD)
Auto Shop and Repair Garage	19,708 SF	80 GPD per KGSF	1,577
Fast-Food Restaurant: Single-Story[2]	147 SEATS	25/SEAT	3,675
Existing Total Wastewater Generation			**5,252**

[1]Based on sewage generation rates provided by LASAN Sewer Generation Rates Table (2012).
[2]Restaurant: Fast-Food Indoor Seating 25/SEAT. Considers 1 seat = 15 SF. Area per Survey = 2,203 SF/15 = 147 SEATS

3.3. ENERGY

3.3.1. ELECTRICITY

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

3.3.2 REGIONAL

LADWP's Power system is the nation's largest municipal electric utility and serves a 473-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 20 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 8,101 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 7,265 miles of overhead distribution lines and 3,807 miles of underground distribution cables.[8]

3.4 NATURAL GAS

SoCal Gas is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.4.1 REGIONAL

California utilities continue to focus on conservation and energy efficiency. The IOUs are committed to helping their customers make the best possible energy decisions and helping customers identify and implement ways to benefit environmentally and financially from energy efficiency investments. An important role of the energy efficiency programs includes services, administered by the respective utilities, to help customers evaluate their energy efficiency options and adopt recommended solutions, as well as equipment-retrofit improvements, such as rebates for new hot water heaters and space heaters.

Gas demand for electric power generation is expected to be dampened by statewide GHG reduction goals and electric energy efficiency programs and additional renewable power generation. Both demand forecasts assume that renewable power will meet the CPUC 2021 Integrated Resource Plan Preferred System Plan (IRP PSP).

Renewable 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 occur by 2030, when renewable power generation will generate at least 60 percent of retail

[8] LADWP, 2022 Power Strategic Long-Term Resource Plan, December 2022.

electric sales. The currently approved IRP PSP helps the state move towards attainment of this goal.[9]

4 SIGNIFICANCE THRESHOLDS

4.1 WATER

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

> Would the Project:
>
> - Require or result in the relocation or construction of new water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?
>
> - Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

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

- The total estimated water demand for the Project;

- Whether sufficient capacity exists in the water infrastructure that would serve the Project, taking into account the anticipated conditions at Project buildout;

- The amount by which the Project would cause the Projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the Project completion; and

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

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

[9] California Gas and Electric Utilities, 2022 California Gas Report, 2022.

4.2 WASTEWATER

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard 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, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

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

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

- The Project would cause a 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.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

4.3 ENERGY

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a Project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

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

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

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

- The degree to which the Project complies with existing energy standards;
- The effects of the Project on energy resources;
- The Project's Projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Appendix G of the CEQA Guidelines has the following questions:

- Would the Project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction.
- Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

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

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

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

5 METHODOLOGY

5.1 WATER

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

Environmental Setting

- Description of major water infrastructure serving the Project site, including the type of facilities, location and sizes, and any planned improvements.

- Description of the water conditions for the Project area and known improvement plans.

Project Impacts

- 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.

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

The existing water demand is based on existing water meter readings and the proposed water demand is based upon available site and Project information, and utilizes 100 percent of the BOS sewerage generation factors, deducting required water saving ordinances and additional voluntary water conservation measures, as detailed in the Project's WSA.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the Project fire hydrant flow needs based on existing infrastructure. See Exhibit 3A for the results of the Information of Fire Flow Availability Request (IFFAR) and Exhibit 3B for correspondence from the LAFD inspector accepting the fire flow results.

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the Project's demand), to the available pressure at the maximum demand needed for the Project. Based on the results, LADWP determines whether they can meet the Project needs based on existing infrastructure. See Exhibit 2 for the results of the Service Advisory Request (SAR) and WSA.

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 BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. 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. Refer to Exhibit 4A for the Wastewater Will Serve Letter prepared by the City of Los Angeles Bureau of Sanitation and Exhibit 4B for approved SCAR.

5.3 ENERGY

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

Environmental Setting

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

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

Project Impacts

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

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

- Consult with the DWP or The Gas Company, if necessary to gauge the anticipated supply and demand conditions at Project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Will-serve letters from LADWP and SoCal Gas (Exhibits 5 and 6) demonstrate the availability of sufficient energy resources to supply the Project's demand.

In addition, potential energy impacts were analyzed by evaluating the energy demand and energy conserving features of the Project to determine whether the Project would involve the wasteful, inefficient, and unnecessary use of energy resources.

6 PROJECT IMPACTS

6.1 CONSTRUCTION

6.1.1 WATER

Water demand for construction of the Project would be required but not limited to dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction project of similar size and duration, a conservative estimate of construction water use ranges from 500 to 1,000 gallons per day (gpd). Considering temporary construction water use will be less than the existing water consumption at the Project Site, it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

The Project will also require construction of new, on-site water distribution lines to serve new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connection to the public main if required. 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.

6.1.2 WASTEWATER

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. 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, if required. No upgrades to the public main are anticipated. A Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e. months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

6.1.3 ENERGY

Electrical power would be consumed to construct the new buildings and facilities of the Project. Typical uses include but not limited to temporary power for lighting, equipment, construction trailers. The demand would be supplied from existing electrical services within the Project Site and would not affect other services. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Construction equipment and trailers typically do not use natural gas; therefore, no natural gas usage is expected to occur during construction.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable requirements and regulations, which are expected to and would

ensure that there is no impact to the systems or adjacent properties. To reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel.

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 is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analysis for both fire suppression and domestic water flows has been competed by LADWP for the Project. Refer to Exhibit 2 and Exhibit 3A for the results of the SAR, WSA and IFFAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

6.2.1.1 FIRE WATER DEMAND

The Project must comply with fire flow requirements set forth in Section 57.507.3 of the Los Angeles Municipal Code (LAMC), and as determined by the Los Angeles Fire Department (LAFD). The Project Site is zoned as [Q]C2-1-CDO, classified as "Community Commercial" which includes tire shops and restaurants. The required fire flow for the Project as determined by LAFD is as follows: 6,000 to 9,000 GPM from four to six fire hydrants flowing simultaneously with a residual pressure of 20 psi. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The results indicate five hydrants flowing simultaneously at 7,100 GPM with an average residual pressure of 78.4 pounds per square inch. Based on the results provided by LADWP on December 23, 2022, 7,100 GPM is within the acceptable range to provide 6,000 to 9,000 GPM in order to meet the requirement per the fire department inspector's response on January 23, 2023. See Exhibit 3A for IFFAR results and Exhibit 3B for correspondence from the LAFD inspector accepting the fire flow results.

As shown by the IFFAR, the Project Site has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC (Exhibit 3A).

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

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

group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project would incorporate a fire sprinkler suppression system to reduce the public hydrant demands, which would be subject to LAFD review and approval during the design and permitting of the Project. It is anticipated that LAFD might require a new public hydrant on La Tijera Boulevard closer to Truxton Avenue, in which case, further coordination will be needed with LADWP to extend the existing 6-inch water main from Truxton Avenue to serve the new fire hydrant. Based on Section 94.2020.0 of the LAMC that adopts by reference the National Fire Protection Association (NFPA) 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 GPM. As noted, an SAR was submitted to LADWP in order to determine if the existing public water infrastructure could meet the demands of the Project. The approved SAR can be found in Exhibit 2 along with the WSA. The results are summarized below.

- The SAR for the domestic and fire water service off Truxton Avenue shows that a static pressure of 67 pounds per square inch (psi) and a flow of up to 1,400 GMP can be delivered with a residual pressure of 46 psi.

6.2.1.2 DOMESTIC WATER DEMAND

Base water consumption estimates have been prepared based on 100 percent of the City of LA Bureau of Sanitation sewerage generation factors for commercial categories and are summarized in Table 3 below. As demonstrated by the analysis contained in the WSA attached as Exhibit 2, the Project's base water consumption is approximately 77,837 gallons per day (GPD), which will be further reduced due to compliance with required water conservation ordinances, removal of existing uses from the Project Site, and additional water conservation measures for the Project, resulting in a total net additional water demand of 59,480 GPD for the Project. As demonstrated by DWP's approval of the WSA, the existing infrastructure is sufficient to meet the water consumption of the Project.

Table 3 - Estimated Proposed Water Consumption					
Description	**Quantity/Unit**		**Existing Water Use to be Removed (gpd)**		
EXISTING TO BE REMOVED[1]					
Auto Repair Shop and Restaurant	21,911 sf		2,348		
Existing to be Removed Total[2]					**2,348**
PROPOSED		**Water Use Factor (gpd/unit)[3]**	**Base Demand (gpd)**	**Required Ordinances Water Savings[4] (gpd)**	**Projected Water Demand (gpd)**
Studio Apartment	229 du	75	17,175		
One-Bedroom Apartment	166 du	110	18,260		
One-Bedroom Live/Work Apartment	6 du	185	1,110		
Two-Bedroom Apartment	88 du	150	13,200		
Base Demand Adjustment (Residential Units)[5]			5,529		
Multi-family Residential Units Total	**489 du**		**55,274**	**11,647**	**43,627**
Recreation	7,164 sf	0.12	860		
Fitness[6]	3,485 sf	0.65	2,265		
Leasing/Lobby/Co-work[7]	3,995 sf	0.12	479		
Lounge	510 sf	0.05	26		
Restaurant (Area=10,747 sf)	573 seats	30	17,190		
Retail	5,373 sf	0.025	134		
Outdoor Kitchen	1,387 sf	0.13	180		
Amenities and Commercial Total			**21,134**	2,558	**18,576**
Landscaping, Pool/Spa[8]	**14,388 sf**		**1,252**	561	**691**
Covered Parking[9]	**269,305 sf**	0.02	**177**	0	**177**
		Project Subtotal	**77,837**	**14,766**	**63,071**
		Less Existing to be Removed Total			-2,348
		Less Additional Conservation[10]			-1,243
		Net Additional Water Demand			**59,480**

DU = Dwelling Units, GPD = Gallons Per Day, KGSF = 1,000 Gross Square Feet

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

[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 of approved WSA.

[2]The existing water demand is based on the LADWP billing data from March 2019 to February 2024.

[3]Indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates. Refer to Exhibit 7.

[4]Water savings for plumbing fixtures and appliances due to current codes.

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

[6]For a conservative water demand estimate, fitness is assumed to be health club/spa.

[7]For a conservative water demand estimate, leasing/lobby/co-work is assumed to be conference room.

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

[9]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.

[10]Water conservation due to additional conservation measures to be incorporated by the Applicant. See Table II of approved WSA.

6.2.2 WASTEWATER

6.2.2.1 SEWER GENERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the future wastewater generation was estimated based on the proposed Project's uses. Based on the type of use and generation factors, the total Project will generate up to approximately 829,819 GPD. The existing wastewater generation is 5,252 GPD and the net increase in wastewater is approximately 824,567 GPD. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for residential and commercial categories and are summarized in Table 4 below.

Table 4 – Estimated Proposed Wastewater Generation			
Description	**No. of Units/Floor Area**	**Water Use Factor (gpd/unit)[1]**	**Water Consumption (GPD)**
EXISTING TO BE REMOVED			
Auto Shop & Repair Garage	19,708 sf	0.08	1,577
Restaurant: Fast-Food Indoor Seating[2]	147 seats	25	3,675
		Subtotal Existing	**5,252**
PROPOSED			
Residential			
Studio Apartment	229 du	75	17,175
One-Bedroom Apartment	166 du	110	18,260
Two-Bedroom Apartment	88 du	150	13,200
Amenities and Commercial Space			
Restaurant[5]	573 seats	30	17,190
Retail[6]	5,373 sf	0.025	134
Sewer Ejector (Restaurant)	2 units	64,800	129,600
Sewer Ejector (Fire Suppression)	2 units	302,400	604,800
Swimming Pool (Commercial with backwash filters)[7]	28,800 gal	1	28,800
		Subtotal Proposed	**829,819**
Net Increase in Wastewater Generation			**824,567**

[1]LASAN Generation Factor Exhibit 7.
[2]Restaurant: Fast-Food Indoor Seating 25/SEAT. Considers 1 seat = 15 SF. Area per Survey = 2,203 SF/15 = 147 SEATS
[3]Recreation assumed to be Conference Room of Office Bldg. Considers 120/1000 Gr. SF
[4]Leasing/Lobby/Co-work assumed to be Conference Room of Office Bldg. Considers 120/1000 Gr. SF
[5]Restaurant assumed to be Restaurant: Full Service Indoor Seat. Considers 30/SEAT.
[6]Retail assumed to be Retail Area (less than 100,000 SF). Considers 25/1000 Gr. SF
[7]Swimming Pool is conservatively assumed to be drained in one day. Assumed Volume = 28,800 GAL. LADWP Evapotranspiration Assumption = 189 GPD. 1 GAL = 7.48 CF

A Wastewater Will Serve Letter in Exhibit 4A has been provided by City of Los Angeles on July 3, 2024 to state the sewer system is able to accommodate the total flow for the proposed project. Additionally, an approved SCAR has been issued by City of Los Angeles on July 3, 2024. Refer to Exhibit 4B. The approved SCAR shows a higher approved discharge amount than the WSA because it was obtained using very highly conservative sewer generation assumptions.

As further discussed above, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons a day (MGD) (consisting of 450 MGD at the Hyperion Treatment Plant, 80 MGD at the Donald C. Tillman Water Reclamation Plant, and 20 MGD

at the Los Angeles–Glendale Water Reclamation Plant).[10] The Project's proposed gross wastewater generation is approximately 0.82 MGD. This is equal to substantially less than one percent of the Hyperion Service Area capacity where the Project's wastewater would be treated. The Hyperion Treatment Plant has the capacity to treat the additional wastewater flows generated from the Project.

The existing sewer gauging information from BOS has been summarized in Table 5 below. Additionally, sewer capacity analysis has been performed to determine the impact of adding the Project's anticipated sewage generation as shown in the tables above.

Table 5 – Estimated Proposed Wastewater Generation

Diameter (in)	Pipe Location	Existing Gauging d/D (%)[1]	Existing GPD as Gauged	50% Design Capacity (GPD)[2]	75% Design Capacity (GPD)[3]	50% of Proposed Project (GPD)[4]	d/D with Project (%)[5]
8	First Alley South of Manchester Ave.	2.2	1,577	1,022,013.56	1,863,902.72	414,909.50	30.6
8	First Alley North of La Tijera Blvd	4.5	3,675	488,079.88	890,138.30	414,909.50	45.5

[1]Percentage of d/D with the exiting GPD flowing in the existing sewer pipe. Calculations shown in Exhibit 9.
[2]50% Design Capacity calculated for the existing sewer pipe using a normal depth of half of the pipe size. Calculations shown in Exhibit 9.
[3]75% Design Capacity calculated for the existing sewer pipe using a normal depth of 75% of the pipe size. Calculations shown in Exhibit 9.
[4]Assumed the proposed sewer flow discharges evenly to two proposed sewer connections.
[5]Percent full of the proposed project sewer generation discharges to the existing sewer pipe. Calculations shown in Exhibit 9.

Based on the City of Los Angeles Sewer Design Manual Part-F, the trigger flow in a sanitary sewer is the quantity of flow that, once reached, would initiate the planning for a relief or replacement sewer. Currently, this trigger flow is considered when the depth of flow reaches three-fourths of the pipe diameter, or a d/D of 75%. As shown in the above analysis, the Project's additional sewer flow is not anticipated to exceed this trigger flow in any of the sewer lines included in the approved SCAR. Therefore, impacts to sewer infrastructure would be less than significant.

6.2.3 ENERGY

6.2.3.1 ELECTRICITY

The Project may increase the demand for electricity resources. Based on the values provided, the estimated electrical use for the proposed project is 4,111,183 kWH per year[11] as shown in Table 6. As a preliminary design the LADWP onsite transformation will be outdoors on a 9x12 transformer pad with switch pad.

[10] The average projected load based on estimates from CalEEMod.
[11] 1 kW (kilowatt) = 1,000 Watts.

Table 6 – Estimated Electrical Demand by Land Use (Mitigated)	
Land Uses	**kWH/yr**
Electricity (Building)	4,126,145
Electricity (water)	167,940
EV Charging	118,471
Total	**4,111,183**

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

6.2.3.2 NATURAL GAS

Based on concept review of a 489 Unit Multi-Family Development, the project's natural gas demand at the baseline is 856,621 cubic feet per year. The natural gas demand at the project's buildout is 718,714 cubic feet per year. This would result in a net natural gas demand of -137,907 cubic feet per year. A will serve letter request was sent to SoCal Gas to determine if there is sufficient capacity to serve the Project. Based on the response from SoCal Gas (see Exhibit 6), available capacity to serve the Project exists. As such, impacts related to gas would be less than significant.

6.3 CUMULATIVE IMPACTS

6.3.1 WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and Projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as Projected growth through the year 2040.

Additionally, under the provisions of Senate Bill 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of Senate Bill 610 tend to be larger projects that may or may not have been included within the growth Projections of the 2020 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed. As stated above, the Project and related Projects would be required to comply with all applicable water supply assessment requirements, and meet Green Building Code, which requires all Projects to

reduce the overall potable water use by 20 percent. The baseline used for the 20 percent reduction is the maximum allowable water use per the Plumbing Code.

Furthermore, through LADWP's 2020 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to Projected population growth to the year of 2050, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

6.3.2 WASTEWATER

The Proposed Project will result in the additional generation of sewer flow. However, as discussed above the Bureau of Sanitation will conduct an analysis of existing and planned capacity and will determine that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a Sewer Capacity Availability Request to the Bureau of Sanitation as part of the related project's development review. Impact determination will be provided following the completion of the SCAR analysis. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and the Bureau of Sanitation to construct the necessary improvements.

Wastewater generated by the Proposed Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from the Bureau of Sanitation, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (MGD) and the existing average daily flow for the system is approximately 260 MGD (million gallons per day)[12]. The estimated wastewater generation of the Proposed Project is 829,819 GPD, representing a net increase of 824,567 GPD, which is far less than the available capacity in the system and roughly 0.15% of the allotted annual wastewater flow increase for the Hyperion Treatment Plant. It is expected that the related projects would also be required to adhere to the Bureau of Sanitation's annual wastewater flow increase allotment.

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

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

6.3.3 ENERGY

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

Buildout of the Project, the related Projects, and additional growth forecasted to occur in the City would increase electricity consumption during Project construction and operation and thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities the 2028-2029 fiscal year (the Project buildout year) will be 24,786 gigawatt-hours. (GWh)[13] Based on the Project's estimated net new electrical consumption of 4,111,183 kWH/yr. The Project would account for approximately 0.016 % of LADWP's Projected sales for the Project's build-out year. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during Project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development Projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2022 Power Integrated Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Integrated Resource Plan incorporates the estimated electricity requirement for the Project. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Each of the related Projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the project area. As such, the Project's contribution to cumulative impacts with respect to

[13] LADWP, 2022 Power Integrated Resource Plan, Appendix A, Table A-1.

electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCal Gas' service area is expected to increase natural gas consumption during Project construction and operation and thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2022 California Gas Report, the California Energy Commission estimates natural gas consumption within SoCal Gas' planning area will be approximately 3,435 million cubic feet/day in 2027.[14] The Project's net natural gas demand of -137,907 cubic feet/year would account for approximately 0.0% of the 2022 forecasted consumption in SoCal Gas's planning area. SoCal Gas' forecasts consider Projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

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

7 LEVEL OF SIGNIFICANCE

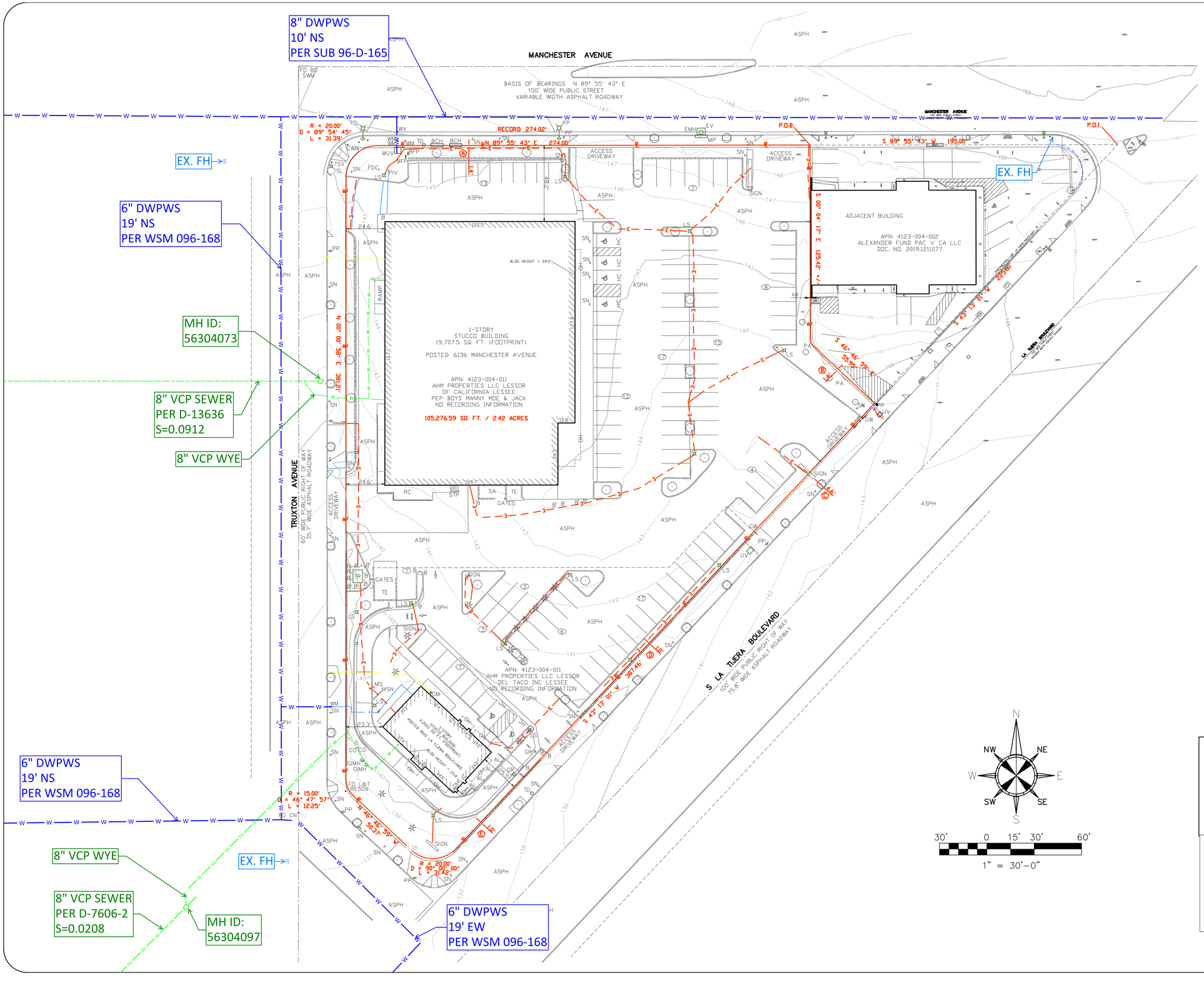
Based on the analysis contained in this report the existing municipal water, wastewater and energy infrastructure is adequate to meet the demand of the Project.

[14] California Gas and Electric Utilities, 2022 California Gas Report, p. 186.

EXHIBIT 1

Existing Water and Wastewater Infrastructure Exhibit

EXHIBIT 1- Existing Water and Wastewater Infrastructure Exhibit



LEGEND

	AL	AREA LIGHT
	APN	ASSESSOR'S PARCEL NUMBER
	ASPH	ASPHALT
○	B	BOLLARD
	BD	BRASS DISK
▭	BCH	BENCH
▭	BFP	BACK FLOW VALVE
	CN	C NAIL
○	CO	CLEAN OUT
⊠	CWB	CROSSWALK BUTTON
	D	DELTA ANGLE OF CURVE
	DOC.	DOCUMENT
◯	EMH	ELECTRIC UTILITY MANHOLE
▭	EV	ELECTRIC UTILITY VAULT
●	FD	FOUND MONUMENT - AS NOTED
◯	GIMH	GREASE INTERCEPTOR MANHOLE
⊡	GM	GAS METER
▭	GR	GRATE
⟶	GW	GUY WIRE
	HC	HANDICAP
	L	LENGTH OF CURVE
	L&T	LEAD AND TAG
⋈ OR ⋈	LS	LIGHT STANDARD
▭	MP	METAL PLATE
▭	MS	MENU SPEAKER
▭	MSN	MENU SIGN
▭	OH	OVERHANG
▭	P.O.B.	POINT OF BEGINNING
	P.O.I.	POINT OF INTERSECTION
	PL	PROPERTY LINE
	PP	POWER PLE
	R	RADIUS OF CURVE
	RC	RAISED CONCRETE
	SA	STORAGE AREA
⊢	SN	SIGN
▽	SQ. FT.	SQUARE FEET
	STP	STEPS
◯	TD	TRASH DISPENSER
	TE	TRASH ENCLOSURE
	TR	TRANSFORMER
⋈ OR ⋈	TSL	TRAFFIC SIGNAL LIGHT
▭	TSV	TRAFFIC SIGNAL VAULT
▭	UV	UTILITY VAULT
▭	WM	WATER METER
▭	WUV	WATER UTILITY VAULT
○	WV	WATER VALVE
		BLOCK WALL - TYPICAL
⬭		PARKING SPACE COUNTER
-o-o-		FENCE - WROUGHT IRON
98		CONTOUR LINES
		USA - GAS
		USA - ELECTRIC
		USA - SEWER
		USA - WATER
		TREE - DECIDUOUS
		TREE - PALM

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

PARTNER
Engineering and Science, Inc.®

http://www.partneresi.com/

EXHIBIT 2

LADWP "Service Advisory Report" (SAR) Results and Water Supply Assessment (WSA)

EXHIBIT 2- LADWP "Service Advisory Report" (SAR) Results

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **105463**

Fire Service Pressure Flow Report

SERVICE NUMBER **640004**

For: **6136 W MANCHESTER AVE** Approved Date: **5-8-2024**

Proposed Service **6 INCH** off of the **6** inch main in **TRUXTON AVE** on the **EAST** side approximately **160** feet **SOUTH** of **SOUTH** of **MANCHESTER AVE** The System maximum pressure is **80** psi based on street curb elevation of **142** feet above sea level at this location.

The distance from the DWP street main to the property line is **41** 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	67	1290	49		
270	66	1325	48		
395	65	1365	47		
490	64	1400	46		
570	63				
645	62				
710	61				
775	60				
830	59				
885	58				
940	57				
985	56				
1035	55				
1080	54				
1125	53				
1165	52				
1210	51				
1250	50				

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

Meter Assembly Capacities

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

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

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

Notes: With 700 gpm simultaneous domestic flow.

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

This SAR is valid for one year from 05-08-24. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

MARK PATTERSON	MARK PATTERSON	096-168
Prepared by	**Approved by**	**Water Service Map**

EXHIBIT 2- Water Supply Assessment (WSA)

WATER SUPPLY ASSESSMENT

FOR THE 6136 WEST MANCHESTER PROJECT

Prepared by:

Water Resources Division

Prepared on

July 3, 2024

Table of Contents

Introduction 4
Findings 4
The 6136 West Manchester Project Description 5
The 6136 West Manchester Project Water Demand Estimate 6
Los Angeles Department of Water and Power – 2020 UWMP 10
Water Supplies 10
1.0 Los Angeles Aqueduct 10
2.0 Local Groundwater Supplies 11
3.0 Water Conservation 14
4.0 Stormwater Capture 15
5.0 Water Recycling 17
6.0 Metropolitan Water District of Southern California 17
7.0 Summary of Water Demand and Supply Projections for 20 years 19
Water System Financing Program 20
Conclusion 21

References

1. California Department of Water Resources California's Groundwater Bulletin 118 (Update 2003)
2. Upper Los Angeles River Area Watermaster Report for 2019/2020 (December 2021)
3. Los Angeles Department of Water and Power's 2020 Urban Water Management Plan
4. Metropolitan Water District of Southern California's 2020 Urban Water Management Water Plan
5. California Code of Regulations Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7. Model Water Efficient Landscape Ordinance
6. City of Los Angeles' Department of Public Works Bureau of Sanitation (LASAN) Sewer Generation Rates Table (2012)

Appendices

A. City of Los Angeles Department of City Planning letter, Request for Water Supply Assessment, received on April 3, 2024, and Scope Confirmation e-mail received on June 6, 2024

B. Water Conservation Commitment Letter

C. Project Location Map

D. Adjudicated Groundwater Basin Judgments

Introduction

A Water Supply Assessment (WSA) includes an analysis of the sufficiency of a public water system to meet a proposed development's anticipated water demand. Per California Water Code (CWC) Sections 10910-10915, a WSA is required for specified types of development projects subject to the California Environmental Quality Act (CEQA) and is prepared by the public water system that supplies water to the proposed project. The water supplier will determine whether the projected water demand associated with the proposed project was accounted for in the water supplier's most recently adopted Urban Water Management Plan (UWMP) and that there is an adequate 20-year water supply. For the City of Los Angeles (City), the Los Angeles Department of Water and Power's (LADWP) 2020 UWMP serves as the City's master plan for reliable water supply and resources management consistent with the LADWP's goals and policy objectives.

The City of Los Angeles Department of City Planning (Planning Department), serving as the CEQA lead agency for the proposed 6136 West Manchester Project (Project), has identified LADWP as the public water system that will supply water to the Project. In response to Planning Department's request for a WSA on April 3, 2024, LADWP has performed the assessment contained herein.

The WSA is prepared to meet the applicable requirements of CWC Sections 10910-10915. Significant references and data for this WSA are from LADWP's 2020 UWMP, adopted by the Board of Water and Power Commissioners (Board) on May 25, 2021. LADWP's 2020 UWMP is incorporated by reference and is available through LADWP's website, www.ladwp.com/uwmp.

LADWP's 2020 UWMP details LADWP's plans to meet all of the City's current and 25-year projected water needs. Faced with increasing water demands and extended dry periods, LADWP is addressing the challenge of providing a reliable water supply for a growing population by expanding local water supply programs and reducing demands on purchased imported water. LADWP continues to make significant investments in local groundwater, recycled water, stormwater capture, and water conservation and water-use efficiency to diversify its water supply portfolio.

Findings

The Project is estimated to increase the total net water demand within the site by 67 acre-feet (AF) annually based on review of information submitted by Planning Department. The total net water demand included additional water use efficiency measures that the 6136 Manchester Avenue Apartments LLC (Applicant) has committed to include in the Project. LADWP finds adequate water supplies will be available to meet the total additional water demand of 67 AF annually for the Project. LADWP anticipates the projected water demand from the Project can be met during normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP.

The basis for approving WSAs for projects is LADWP's most recently adopted UWMP. LADWP's water demand forecast, as contained in LADWP's 2020 UWMP, uses long-term demographic projections for population, housing, and employment. The California Urban Water

Management Planning Act requires water suppliers to develop a UWMP every five years to identify short-term and long-term water resources management measures to meet water demands during normal, single-dry, and multiple-dry years. If the Project's projected water demand was not accounted for in the most recently adopted UWMP, the WSA must include a discussion with regard to whether LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the Project, in addition to LADWP's existing and planned future uses.

The City's water demand projection in LADWP's 2020 UWMP was developed based on the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) demographic projection by the Southern California Association of Governments (SCAG). The demographic projection was provided to LADWP from the Metropolitan Water District of Southern California (MWD), who collaborates with SCAG to aggregate demographic data for each of its 26 member agencies. LADWP's 2020 UWMP identified water supplies to meet projected water demands through 2045. Therefore, the City's water supply projections in LADWP's 2020 UWMP are sufficient to meet the water demand for projects that are determined by the CEQA lead agency to be consistent with the 2020 RTP/SCS by SCAG.

The Planning Department has indicated that the Project conforms with the use and intensity of development permitted by the City's General Plan. The Planning Department has also determined that the Project is consistent with the demographic projections for the City from the 2020 RTP/SCS. Based on the information provided by the Planning Department, the Project's anticipated water demand is accounted within LADWP's 2020 UWMP projected water supplies for normal, single-dry, and multiple-dry years through the year 2045 and is also within the LADWP 2020 UWMP 25-year water demand growth projection. This WSA can be approved based on the fact that the Project's water demand falls within the LADWP 2020 UWMP projected demand in LADWP's service area. Additionally, LADWP's 2020 UWMP contains a water shortage contingency plan (WSCP) that was adopted in May 2021. The WSCP complies with the California Water Code and is based on the City's Emergency Water Conservation Plan. The WSCP establishes six standard water supply shortage levels and corresponding shortage response actions, which the City can take in the event of a water supply shortage. Furthermore, the City has utilized ordinances as a tool to reduce water demand since 1988. See section 3.0 Water Conservation for more information on the City's water conservation efforts.

This WSA evaluates and confirms that the City's long-term water supply and demand forecasts are able to accommodate the Project. The WSA is not an approval for a water service connection. A separate request shall be made to LADWP requesting an evaluation of water service connection for the Project. Also, this WSA is an informational document required to be prepared for use in the Planning Department's environmental review of the Project under CEQA, and it assesses the adequacy of water supplies to serve the Project and cumulative demand. Approval of this WSA is not equivalent to approval of the Project.

The 6136 West Manchester Project Description

The following project information was obtained from Planning Department's WSA Request Letter and the scope confirmation e-mail (Appendix A):

Project Name:	6136 West Manchester Project
Lead Agency:	Planning Department
Community Plan:	Westchester-Playa del Rey Community Plan

The Project will redevelop an approximately 2.42-acre site within the Westchester-Playa del Rey Community Plan area of the City for residential and commercial uses. The Project site is generally bounded by Manchester Avenue to the north, La Tijera Boulevard to the south and east, and Truxton Avenue to the south and west.

The Project site currently contains two commercial buildings and associated surface parking. As part of the project, the two existing commercial buildings totaling approximately 21,911 square feet (sf) will be demolished. The existing water demand for the existing buildings is about 3 acre-feet per year (AFY).

The Project includes the development of a mixed-use residential and commercial building of approximately 416,915 sf of total floor area. The Project will consist of 489 new apartment units, including 6 live/work units and amenities for recreation and fitness. The Project will also contain 10,474 sf of restaurant and 5,373 sf of retail space as well as covered parking and landscaping.

LADWP staff performed the water demand assessment and determined the net increase in water demand for the Project is 67 AFY.

A subsequent revised WSA may be required if one or more of the following occurs:

1. Changes in the Project result in a substantial increase in water demand for the Project
2. Changes in the circumstances or conditions substantially affecting the ability of LADWP to provide a sufficient supply of water for the Project
3. Significant new information becomes available which was not known and could not have been known at the time when the WSA was prepared.

If deemed necessary, the Applicant may request a revised WSA through the Planning Department.

The 6136 West Manchester Project Water Demand Estimate

The projected total net water demand increase for the Project is estimated to be 67 AF annually. This amount took account of additional water savings due to voluntary conservation measures, which is estimated at approximately 1 AFY.

In evaluating the Project's water demand, the Sewer Generation Factors (SGF), published by the City of Los Angeles Department of Public Works Bureau of Sanitation (LASAN) in 2012, are applied to the Project scope for calculating indoor water use. SGFs are factors of how much wastewater is generated (gallons per day) per unit of development (per sf, per dwelling unit, per seat, etc.). LASAN publishes a list of SGFs for approximately 175 different building use types in the City, and updates factors to make necessary adjustments due to water conservation efforts and increased efficiencies in new appliances and plumbing fixtures. Outdoor landscape water demand is estimated per California Code of Regulations Title 23 Division 2 Chapter 2.7 Model

Water Efficient Landscape Ordinance. Historical billing records were used to estimate the existing water demand on the property. LADWP also encouraged the Applicant to implement additional water conservation measures above and beyond the current water conservation ordinance requirements in order to reduce the Project's total anticipated water demand.

The net increase in water demand, which is the projected additional water demand of the Project, is calculated by subtracting the existing water demand and the additional water conservation savings amount from the total projected water demand.

Table I shows a breakdown of the existing and proposed new types of uses for the Project, and the corresponding estimated volume of water usage with the implementation of the required and voluntary conservation measures for this project. Types of use were derived from the WSA Request Letter and the scope confirmation e-mail in Appendix A.

Table II shows an estimation of the total volume of additional water conservation based on conservation measures the Applicant has committed for the Project (Appendix B).

TABLE I
6136 West Manchester Project
Calculated Total Additional Water Demand

Existing Use to be Removed[1]	Quantity	Unit			Existing Water Use to be Removed (gpd)	Existing Water Use to be Removed (af/y)
Auto Repair Shop and Restaurant	21,911	sf				
Existing to be Removed Total[2]	**21,911**	**sf**			**2,348**	**2.63**

Proposed Use[1]	Quantity	Unit	Water Use Factor[3] (gpd/unit)	Base Demand (gpd)	Required Ordinances Water Savings[4] (gpd)	Projected Water Demand (gpd)	Projected Water Demand (af/y)
Residential: Studio	229	du	75.00	17,175			
Residential: 1 bdr	166	du	110.00	18,260			
Residential Live/Work: 1 bdr	6	du	185.00	1,110			
Residential: 2 bdr	88	du	150.00	13,200			
Base Demand Adjustment (Residential Units)[5]				5,529			
Multi-family Residential Units Total	**489**	**du**		**55,274**	11,647	**43,627**	**48.87**
Recreation	7,164	sf	0.12	860			
Fitness[6]	3,485	sf	0.65	2,265			
Leasing/lobby/co-work[7]	3,995	sf	0.12	479			
Lounge	510	sf	0.05	26			
Restaurant (Area=10,747 sf)	573	seat	30.00	17,190			
Retail	5,373	sf	0.025	134			
Outdoor kitchen	1,387	sf	0.13	180			
Amenities and Commercial Total				**21,134**	2,558	**18,576**	**20.81**
Landscaping, Pool/Spa[8]	**14,388**	**sf**		**1,252**	561	**691**	**0.77**
Covered Parking[9]	**269,305**	**sf**	0.02	**177**	0	**177**	**0.20**
		Projected Subtotal		**77,837**	**14,766**	**63,071**	**70.65**
					Less Existing to be Removed Total	-2,348	-2.63
					Less Additional Conservation[10]	-1,243	-1.39
					Net Additional Water Demand	**59,480 gpd**	**67 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 March 2019 to February 2024.
[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] Water savings for plumbing fixtures and appliances due to current codes.
[5] Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.
[6] For a conservative water demand estimate, fitness is assumed to be health club/spa.
[7] For a conservative water demand estimate, leasing/lobby/co-work is assumed to be conference room.
[8] Landscaping water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.
[9] 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.
[10] Water conservation due to additional conservation measures to be incorporated by the Applicant. See Table II.

Abbreviations:
sf- square feet bdr - bedroom du - dwelling unit gpd - gallons per day af/y - acre feet per year

TABLE II 6136 West Manchester Project Estimated Additional Water Conservation					
Conservation Measures[1]	**Quantity[2]**	**Units**	**Water Saving Factor[3] (gpd/unit)**	**Water Saved (gpd)**	**(af/y)**
Toilet - Residential: Studio - 1.1 gpf	229	du	0.99	227	0.25
Toilet - Residential: 1 bdr - 1.1 gpf	166	du	0.99	164	0.18
Toilet - Residential: Live/Work 1 bdr - 1.1 gpf	6	du	1.11	7	0.01
Toilet - Residential: 2 bdr - 1.1 gpf	88	du	2.48	218	0.24
Residential Clothes Washer - ENERGY STAR, Front-Loading, 4.8 cf, IWF 3.0	489	du	0.96	469	0.53
Multi-family Residential Unit Conservation Total				**1,085**	**1.22**
Toilet - 1.1 gpf	27	ea	3.92	106	0.12
Amenities and Commercial Total				**106**	**0.12**
Landscaping Total Conservation[4]				**52**	**0.06**
Total Additional Water Conserved =				**1,243**	**1.39**

[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.

[4] Landscaping water conservation is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.

Abbreviations: af/y - acre feet per year bdr- bedroom cf - cubic feet du - dwelling unit ea – each
gpd - gallons per day gpf - gallons per flush IWF - Integrated Water Factor

Los Angeles Department of Water and Power – 2020 UWMP

The California Urban Water Management Planning Act (first effective on January 1, 1984) requires every urban water supplier prepare and adopt a UWMP every five years in compliance with state guidelines and requirements. The main goals of UWMPs are to forecast future water demands and water supplies under average and dry hydrologic conditions, identify future water supply projects, and provide a reliability assessment under average, single dry year, and multi-dry years, and assess near term drought risk management.[1]

Water Supplies

The Los Angeles Aqueducts (LAA), local groundwater, purchased water from MWD, and recycled water are the primary sources of water supplies for the City. Table III shows LADWP water supplies from FYE 2019 to FYE 2023 from these sources.

TABLE III
LADWP Water Supply

Fiscal Year Ending	Los Angeles Aqueducts (AF)	Local Groundwater (AF)	MWD (AF)	Recycled Water (AF)	Transfer, Spread, Spills, and Storage (AF)	Total (AF)
2019	312,456	32,233	137,775	7,512	1,710	488,266
2020	292,095	34,363	152,647	9,641	1,155	487,591
2021	128,268	51,070	316,627	11,455	-938	508,359
2022	69,183	53,057	366,690	12,022	208	500,743
2023	184,320	28,170	219,406	9,428	468	440,855

Note: Units are in AF.

1.0 Los Angeles Aqueduct

The City receives surface water and groundwater from the Eastern Sierra Nevada Mountains through the Los Angeles Aqueduct (LAA). LADWP constructed the first LAA in 1913 to convey water from the Eastern Sierra to the City. In 1940, the LAA was extended 40 miles north from the Owens River to the Mono Basin. To meet additional water demands from the City, a second barrel of the LAA was constructed and completed in 1970. The second LAA increased the City's capacity to deliver water from the Mono Basin and the Owens Valley from 485 cubic feet per second (cfs) to 775 cfs. The value of the City's historical investment in the LAA system is

[1] *City of Los Angeles Department of Water and Power 2020 Urban Water Management Plan*, at ES-2.

substantial because the City has benefited from the LAA's delivery of high-quality, cost-effective water supplies from the Eastern Sierra for over a century.

The City's water rights in the Eastern Sierra Nevada are comprised of riparian rights, pre-1914 appropriations, and post-1914 appropriation licenses held on various streams in the Mono Basin and Owens Valley. The most significant basis for export of surface water from the Eastern Sierra Nevada is an appropriation claim in 1905 to divert up to 50,000 miner's inches (1,250 cfs) from the Owens River. Up to 16,000 AFY can be supplied from Mono Basin, which is permitted by the 1994 Mono Lake Basin Water Right Decision 1631. Decision 1631 set a limit on LADWP water exports from the Mono Basin, which were set to a range of 0 to 16,000 AFY based on Mono Lake's water elevation. Aside from the primary surface water rights, the groundwater right in the Owens Valley is managed under the 1991 Long Term Water Agreement (LTWA) and uses vegetation water demand and available soil moisture to determine whether groundwater wells can be pumped. Since 1991, the average annual pumping from Owens Valley wellfields has been less than 75,000 AF compared to 107,000 AF from 1974 to 1990.

Annual water deliveries from the LAA to the City are impacted by hydrologic variability in the Eastern Sierra Nevada and water set aside for environmental projects. At its peak in fiscal year ending (FYE) 1984, the LAA delivered 531,729 AF to the City. Concerns over environmental impacts have required the City to reallocate approximately one-half of the LAA water supply to other uses within the Owens Valley and Mono Basin. Between 1992 and 2020, LADWP reduced deliveries to the City by approximately 177,000 AF to supply water for a variety of environmental projects throughout the Eastern Sierra. Environmental enhancement and mitigation projects in the Mono Basin and Owens Valley that utilize water from the Eastern Sierra include Mono Basin releases, Lower Owens River Project, Owens Lake Dust Mitigation Program, as well as other environmental enhancement and mitigation projects and uses. The expected annual long term LAA delivery from 2020 to 2045 will range from approximately 184,200 AFY to 192,000 AFY for average years.

The primary reliance on LAA supply with impacts due to natural variability and water set aside for environmental projects is not sufficient to meet the City's annual water demands; therefore, LADWP has implemented, and continues to increase, stormwater capture, local groundwater, water conservation, water use efficiency, and water recycling programs to diversify LADWP's water supplies. Additionally, LADWP can purchase supplemental imported water from MWD to meet the City's remaining water demands.

For additional information, refer to Chapter 4 "Los Angeles Aqueduct System" of LADWP's 2020 UWMP.

2.0 Local Groundwater Supplies

Local groundwater provided approximately 8 percent of LA's total water supply from FYE 2019 to FYE 2023. This amount declined considerably since 1970 when local groundwater provided up to 23 percent of the total water supply during extended dry periods. In recent years, contamination issues have impacted LADWP's ability to fully utilize its local groundwater entitlements and supplies to support water demands. In response to this issue and to address the hydrologic variability impacts to imported water supplies, LADWP has a focus on sustainable management of its local groundwater basins. LADWP continues to invest in

stormwater capture projects as well as advanced treatment systems to produce purified recycled water for groundwater replenishment to restore local groundwater basin levels. Furthermore, LADWP has, and will continue to, conjunctively use the groundwater basin within the City to store available LAA flows in wet years as future supply during dry periods.

The City's total adjudicated water rights are approximately 109,809 AFY, which are located within the San Fernando Basin (SFB), Sylmar Basin, Central Basin, and West Coast Basin. There are additional groundwater basins near and within the Los Angeles area, such as the unadjudicated Hollywood, Santa Monica, and northern Central Basins that may provide additional groundwater supplies for the City.

The SFB is the primary source of local groundwater for the City. It is located in the Upper Los Angeles River Area (ULARA) and spans 112,000 acres. The ULARA encompasses the San Fernando, Sylmar, Verdugo, and Eagle Rock Basins. It is managed by a court-appointed Watermaster and administrative committee that oversees the operation of GW system and report the groundwater elevations and water quality. The City's average SFB groundwater rights is approximately 87,000 AFY. LADWP is implementing its SFB Groundwater Remediation Program to help restore the access to SFB as a drinking water source and groundwater storage. The treatment improvements to the SFB groundwater remediation facilities are expected to be complete and operational by 2025.

LADWP receives SFB water through the Los Angeles-Burbank Interim Interconnection Pipeline. In 2015, the City of Los Angeles and the City of Burbank entered into an agreement to construct and operate the Los Angeles-Burbank Interim Interconnection and began delivery of a minimum of 500 AF of blended water in August 2019. The blended water consists of SFB groundwater treated at the Burbank Operable Unit and Metropolitan Water District of Southern California imported water supply. This connection began service in August 2019 and will operate until June 30, 2025.

The Central Basin is another source of groundwater supply for the City. The Central Basin Watermaster oversees this area that is located in the southeastern part of the Los Angeles Coastal Plan in Los Angeles County. The City has approximately 17,236 AFY of groundwater rights in this basin. With additional carryover and storage of unused water rights, the City has accrued a total of 22,943 AF of stored water as of FYE 2020 as documented in the latest UWMP. LADWP is implementing the Manhattan and 99th St. Wellfield Improvement Projects to address several issues such as water quality matters, deteriorating groundwater pumps, and necessary upgrades. These projects are expected to be completed in 2025.

Besides the SFB and Central Basin, the City holds water rights in the following local groundwater basins:

1. The Sylmar Basin is an adjudicated basin within the ULARA that provides 3,570 AF of annual groundwater rights. The majority of the Sylmar Basin's groundwater production facilities are inoperable due to high levels of contamination and deteriorated facilities. The Mission Wellfield facility is located within the Sylmar Basin and has undergone continued improvements since the early 2000's to restore Sylmar Basin groundwater production capacity. The facility has restored limited operational capacity since early 2022.
2. The Eagle Rock Basin is an adjudicated basin within the ULARA that provides 500 AF of annual groundwater rights. Although the City has the right to produce groundwater from

the Eagle Rock Basin, there are no current plans to establish groundwater production facilities here.

3. The West Coast Basin is managed by the West Coast Basin Watermaster and is located in the southwestern part of the Los Angeles Coastal Plain in Los Angeles County. The City has the right to pump 1,503 AF per year. In 2014, the West Coast Basin Judgment was amended to increase certain parties', like LADWP's, pumping capacity to 5,000 AFY of unused West Coast Basin rights out of the Central Basin. This basin has known groundwater quality problems related to TDS, chloride, and hydrocarbon pollutants; therefore, LADWP has discontinued use of West Coast Basin facilities in 1980 until further studies are completed to restore groundwater pumping.

Groundwater produced by the City from the San Fernando, Sylmar, and Central Basins for the last available five years are shown in Table IV.

Table IV
Historical Local Groundwater Production by Basin

Fiscal Year (July-June)	San Fernando (AF)	Sylmar (AF)	Central (AF)
2018-2019	36,870	1*	5*
2019-2020	35,949	2*	10*
2020-2021	53,625	1,368*	2,247
2021-2022	48,408	3,018	4,562
2022-2023	24,804	1,858	3,298

*Small quantities pumped from Sylmar and Central Basins were for water quality testing purposes, not as water supply

LADWP also has groundwater rights outside the of City. There are 3,975 AF of groundwater rights in the Antelope Valley Groundwater Basin. This basin only allows the native water rights to be used locally within the Antelope Valley; however, LADWP would have the ability to store water it imports into the basin for future export. LADWP would be able to recover imported and stored water for export to the City at times when it is necessary to manage seasonal peak demands or augment supplies during dry periods, emergencies, or natural disasters.

The Central and West Los Angeles areas of the City overlie the unadjudicated groundwater basins of Hollywood Basin, Santa Monica Basin, and the northerly portion of the unadjudicated Central Basin. LADWP is considering and exploring opportunities to develop groundwater resources in a manner that is locally sustainable and in cooperation with its regional partners to increase the City's use of local resources. Since the Sustainable Groundwater Management Act (SGMA) took effect on January 1, 2015, LADWP had been working with regional partners towards implementing a SGMA Groundwater Sustainability Plan (GSP) for the Santa Monica Basin. In September 2017, Department of Water Resources (DWR) approved the formation of the Santa Monica Basin Groundwater Sustainability Agency (SMGSA), which includes LADWP and four other local agencies. The final GSP for the Santa Monica Basin was approved in October 2023.

For additional information, refer to Chapter 5 "Local Groundwater" of LADWP's 2020 UWMP.

3.0 Water Conservation

Water conservation and water use efficiency have significant beneficial effects on the City's water use patterns to reducing water demands. Water conservation has become a permanent part of LADWP's water resources management philosophy. The City's total water usage today is about the same as fifty years ago despite a significant increase in population of over one million people, reflecting the success and importance of the City's water conservation and water use efficiency strategies. Conservation will continue to be an important part of maintaining long term water supply reliability and is a key component of LADWP's goals to reduce potable water use per capita by 22.5 percent and 25 percent by 2025 and 2035, respectively. Also, LADWP is anticipated to comply with the State's water use requirements of Assembly Bill 1668 (2018) and Senate Bill 606 (2018) once finalized and adopted.

LADWP has developed many progressive water conservation and water use efficiency programs in conjunction with state and local conservation ordinances and plumbing codes. Since inception of LADWP's conservation program, the estimated cumulative annual active savings are over 150,000 AF as of FYE2020. Additional passive water conservation savings are achieved because of plumbing code mandates, local conservation ordinances, and changes in customer behavior due to outreach and educational programs.

Since 1988, the City has utilized ordinances as a tool to reduce water waste, beginning with the adoption of its first version of a plumbing retrofit ordinance. The latest applicable ordinances are: 2009 City's "High Efficiency Plumbing Fixture", 2016 Citywide Water Efficiency Standards Ordinance, 2015 Model Water Efficient Landscape Ordinance (MWELO), and the 2016 Emergency Water Conservation Plan (Conservation Ordinance). The Conservation Ordinance was developed for the City to implement water demand management measures in case of a water supply shortage and to respond to ongoing dry conditions. For a full list of Conservation Ordinance prohibited water uses for various levels, please refer to LADWP's 2020 UWMP.

LADWP also achieves and maintains water use reductions through the application of tiered volumetric water rates. Since 1993, LADWP has used an ascending tier rate structure that is entirely volumetric based pricing. LADWP's tiered volume water rates, which were last amended by the City's Water Rate Ordinance (Ordinance No. 184130) effective April 15, 2016, incorporate and further reinforce foundational water conservation and water use efficiency.

LADWP offers customer rebates and incentives to promote the installation of water-efficient fixtures and appliances. The rebates and incentives are administered through MWD's SoCal Water$mart Program. This program delivers uniform rebate amounts across the MWD service area to all MWD member agencies like LADWP. LADWP takes full advantage of regional programs for many product rebates offered through MWD for the residential and Commercial, Industrial, and Institutional (CII) sector, and adds supplemental funding to increase the rebate incentives provided for LADWP customers for many qualifying products. Also, since 1992, LADWP has continued the Technical Assistance Program to promote innovative solutions to conserve water. The program provides customized incentives for retrofitting water-intensive equipment in the CII and multi-family customer sectors.

LADWP plans its future water conservation programs, focusing on obtaining additional active and passive water savings in the water end uses that have the most non-conserving devices still

remaining for each of the customer sectors. As of FYE2020, LADWP has launched and/or is developing the following programs:

- CalConserve Loan Program
- Flume Direct Distribution program for Single-Family Residential Customers
- Home Water Use Reports for Single-Family Residential Customers
- Real-Time Water Use Monitoring Devices for Customers

LADWP actively monitors the gallon per capita per day water use metric, particularly in the context of all existing and new standards to ensure that target reductions are met in the future. Additional information on water conservation programs can be found in Chapter 3 "Water Conservation" of LADWP's 2020 UWMP and at www.ladwp.com/uwmp.

4.0 Stormwater Capture

Stormwater runoff from urban areas is an underutilized local water resource. Within the City, the majority of stormwater runoff is directed to storm drains and ultimately channeled into the ocean. This stormwater carries potential pollutants that may be harmful to marine life and public health. In addition, local groundwater aquifers that are historically replenished by stormwater are receiving less recharge because of increased urbanization. Urbanization has increased the City's hardscape with impermeable surface, which has resulted in less infiltration of stormwater and a decline in groundwater elevations. In response, LADWP completed a Stormwater Capture Master Plan in 2015 to comprehensively evaluate stormwater capture potential within the City. Stormwater capture can be achieved by increasing infiltration into groundwater basins and by onsite capture and reuse for landscape irrigation (i.e., direct use). The City's total baseline amount of stormwater captured is 64,000 AF per year based on the 2015 Stormwater Capture Master Plan. Under LADWP's current implementation strategy, the total estimated stormwater capture capacity is projected to increase to 155,000 AFY by 2035.

LADWP utilizes various strategies to respond to hydrologic variability to maintain supply reliability. One of the strategies, known as conjunctive use, is storing supplies when available to mitigate the impacts of water shortages during future dry periods. Since the 1930's, LADWP has recognized the greater operational flexibility provided by a conjunctive use storage program. LADWP has operated its groundwater resources conjunctively by reducing groundwater pumping and diverting available water from the LAA into the Tujunga and Pacoima Spreading Grounds for groundwater augmentation. Another strategy is to capture large stormwater flows through the centralized stormwater capture projects for recharge. The captured stormwater is a major source for replenishing groundwater through spreading basins, where it is infiltrated into underlying groundwater aquifers. Groundwater recharge helps address the overall long-term decline in groundwater basin elevations, protect the safe yield of the groundwater basin, and ensure the long-term water supply reliability. The 2020 UWMP projects that by 2045 there will be a minimum of 15,000 AFY of increased groundwater pumping in the SFB due to increased groundwater recharge from centralized stormwater capture project implementation. Anticipating that stored groundwater will rebound in response to enhanced groundwater recharge, LADWP will work with the ULARA Watermaster to continue observing actual basin elevations and re-evaluate basin safe yield to allow additional increases in groundwater production over time as SFB elevations rebound.

Flood control facilities are the primary means to divert stormwater into the centralized spreading basin facilities. LADWP coordinates stormwater capture related activities, such as collection and delivery of large stormwater runoff to spreading basins, with the Los Angeles County Flood Control District to effectively recharge the SFB. Completed in November 2021, the Tujunga Spreading Grounds Enhancement Project increased stormwater capture capacity by 8,000 AFY to a total of 16,000 AFY.

LADWP's Stormwater Capture Parks Program (Parks Program) has identified nine City parks suitable for centralized stormwater capture projects. The primary objective of the Parks Program is to recharge the SFB by capturing and diverting stormwater from local storm drain and channel. The anticipated Parks Program stormwater capture capacity is 3,088 AFY. The Parks Program also provides multiple benefits, such as improvements to the Los Angeles River water quality, reducing localized flooding, raising public awareness, and providing public open space enhancements.

While centralized stormwater capture plays a key role in groundwater recharge in the City, space constraints limit opportunities for new large centralized facilities, and the City also uses distributed stormwater capture projects. Distributed stormwater capture includes stormwater management Best Management practices that utilize vegetation, soils, and natural processes to manage stormwater runoff close to the source. Distributed facilities also aim to conserve water by capturing stormwater for uses that reduce potable water demand.

For additional information, refer to Chapter 6 "Watershed Management" of LADWP's 2020 UWMP.

5.0 Water Recycling

As early as 1960, the City recognized the potential for water recycling and invested in infrastructure that produced recycled water of tertiary quality, a higher treatment standard for wastewater, to be utilized for non-potable reuse to offset potable demands. In 1979, LADWP began delivering tertiary quality recycled water to the City's Department of Recreation and Parks for irrigation of various areas in Griffith Park. Today, LADWP serves approximately 179 sites in the City with recycled water for irrigation, industrial, and environmental beneficial non-potable uses. The quantities of recycled water delivered by LADWP to our customers in the prior years are shown in Table III.

LADWP is committed to maximizing use of recycled water in the City's water supply portfolio. Expansion of recycled water use to offset potable demands has been recognized as one method that will help LADWP achieve its local water supply development goal. LADWP is working in conjunction with LASAN to develop non-potable reuse projects for irrigation and industrial uses. In addition, the City is pursuing a groundwater replenishment project to replenish the San Fernando Groundwater Basin with highly treated recycled water. LADWP's recycled water use is projected to increase to 67,600 AFY through FYE 2045, which is inclusive of planned municipal/industrial use, indirect potable reuse (groundwater replenishment), and environmental reuse.

For additional information, refer to Chapter 7 "Recycled Water" of LADWP's 2020 UWMP.

6.0 Metropolitan Water District of Southern California

MWD is the largest water wholesaler for supplemental water in Southern California. As one of the twenty-six member agencies of MWD, the City, through LADWP, purchases water from MWD to supplement its water supplies. Between FYE 2019 to FYE 2023, LADWP purchased an average of 197,264 AFY from MWD or approximately 41 percent of the City's average total annual water supply.

MWD imports water from two principal sources: the Sacramento-San Joaquin Delta via the California State Water Project's (SWP) California Aqueduct and the Colorado River via the Colorado River Aqueduct (CRA). MWD also manages and owns in-basin surface storage facilities, stores groundwater within the basin via contracts, engages in groundwater storage outside the basin, and conducts water transfers to provide additional supplies for its member agencies. All member agencies have preferential rights to purchase water from MWD, pursuant to Section 135 of MWD Act. As of FYE 2023, LADWP has a preferential right to purchase 17.52 percent of MWD's total water supply.

MWD is a contractor for water from Northern California through SWP. MWD holds a contract for 1.912 million acre-feet (MAF) per year, or 46 percent of the total contracted amount of the 4.173 MAF ultimate delivery capacity of the SWP. However, this amount varies annually due to many factors. DWR annually approves the amount of contract allocations SWP receives, which is shown in DWR's "Table A."

MWD owns and operates the CRA. Since 1942, the CRA has delivered water from the Colorado River to Southern California. The Colorado River supplies come from watersheds of the Upper

Colorado River Basin in the states of Colorado, Utah, and Wyoming. Under a permanent service contract with the U.S. Secretary of the Interior, MWD is entitled to receive water from the Colorado River and its tributaries. California is apportioned 4.4 MAF, annually, plus one-half of any surplus that may be available for use, collectively, in Arizona, California, and Nevada. Of the California apportionment, MWD holds the fourth priority right to 550,000 AFY under the 1931 priority system governing allotments to California. Beyond the basic apportionment, MWD holds a fifth priority right to 662,000 AF of water.

MWD has been developing plans and making efforts to provide additional water supply reliability for the entire Southern California region. LADWP coordinates closely with MWD to ensure implementation of these water resource development plans. MWD's actions have been focused on the following: continuing water conservation, developing water supply management programs outside of the region, developing storage programs related to the SWP and the Colorado River, developing storage and groundwater management programs within the Southern California region, increasing water recycling, groundwater recovery, stormwater, and seawater desalination and pursuing long-term solutions for the ecosystem, regulatory and water supply issues in the California Bay-Delta.

MWD's water reliability assessments are presented in MWD's 2020 UWMP, which can be found at the following link: http://www.mwdh2o.com/AboutYourWater/Planning/Planning-Documents

7.0 Summary of Water Demand and Supply Projections for 20 years

LADWP's 2020 UWMP projects yearly water demand to reach up to 710,500 AF by FYE 2045 with existing water conservation prior to FYE 2014 already subtracted from projected demands, and with new water conservation savings achieved included as a supply source. Demographic data from 2020 SCAG RTP/SCS for LADWP's service area, as well as billing data for each major customer class, price of water, median household income, household size, economy, and dry period conservation effect were factors used in forecasting future water demands. Further details on LADWP's water demand forecast methodology can be found in Chapter 2 "Water Demand" of LADWP's 2020 UWMP. Table V tabulates the service reliability assessment for average weather year.

Table V

Service Area Reliability Assessment for Average Weather Year

Demand and Supply Projections (in acre-feet)	**Average Year Fiscal Year Ending (FYE) on June 30**				
	2025	**2030**	**2035**	**2040**	**2045**
Total Water Demand[1]	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**
Post-Conservation Demand	**509,500**	**526,700**	**536,100**	**554,500**	**565,800**
Existing / Planned Supplies					
Conservation (Additional Active[2] and Passive[3] after FYE 14)	133,100	133,500	142,700	143,300	144,700
Los Angeles Aqueduct[4]	190,400	188,900	187,300	185,800	184,200
Groundwater					
- Entitlements[5]	109,400	109,400	109,400	108,800	108,800
- Groundwater Replenishment	7,000	11,000	11,000	11,000	11,000
- Stormwater Recharge (Increased Pumping)	4,000	8,000	15,000	15,000	15,000
Recycled Water- Irrigation and Industrial Use	17,300	29,200	29,700	29,800	30,000
Subtotal	461,200	480,000	495,100	493,700	493,700
MWD Water Purchases					
With Existing/Planned Supplies	181,400	180,200	183,700	204,100	216,800
Total Supplies	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**

[1] Total Demand with existing passive conservation prior to FYE 14
[2] Cumulative hardware savings since late 1980s reached 110,822 AFY by FYE 14
[3] Additional non-hardware conservation inclusive of retained passive savings from the dry period ending in 2017
[4] Los Angeles Aqueduct supply is estimated to decrease 0.1652 percent per year due to climate impacts.
[5] LADWP Groundwater Remediation projects in the San Fernando Basin are expected to be in operation by 2025. Sylmar Basin production will increase to 4,170 AFY from FYE 2021 to 2036 to avoid the expiration of stored water credits, then revert to entitlement amounts of 3,570 AFY in 2037.

Service area reliability assessments for single-dry year and multiple-dry year conditions are shown in LADWP 2020 UWMP Exhibits 11F through 11G. Demands are met by the available supplies under all scenarios.

Water System Financing Program

Capital costs to finance facilities for the delivery of water supply to LADWP's service area are supported through customer-billed water rates. The Board sets rates subject to approval of City Council by ordinance. The Board is obligated by City Charter to establish water rates and collect charges in an amount sufficient to service the water system indebtedness and to meet its expenses for operation and maintenance.

The current water rates and its structures provide for modest rate increases each year over a five-year period for infrastructure improvements, meeting regulatory water quality requirements, and expanding the local water supply, which includes recycled water, stormwater capture, conservation, water efficiency, and groundwater remediation. LADWP's water rates incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. For example, the current water rate structure contains four tiers for single-family residential customers. The four tiers build on the previous two tier structure, providing a first-tier indoor water use base allocation, a second-tier allocation based on California Friendly Landscaping efficient outdoor use, a third-tier allocation capturing high outdoor water use, and a fourth-tier allocation for excessive use. In keeping with cost of service principles, the incremental pricing for the tiers is based on the cost of water supply.

In addition, LADWP will utilize a combination of the following funding sources:

- MWD – Currently provides funding through their Local Resources Program for the development of water recycling and groundwater recovery.

- Grants and loans – LADWP continues to proactively seek government funding to offset potential impacts to ratepayers. Local funds, such as Measure W's "Safe, Clean Water Program," provide funding for stormwater capture projects. State funds, such as Propositions 1, 50, and 84, provide funding for recycling, groundwater, conservation and stormwater capture projects. And Federal funds, such as the Water Resource Development Act and the US Bureau of Reclamation's Title XVI program, provide funding for water recycling projects.

Conclusion

The Project is estimated to increase the total water demand within the site by 67 AF annually. This additional water demand for the Project site has been accounted for in the City's overall total demand projections in the LADWP's 2020 UWMP using a service area-wide approach that does not rely on individual development demand. The LADWP's 2020 UWMP utilized SCAG's 2020 RTP/SCS data for water demand forecasts, considering changes in population, housing units, and employment.

Based on the Planning Department's determination that the Project is consistent with the demographic forecasts for the City from the SCAG's 2020 RTP/SCS, LADWP has determined that the Project's water demand is included in the LADWP's 2020 UWMP, which forecasts adequate water supplies to meet all projected water demands in the City through the year 2045. LADWP concluded that the projected 67 AFY increase in the total water demand for this Project is accounted for in the LADWP's 2020 UWMP 25-year water demand projections. LADWP has determined that it will be able to meet the projected water demand of the Project as well as existing and planned future water demands of its service area.

Resolution No. 025 027

WHEREAS, the Los Angeles Department of Water and Power (LADWP) constitutes a public water system pursuant to California Water Code (CWC) Section 10912(c); and

WHEREAS, the 6136 West Manchester Project (Project) qualifies as a Project under CWC Section 10912 (a)(7); and

WHEREAS, the proposed Project is located in the service area of LADWP's water supply system, and LADWP would serve the area of the Project development; and

WHEREAS, on April 3, 2024, the City of Los Angeles (City) Department of City Planning (Planning Department) requested LADWP conduct a Water Supply Assessment (WSA) for the Project, and LADWP has prepared a WSA for the Project in compliance with CWC Sections 10910-10915; and

WHEREAS, the Project would redevelop approximately 2.42 acres within the Westchester-Playa del Rey Community Plan area of the City; and

WHEREAS, 6136 Manchester Avenue Apartments LLC, has agreed to implement conservation measures, as described in WSA, that are in addition to those required by law; and

WHEREAS, LADWP staff performed the water demand analysis and determined the net increase in total water demand for the Project is 67 acre-feet per year; and

WHEREAS, the Project is determined by Planning Department to be consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy by the Southern California Association of Governments; and

WHEREAS, LADWP anticipates that its projected water supplies available during normal, single-dry, and multiple-dry water years, as set forth in the 25-year projection in LADWP's adopted 2020 Urban Water Management Plan can accommodate the projected water demand associated with the Project, in addition to the existing and planned future demands on LADWP; and

WHEREAS, in accordance with CWC Section 10910(g)(1) the Board of Water and Power Commissioners (Board) has the responsibility for approval and certification of WSAs prepared by LADWP; and the Board has independently reviewed and considered the WSA and documentation making up the administrative record; and

WHEREAS, a publicly noticed Board hearing was held with respect to this item, and the Board considered evidence presented by LADWP's Water Resources Division staff, the staff recommendation to approve the WSA, and other comments from interested parties at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Board finds that LADWP can provide sufficient domestic water supplies to the Project area and approves the WSA prepared for the Project, now on file with the Secretary of the Board, and directs that the WSA and a certified copy of Resolution be transmitted to Planning Department.

BE IT FURTHER RESOLVED that the Board finds that LADWP's total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demands associated with the Project in addition to existing and planned future uses including agricultural and industrial uses.

BE IT FURTHER RESOLVED that the Board has considered the WSA prior to making a decision to approve the WSA, and finds that the WSA is adequate and was prepared in accordance with CWC Section 10910(c)(2), and meets the requirements of CWC Sections 10910(d), (e), (f), and (g).

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held August 13, 2024

Secretary

APPROVED AS TO FORM AND LEGALITY
HYDEE FELDSTEIN SOTO, CITY ATTORNEY

July 2, 2024

BY_____
NICHOLAS J. KARNO
DEPUTY CITY ATTORNEY

EXHIBIT 3A

LADWP "Information of Fire Flow Availability Request" (IFFAR)

EXHIBIT 3A- LADWP Information of Fire Flow Availability (IFFAR) (1/2)

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W096-168

LAFD Fire Flow Requirement: 6,000 to 9,000 gpm from 4-6 fire hydrants flowing simultaneously.

LAFD Signature:

Date Signed:

Applicant: Joseph Garcia

Company Name: KPFF Consulting Engineers

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

Telephone: (213) 266-5238

Email Address: joseph.garcia@kpff.com

KATHRINE CRUZ
DEC 07 2022

	F-40049	F-31783	F-31782
Location:	SOUTHWEST CORNER OF MANCHESTER AVE AND LA TIJERA BLVD.	SOUTHWEST CORNER OF TRUXTON AVE. AND MANCHESTER AVE.	SOUTHWEST CORNER OF TRUXTON AVE. AND 87TH ST.
Distance from Neareast Pipe Location (feet):	15'	45'	14'
Hydrant Size:	2 1/2 X 4D	2 1/2 X 4D	2 1/2 X 4D
Water Main Size (in):	8"	6"	6"
Static Pressure (psi):	76 max	78 max	82 max
Residual Pressure (psi):	68 psi	71 psi	74 psi
Flow at 20 psi (gpm):	1500 gpm	1300 gpm	1400 gpm

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W2022120800?

5 fire hydrants: F-40049 F-31783 F-31782 F-81925 F-31786 flowing simultaneously for 7100 gpm combined flow.

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

Date: 12/23/2022

Signtature: Mark Patterson

Title: Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

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

EXHIBIT 3A- LADWP Information of Fire Flow Availability (IFFAR) (2/2)

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W096-168

LAFD Fire Flow Requirement: 6,000 to 9,000 gpm from 4-6 fire hydrants flowing simultaneously.

LAFD Signature:

Date Signed:

Applicant: Joseph Garcia

Company Name: KPFF Consulting Engineers

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

Telephone: (213) 266-5238

Email Address: joseph.garcia@kpff.com

KATHRINE CR...
DEC 0 ... 2022

	F-81925	F- 31786	
Location:	NORTH SIDE OF MANCHESTER AVE, 4' EAST OF CROYDON WALK	SOUTHWEST CORNER OF KITTYHAWK AVE AND BLERIOT AVE	
Distance from Neareast Pipe Location (feet):	20'	35'	
Hydrant Size:	2 1/2 X 4D	2 1/2 S	
Water Main Size (in):	6"	8"	
Static Pressure (psi):	76 max	80 max	
Residual Pressure (psi):	67 psi	70 psi	
Flow at 20 psi (gpm):	1400 gpm	1500 gpm	

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W2022208009

5 fire hydrants: F-40049 F-31783 F-31782 F-81925 F-31786 flowing simultaneously for 7100 gpm combined flow.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 12/23/2022

Signtature: Mark Patterson *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

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

EXHIBIT 3B

Los Angeles Fire Department (LAFD) Acceptance of IFFAR Results

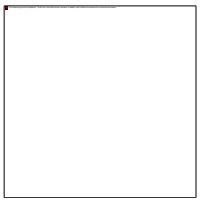
EXHIBIT 3B- LAFD Acceptance of IFFAR Results (1/2)

From: Matthew Craig <Matthew.Craig@lacity.org>
Sent: Monday, January 23, 2023 9:17 AM
To: Ashley Munoz
Cc: Laura Rodriguez; Brian Powers; Joseph Garcia; Summer Su
Subject: Re: 6136 W. Manchester - Fire Flow

Ashley

The IFARR is within the acceptable range to provide 6-9000 GPM in order to meet the requirement.
Thank you
Matthew Craig, Inspector II
Hydrants and Access
213 264 9827
Los Angeles Fire Department

Please note: I am off on Fridays



********** **Confidentiality Notice** **********
This electronic message transmission contains information from the Los Angeles Fire Department which may be confidential or proprietary. If you are not the intended recipient, be aware that any disclosure, copying, distribution or unauthorized 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 attachments without reading or saving in any manner.

On Fri, Jan 20, 2023 at 12:02 PM Ashley Munoz <a.munoz@eyestoneeir.com> wrote:

> Hi, Inspector Craig!
>
> Attached please find the Information of Fire Flow Availability results for the analysis flowing 5 hydrants simultaneously for a total of 7,100 GPM.
>
> Based on the LAFD response letter dated September 23, 2022 (see Word file attached), the required fire flow for the 6136 W. Manchester Project was set at 6,000 to 9,000 GPM from 4 to 6 fire hydrants flowing simultaneously. Please confirm whether the 7,100 GPM from 5 hydrants is enough for the Project to comply with the requirements identified for the Project.

EXHIBIT 3B- LAFD Acceptance of IFFAR Results (2/2)

Thank you.

Ashley Munoz
Planner

eyestone ENVIRONMENTAL

2121 Rosecrans Avenue, Suite 3355

El Segundo, CA 90245

T (424) 207-5337 (direct)

T (424) 207-5333

F (424) 207-5349

Email a.munoz@eyestoneeir.com

Statement of Confidentiality. The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately *notify* the sender by reply e-mail or phone and *delete* this message and its attachments, if any.

Please consider the environment before printing this email.

EXHIBIT 4A

City of Los Angeles Wastewater Will Serve Letter

EXHIBIT 4A- City of Los Angeles Wastewater Will Serve Letter (1/3)

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
ACTING EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

TED ALLEN, PE
CITY ENGINEER

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

http://engineering.lacity.gov

09/11/2024

JOSEPH GARCIA
700 S FLOWER STREET, SUITE 2100
LOS ANGELES, CA, 90045

Dear Joseph Garcia,

SEWER AVAILABILITY: 6136 W Manchester Ave

The Bureau of Sanitation has reviewed your request of 07/03/2024 for sewer availability at **6136 W MANCHESTER AVE**. Based on their analysis, it has been determined on 09/11/2024 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

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

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

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

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

Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Scar Request Number: 5922

Sincerely,

Dinah Garin

West LA District, Bureau of Engineering

EXHIBIT 4A- City of Los Angeles Wastewater Will Serve Letter (3/3)

City of Los Angeles
Bureau of Engineering

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

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

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

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

Questions and Answers:

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

Scar Request Number: 5922

EXHIBIT 4B

Approved Sewer Capacity Availability Report (SCAR)

EXHIBIT 4B- Approved Sewer Capacity Availability Report (SCAR) (1/3)

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Job Address:	**6136 W Manchester Ave**	Sanitation Scar ID:	**72-7139-0724**
Date Submitted	07/03/2024	Request Will Serve Letter?	Yes
BOE District:	West LA District		
Applicant:	Joseph Garcia		
Address:	700 S Flower Street, Suite 2100	City :	Los Angeles
State:	CA	Zip:	90045
Phone:	(213) 266-5238	Fax:	
Email:	joseph.garcia@kpff.com	BPA No.	
S-Map:	563	Wye Map:	7927-6

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	TRUXTON AVE	56304073	56304072	8	50.00	To receive sewer ejector of items #7 and 8. #8 is fire suppression.
2	TRUXTON AVENUE ALLEY	56304097	56304114	8	50.00	To receive sewer ejector of items #9 and 10. #10 is fire suppression.

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	229	17,175
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	172	18,920
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	88	13,200
4	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	573	17,190
5	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	5,357	134
6	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	28,800	28,800
7	SEWER EJECTOR		GPD	64,800	64,800
8	SEWER EJECTOR		GPD	302,400	302,400
9	SEWER EJECTOR		GPD	64,800	64,800
10	SEWER EJECTOR		GPD	302,400	302,400
				Proposed Total Flow (gpd):	**829,819**

Scar Request Number: 5922

EXHIBIT 4B- Approved Sewer Capacity Availability Report (SCAR) (2/3)

Remarks	1] Approved for the maximum allowable capacity of 829,819 GPD (576.26 gpm). 2] Discharge as indicated on flow %s. 3] IWMD Permit Required 4] Flow from the sewer ejectors items 8 and 10 on this form for this project shall be permitted only for fire suppression and emergency usage.

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

Date Processed:	09/11/2024	Expires On:	03/10/2025

Processed by:	Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Talar Galoustian on 09/11/2024	Submitted by:	Dinah Garin Bureau of Engineering West LA District Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:709)	$3,135.00
Date Collected	06/21/2024	SCAR Status:	**Completed**

Scar Request Number: 5922

EXHIBIT 4B- Approved Sewer Capacity Availability Report (SCAR) (3/3)

City of Los Angeles
Bureau of Engineering

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

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

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

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

Questions and Answers:

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

Scar Request Number: 5922

EXHIBIT 5

Electricity Will Serve Response Letter

EXHIBIT 5- Electricity Will Serve Response Letter

Los Angeles Department of Water & Power

BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners
Richard Katz, President
George S. McGraw, Vice President
Nurit D. Katz
Mia Lehrer
Wilma J. Pinder
Chante L. Mitchell, Secretary

Janisse Quiñones, Chief Executive Officer and Chief Engineer

August 26, 2024

Mr. Joseph Garcia
KPFF
700 S Flower St, Ste 2100
Los Angeles, CA 90017

Dear Mr. Garcia:

Subject: Will Serve
6136 W Manchester Av

This is in response to your letter dated on August 14, 2024 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. Edgar Ramirez, at (213) 367-6012.

Sincerely,

Rodolfo Monroy / DR

Rodolfo J. Monroy
District Engineer, Metro West Service Planning

c: Edgar Ramirez

EXHIBIT 6

Natural Gas Will Serve Letter

EXHIBIT 6- Natural Gas Will Serve Letter

#N/A
#N/A

July 26, 2024

Joseph Garcia
700 S. Flower Street Suite 2100
LA,CA 90017
Attn: Joseph Garcia

Subject: Maps & Will Serve - 6136 W. Manchester Avenue, Los Angeles, CA 90045

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

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

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

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

Sincerely,

J. Chapman

Jason Chapman

Pipeline Planning Associate

EXHIBIT 7

LASAN Sewage Generation Factor Table

EXHIBIT 7- LASAN Sewage Generation Factor Table (1/10)

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

EXHIBIT 7- LASAN Sewage Generation Factor Table (2/10)

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)
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275

EXHIBIT 7- LASAN Sewage Generation Factor Table (3/10)

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)
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

EXHIBIT 7- LASAN Sewage Generation Factor Table (4/10)

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)
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600

EXHIBIT 7- LASAN Sewage Generation Factor Table (5/10)

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)
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

EXHIBIT 7- LASAN Sewage Generation Factor Table (6/10)

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

Line No.	**FACILITY DESCRIPTION**	**FEE RATE**
1	Acupuncture Office/Clinic	$495/1000 GR.SQ.FT.
2	Arcade - Video Games	$206/1000 GR.SQ.FT.
3	Auditorium (a)	$12/SEAT
4	Auto Parking (a)	$83/1000 GR.SQ.FT.
5	Auto Mfg., Service Maintenance (b)	Actual
6	Bakery	$2956/1000 GR.SQ.FT.
7	Bank: Headquarters	$495/1000 GR.SQ.FT.
8	Bank: Branch	$206/1000 GR.SQ.FT.
9	Ballroom	$1445/1000 GR.SQ.FT.
10	Banquet Room	$1445/1000 GR.SQ.FT.
11	Bar: Cocktail, Fixed Seat (a) (c)	$62/SEAT
12	Bar: Juice, No Baking Facilities (d)	$2973/1000 GR.SQ.FT.
13	Bar: Juice, with Baking Facilities (d)	$2973/1000 GR.SQ.FT.
14	Bar: Cocktail, Public Table Area (c)	$2973/1000 GR.SQ.FT.
15	Barber Shop	$495/1000 GR.SQ.FT.
16	Barber Shop (s)	$62/STALL.
17	Beauty Parlor	$1755/1000 GR.SQ.FT.
18	Beauty Parlor (s)	$206/STALL.
19	Bldg. Const/Field Office (e)	$495/OFFICE
20	Bowling Alley: Alley, Lanes & Lobby Area	$206/1000 GR.SQ.FT.
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total
22	Cafeteria: Fixed Seat	$165/SEAT
23	Car Wash: Automatic (b)	Actual
24	Car Wash: Coin Operated Bays (b)	Actual
25	Car Wash: Hand Wash (b)	Actual
26	Car Wash: Counter & Sales Area	$206/1000 GR.SQ.FT.
27	Chapel: Fixed Seat	$12/SEAT
28	Chiropractic Office	$495/1000 GR.SQ.FT.
29	Church: Fixed Seat	$12/SEAT
30	Church School: Day Care/Elem	$37/OCCUPANT
31	Church School: One Day Use (s)	$37/OCCUPANT
32	Cocktail Lounge: Fixed Seat (f)	$62/SEAT
33	Coffee House: No Food Preparation (d)	$2973/1000 GR.SQ.FT.
34	Coffee House: Pastry Baking Only (d)	$2973/1000 GR.SQ.FT.
35	Coffee House: Serves Prepared Food (d)	$138/SEAT
36	Cold Storage: No Sales (g)	$124/1000 GR.SQ.FT.
37	Cold Storage: Retail Sales (g)	$206/1000 GR.SQ.FT.

EXHIBIT 7- LASAN Sewage Generation Factor Table (7/10)

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

38	Comfort Station: Public	$330/FIXTURE
39	Commercial Use (a)	$206/1000 GR.SQ.FT.
40	Community Center	$12/OCCUPANT
41	Conference Room of Office Bldg.	$495/1000 GR.SQ.FT.
42	Counseling Center (h)	$495/1000 GR.SQ.FT.
43	Credit Union	$495/1000 GR.SQ.FT.
44	Dairy	Average Flow
45	Dairy: Barn	Average Flow
46	Dairy: Retail Area	$206/1000 GR.SQ.FT.
47	Dancing Area (of Bars or Nightclub) (c)	$1445/1000 GR.SQ.FT.
48	Dance Studio (i)	$206/1000 GR.SQ.FT.
49	Dental Office/Clinic	$1032/1000 GR.SQ.FT.
50	Doughnut Shop	$1540/1000 GR.SQ.FT.
51	Drug Rehabilitation Center (h)	$495/1000 GR.SQ.FT.
52	Equipment Booth	$124/1000 GR.SQ.FT.
53	Film Processing (Retail)	$206/1000 GR.SQ.FT.
54	Film Processing (Industrial)	Actual
55	Food Processing Plant (b)	Actual
56	Gas Station: Self Service	$413/W.C.
57	Gas Station: Four Bays Max	$3211/STATION
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total
59	Gymnasium: Basketball, Volleyball (k)	$826/1000 GR.SQ.FT.
60	Hanger (Aircraft)	$206/1000 GR.SQ.FT.
61	Health Club/Spa (k)	$2684/1000 GR.SQ.FT.
62	Homeless Shelter	$289/BED
63	Hospital	$422/BED
64	Hospital: Convalescent (a)	$289/BED
65	Hospital: Animal	$1811/1000 GR.SQ.FT.
66	Hospital: Psychiatric	$289/BED
67	Hospital: Surgical (a)	$1486/BED
68	Hotel: Use Guest Rooms Only (a)	$495/ROOM
69	Jail	$351/INMATE
70	Kennel: Dog Kennel/Open	$413/1000 GR.SQ.FT.
71	Laboratory: Commercial	$1032/1000 GR.SQ.FT.
72	Laboratory: Industrial	Actual
73	Laundromat	$855/MACHINE
74	Library: Public Area	$206/1000 GR.SQ.FT.
75	Library: Stacks, Storage	$124/1000 GR.SQ.FT.
76	Lobby of Retail Area (l)	$206/1000 GR.SQ.FT.

EXHIBIT 7- LASAN Sewage Generation Factor Table (8/10)

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

77	Lodge Hall	$12/SEAT
78	Lounge (l)	$206/1000 GR.SQ.FT.
79	Machine Shop (No Industrial Waste Permit Required) (b)	$206/1000 GR.SQ.FT.
80	Machine Shop (Industrial)	Actual
81	Mfg or Industrial Facility (No IW Permit Required) (b)	$206/1000 GR.SQ.FT.
82	Mfg or Industrial Facility (Industrial)	Actual
83	Massage Parlor	$1032/1000 GR.SQ.FT.
84	Medical Building (a)	$929/1000 GR.SQ.FT.
85	Medical: Lab in Hospital	$1057/1000 GR.SQ.FT.
86	Medical Office/Clinic	$1032/1000 GR.SQ.FT.
87	Mini-Mall (No Food)	$206/1000 GR.SQ.FT.
88	Mortuary: Chapel	$12/SEAT
89	Mortuary: Embalming	$1644/1000 GR.SQ.FT.
90	Mortuary: Living Area	$206/1000 GR.SQ.FT.
91	Motel: Use Guest Room Only (a)	$495/ROOM
92	Museum: All Area	$124/1000 GR.SQ.FT.
93	Museum: Office Over 15%	$495/1000 GR.SQ.FT.
94	Museum: Sales Area	$206/1000 GR.SQ.FT.
95	Office Building (a)	$495/1000 GR.SQ.FT.
96	Office Bldg w/Cooling Tower	$702/1000 GR.SQ.FT.
97	Plating Plant (No IW Permit Required) (b)	$206/1000 GR.SQ.FT.
98	Plating Plant (Industrial) (b)	Actual
99	Pool Hall (No Alcohol)	$206/1000 GR.SQ.FT.
100	Post Office: Full Service (m)	$495/1000 GR.SQ.FT.
101	Post Office: Private Mail Box Rental	$206/1000 GR.SQ.FT.
102	Prisons	$722/INMATE
103	Residential Dorm: College or Residential (n)	$289/STUDENT
104	Residential: Boarding House	$289/BED
105	Residential: Apt - Bachelor (a)	$310/DU
106	Residential: Apt - 1 BDR (a) (o)	$454/DU
107	Residential: Apt - 2 BDR (a) (o)	$619/DU
108	Residential: Apt - 3 BDR (a) (o)	$784/DU
109	Residential: Apt - >3 BDR (o)	$165 PER ADDITIONAL BEDROOM
110	Residential: Condo - 1 BDR (o)	$454/DU
111	Residential: Condo - 2 BDR (o)	$619/DU
112	Residential: Condo - 3 BDR (o)	$784/DU
113	Residential: Condo - >3 BDR (o)	$165 PER ADDITIONAL BEDROOM
114	Residential: Duplex/Townhouse - 1 BR (o)	$454/DU
115	Residential: Duplex/Townhouse - 2 BR (o)	$619/DU

EXHIBIT 7- LASAN Sewage Generation Factor Table (9/10)

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

116	Residential: Duplex/Townhouse - 3 BR (o)	$784/DU
117	Residential: Duplex/Townhouse - >3 BR (o)	$165 PER ADDITIONAL BEDROOM
118	Residential: SFD - 1 BR (o)	$578/DU
119	Residential: SFD - 2 BR (o)	$764/DU
120	Residential: SFD - 3 BR (o)	$950/DU
121	Residential: SFD - >3 BR (o)	$186/BDR
122	Residential Room Addition: Bedroom (o)	$186/BDR
123	Residential Room Conversion: Into a Bedroom (o)	$186/BDR
124	Residential: Mobile Home	Same as Apt
125	Residential: Artist (2/3 Area)	$310/DU
126	Residential: Artist Residence	$310/DU
127	Residential: Guest Home w/ Kitchen	Same as Apt
128	Residential: Guest Home w/o Kitchen	$186/BDR
129	Rest Home	$334/BED
130	Restaurant: Drive-In	$275/STALL
131	Restaurant: Drive-In Seating Area	$138/SEAT
132	Restaurant: Fast Food Indoor Seat	$138/SEAT
133	Restaurant: Fast Food Outdoor Seat	$138/SEAT
134	Restaurant: Full Service Indoor Seat (a)	$165/SEAT
135	Restaurant: Full Service Outdoor Seat	$165/SEAT
136	Restaurant: Take Out	$1650/1000 GR.SQ.FT.
137	Retail Area (greater than 100,000 SF)	$206/1000 GR.SQ.FT.
138	Retail Area (less than 100,000 SF)	$103/1000 GR.SQ.FT.
139	Rifle Range: Shooting Stalls/Lanes, Lobby	$206/1000 GR.SQ.FT.
140	Rifle Range Facility: Bar/Restaurant	Total
141	School: Arts/Dancing/Music (i)	$45/1000 GR.SQ.FT.
142	School: Elementary/Jr. High (a) (p)	$37/STUDENT
143	School: High School (a) (p)	$45/STUDENT
144	School: Kindergarten (s)	$37/STUDENT
145	School: Martial Arts (i)	$37/STUDENT
146	School: Nursery-Day Care (p)	$37/CHILD
147	School: Special Class (p)	$37/STUDENT
148	School: Trade or Vocational (p)	$45/STUDENT
149	School: Training (p)	$45/STUDENT
150	School: University/College (a) (p)	$66/STUDENT
151	School: Dormitory (a) (n)	$289/STUDENT
152	School: Stadium, Pavilion	$12/SEAT
153	Spa/Jacuzzi (Commercial with backwash filters)	Total
154	Storage: Building/Warehouse	$124/1000 GR.SQ.FT.

EXHIBIT 7- LASAN Sewage Generation Factor Table (10/10)

SEWERAGE FACILITIES CHARGE GUIDE
RESIDENTIAL AND COMMERCIAL CATEGORIES

(GR.SQ.FT.) = Gross Square Feet: area included within the exterior of the surrounding walls of a building excluding court.

EFFECTIVE DATE: April 6, 2012

155	Storage: Self-Storage Bldg	$124/1000 GR.SQ.FT.
156	Store: Ice Cream/Yogurt	$138/1000 GR.SQ.FT.
157	Store: Retail (l)	$206/1000 GR.SQ.FT.
158	Studio: Film/TV - Audience Viewing Room (q)	$12/SEAT
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	$206/1000 GR.SQ.FT.
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	$206/1000 GR.SQ.FT.
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total
162	Studio: Recording	$206/1000 GR.SQ.FT.
163	Swimming Pool (Commercial with backwash filters)	Total
164	Tanning Salon: Independent, No Shower (r)	$206/1000 GR.SQ.FT.
165	Tanning Salon: Within a Health Spa/Club	$2642/1000 GR.SQ.FT.
166	Theater: Drive-In	$25/VEHICLE
167	Theater: Live/Music/Opera	$12/SEAT
168	Theater: Cinema	$12/SEAT
169	Tract: Commercial/Residential	$4/ACRE
170	Trailer: Const/Field Office (e)	$495/OFFICE
171	Veterinary Clinic/Office	$1032/1000 GR.SQ.FT.
172	Warehouse	$124/1000 GR.SQ.FT.
173	Warehouse w/ Office	Total
174	Waste Dump: Recreational	$4130/STATION
175	Wine Tasting Room: Kitchen	$826/1000 GR.SQ.FT.
176	Wine Tasting Room: All Area	$206/1000 GR.SQ.FT.

EXHIBIT 8

Pool Water Efficient Landscape Worksheet

EXHIBIT 8

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 50.1

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]	Daily ETWU
Regular Landscape Areas								
POOL	1	NA	1	1	2,220	2,220	68,958	189
				Totals	2,220	2,220	68,958	189
Special Landscape Areas								
				1				
				1				
				1				
				Totals	0 (C)	0 (D)		
						ETWU Total	68,958	
						Maximum Allowed Water Allowance (MAWA)[e]	68,958	189

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method***
overhead spray or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU*** **(Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) = (****Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

gallon/sf/year * (1year/365days) = gallon/sf/day

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	2,220
Total Area	(A)	2,220
Average ETAF	**B ÷ A**	1

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	2,220
Total Area	(A+C)	2,220
Sitewide ETAF	**(B+D) ÷ (A+C)**	1

EXHIBIT 9

FlowMaster Calculations for Sewer Pipe Capacities

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (1/16)

First Alley South of Manchester Ave. Current Discharge

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.09120	ft/ft
Diameter	8.00	in
Discharge	1577.00	gal/day

Results

Normal Depth	0.17	in
Flow Area	0.00	ft²
Wetted Perimeter	0.20	ft
Hydraulic Radius	0.11	in
Top Width	0.19	ft
Critical Depth	0.02	ft
Percent Full	2.2	%
Critical Slope	0.01399	ft/ft
Velocity	1.30	ft/s
Velocity Head	0.03	ft
Specific Energy	0.04	ft
Froude Number	2.33	
Maximum Discharge	3.40	ft³/s
Discharge Full	3.16	ft³/s
Slope Full	0.00000	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	2.17	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (2/16)

First Alley South of Manchester Ave. Current Discharge

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.17	in
Critical Depth	0.02	ft
Channel Slope	0.09120	ft/ft
Critical Slope	0.01399	ft/ft

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (3/16)

First Alley South of Manchester Ave. 50% Capacity

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.09120	ft/ft
Normal Depth	4.00	in
Diameter	8.00	in

Results

Discharge	1022013.56	gal/day
Flow Area	0.17	ft²
Wetted Perimeter	1.05	ft
Hydraulic Radius	2.00	in
Top Width	0.67	ft
Critical Depth	0.58	ft
Percent Full	50.0	%
Critical Slope	0.02061	ft/ft
Velocity	9.06	ft/s
Velocity Head	1.28	ft
Specific Energy	1.61	ft
Froude Number	3.12	
Maximum Discharge	3.40	ft³/s
Discharge Full	3.16	ft³/s
Slope Full	0.02280	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	50.00	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (4/16)

First Alley South of Manchester Ave. 50% Capacity

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	4.00	in
Critical Depth	0.58	ft
Channel Slope	0.09120	ft/ft
Critical Slope	0.02061	ft/ft

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (5/16)

First Alley South of Manchester Ave. 75% Capacity

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.09120	ft/ft
Normal Depth	6.00	in
Diameter	8.00	in

Results

Discharge	1863902.72	gal/day
Flow Area	0.28	ft²
Wetted Perimeter	1.40	ft
Hydraulic Radius	2.41	in
Top Width	0.58	ft
Critical Depth	0.66	ft
Percent Full	75.0	%
Critical Slope	0.06869	ft/ft
Velocity	10.27	ft/s
Velocity Head	1.64	ft
Specific Energy	2.14	ft
Froude Number	2.60	
Maximum Discharge	3.40	ft³/s
Discharge Full	3.16	ft³/s
Slope Full	0.07583	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	75.00	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (6/16)

First Alley South of Manchester Ave. 75% Capacity

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	6.00	in
Critical Depth	0.66	ft
Channel Slope	0.09120	ft/ft
Critical Slope	0.06869	ft/ft

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (7/16)

First Alley South of Manchester Ave. Proposed Discharge

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.09120	ft/ft
Diameter	8.00	in
Discharge	414909.50	gal/day

Results

Normal Depth	2.45	in
Flow Area	0.09	ft²
Wetted Perimeter	0.78	ft
Hydraulic Radius	1.39	in
Top Width	0.61	ft
Critical Depth	0.38	ft
Percent Full	30.6	%
Critical Slope	0.00998	ft/ft
Velocity	7.10	ft/s
Velocity Head	0.78	ft
Specific Energy	0.99	ft
Froude Number	3.26	
Maximum Discharge	3.40	ft³/s
Discharge Full	3.16	ft³/s
Slope Full	0.00376	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	30.57	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley South of Manchester Ave. (8/16)

First Alley South of Manchester Ave. Proposed Discharge

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	2.45	in
Critical Depth	0.38	ft
Channel Slope	0.09120	ft/ft
Critical Slope	0.00998	ft/ft

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (9/16)

First Alley North of La Tijera Blvd Current Discharge

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.02080	ft/ft
Diameter	8.00	in
Discharge	3675.00	gal/day

Results

Normal Depth	0.36	in
Flow Area	0.01	ft²
Wetted Perimeter	0.28	ft
Hydraulic Radius	0.23	in
Top Width	0.28	ft
Critical Depth	0.03	ft
Percent Full	4.5	%
Critical Slope	0.01205	ft/ft
Velocity	1.03	ft/s
Velocity Head	0.02	ft
Specific Energy	0.05	ft
Froude Number	1.29	
Maximum Discharge	1.62	ft³/s
Discharge Full	1.51	ft³/s
Slope Full	0.00000	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	4.45	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (10/16)

First Alley North of La Tijera Blvd Current Discharge

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.36	in
Critical Depth	0.03	ft
Channel Slope	0.02080	ft/ft
Critical Slope	0.01205	ft/ft

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (11/16)

First Alley North of La Tijera Blvd 50% Capacity

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.02080	ft/ft
Normal Depth	4.00	in
Diameter	8.00	in

Results

Discharge	488079.88	gal/day
Flow Area	0.17	ft²
Wetted Perimeter	1.05	ft
Hydraulic Radius	2.00	in
Top Width	0.67	ft
Critical Depth	0.41	ft
Percent Full	50.0	%
Critical Slope	0.01063	ft/ft
Velocity	4.33	ft/s
Velocity Head	0.29	ft
Specific Energy	0.62	ft
Froude Number	1.49	
Maximum Discharge	1.62	ft³/s
Discharge Full	1.51	ft³/s
Slope Full	0.00520	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	50.00	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (12/16)

First Alley North of La Tijera Blvd 50% Capacity

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	4.00	in
Critical Depth	0.41	ft
Channel Slope	0.02080	ft/ft
Critical Slope	0.01063	ft/ft

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (13/16)

First Alley North of La Tijera Blvd 75% Capacity

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.02080	ft/ft
Normal Depth	6.00	in
Diameter	8.00	in

Results

Discharge	890138.30	gal/day
Flow Area	0.28	ft²
Wetted Perimeter	1.40	ft
Hydraulic Radius	2.41	in
Top Width	0.58	ft
Critical Depth	0.55	ft
Percent Full	75.0	%
Critical Slope	0.01696	ft/ft
Velocity	4.90	ft/s
Velocity Head	0.37	ft
Specific Energy	0.87	ft
Froude Number	1.24	
Maximum Discharge	1.62	ft³/s
Discharge Full	1.51	ft³/s
Slope Full	0.01730	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	75.00	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (14/16)

First Alley North of La Tijera Blvd 75% Capacity

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	6.00	in
Critical Depth	0.55	ft
Channel Slope	0.02080	ft/ft
Critical Slope	0.01696	ft/ft

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (15/16)

First Alley North of La Tijera Blvd Proposed Discharge

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.015	
Channel Slope	0.02080	ft/ft
Diameter	8.00	in
Discharge	414909.50	gal/day

Results

Normal Depth	3.64	in
Flow Area	0.15	ft²
Wetted Perimeter	0.99	ft
Hydraulic Radius	1.88	in
Top Width	0.66	ft
Critical Depth	0.38	ft
Percent Full	45.5	%
Critical Slope	0.00998	ft/ft
Velocity	4.15	ft/s
Velocity Head	0.27	ft
Specific Energy	0.57	ft
Froude Number	1.52	
Maximum Discharge	1.62	ft³/s
Discharge Full	1.51	ft³/s
Slope Full	0.00376	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	45.50	%
Downstream Velocity	Infinity	ft/s

EXHIBIT 9- FlowMaster calculations for sewer pipe capacities Location: First Alley North of La Tijera Blvd. (16/16)

First Alley North of La Tijera Blvd Proposed Discharge

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	3.64	in
Critical Depth	0.38	ft
Channel Slope	0.02080	ft/ft
Critical Slope	0.00998	ft/ft