



MIRABEL PROJECT

688 SOUTH COCHRAN AVENUE, LOS ANGELES CA 90036

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY

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PREPARED BY:

KPFF Consulting Engineers
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Mirabel Project (Project) proposes the development of a new 42-story mixed-use tower on an approximately 57,374 square foot/1.32 acre site at 688 South Cochran Avenue, Los Angeles (Project Site) in the Miracle Mile area of the City of Los Angeles (City).

The Project proposes the demolition of the existing commercial buildings (totaling approximately 38,545 square feet), and the construction of a new 42-story mixed-use tower, occupying 39 stories over a three-level podium, and three levels of subterranean automated parking, with a maximum height of 530 feet and a total floor area of approximately 476,777 square feet. The Project would retain two facades of the building at 5401 Wilshire Boulevard, a contributor to the Miracle Mile Historic District, and would include up to 348 dwelling units, of which 29 units would be set aside for Very Low Income households, and approximately 12,821 square feet of ground floor commercial uses.

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 for California Environmental Quality Act (CEQA) compliance.

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.
- 2019 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2020 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.

- LADWP’s 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 25th, 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 Project does not meet any of the criteria above, therefore it will not need a 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 sewer lines 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 sewers, which are sewers 18 inches or less in diameter, must be designated for a

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

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

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.³ The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

Recently, the City of Los Angeles completed the One Water LA 2040 Plan⁴. The Plan is a roadmap connecting plans, ideas, and people to arrive at better and fiscally-responsible water planning solutions. Some of the objectives are:

- Integrate management of water resources and policies
- Balance environment, economic and social goals
- Improve health of local watershed
- Improve local water supply reliability
- Implement, monitor, and maintain a reliable watershed system
- Increase climate resilience
- Increase community awareness and advocacy for sustainable water

The One Water LA 2040 Plan builds on the premise of the Integrated Resource Plan to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities through the year 2040. As with the Integrated Resource Plan, such efforts would be organized in three phases over a 23-year period from 2018 to the planning horizon of 2040. The "Near-term" phase will be 2018-2020, the "Mid-term" phase will be 2021-2030, and the "Long-term" phase will be 2031-2040. The phasing plan will comprise of 35 integration opportunities that will demonstrate how water management benefits can be integrated in a project through multi-agency collaboration. The One Water LA 2040 Plan is currently in the "Mid-term" phase.

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 City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006. <https://www.lacitysan.org/san/sandocview?docname=CNT025148>

⁴ City of Los Angeles One Water LA 2040 Plan https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-au?_adf.ctrl-state=716q2rk3v_5&_afLoop=10668536669540148#!

2.3. ENERGY

2.3.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP)⁵ document serves as a comprehensive 20-year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2016 IRP recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, the 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 our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment will not be as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2018/19 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. 2017's SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

⁵ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

2.3.2. NATURAL GAS

The *2020 California Gas Report*⁶ 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-driven, statewide natural gas demand is projected to decline at an average rate of 1.0 percent each year through 2035. The decline comes from reduced gas demand in the major market segment areas of residential, electric generation (EG), commercial, and industrial. Statewide residential gas demand is projected to decrease at an average rate of 1.7 percent each year. EG gas demand is projected to decrease at an average annual rate of 1.5 percent each year. The Commercial segment gas demand, which includes both core and noncore commercial demand, is projected to decrease at an average annual rate of 1.5 percent each year. The Industrial gas demand segment is expected to decline at an average rate of 0.2 percent per year. Though the Natural Gas Vehicle (NGV) market shows moderate growth, it is not sufficient to offset the projected decrease in other market segments over the forecast horizon. Aggressive energy efficiency programs are dampening gas demand in these sectors.

In addition, the statewide efforts to minimize greenhouse gas (GHG) emissions are reducing EG demand due to increase in demand side and supply side generation resources that produce few or no carbon emissions. Nevertheless, gas-fired generation and energy storage will continue to be primary technologies to support long-term increases in electricity usage and integrate increasing quantities of intermittent renewable electric generation into the electric grid.

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.

⁶ California Gas and Electric Utilities, 2020 California Gas Report, 2020.

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.⁷

The California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030.⁸

3. ENVIRONMENTAL SETTING

The Project Site is located at 688 South Cochran Avenue in the City of Los Angeles, California, between the intersections of Cochran Avenue, Wilshire Boulevard, and Cloverdale Avenue. It is situated in numerous lots as follows.

APN 5508-009-029

- Lots 185, 186 and 187 of Tract No. 7705
- Lot 113 of Tract No. 7705
- Lot 114 of Tract No. 7705

APN 5508-009-001

- Lot 112 of Tract No. 7705

The south portion of the Project Site is currently occupied by existing one- and two-story buildings containing approximately 38,545 square feet of floor area. The remaining north portion of the Project Site is an asphalt-paved, ground-level 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), local groundwater, and Colorado River Aqueduct (supplied by MWD). Expansion in recycled water, or water reuse, is anticipated to play a significant role in the local supply strategy. Many of LADWP's traditional water supply sources are becoming increasingly constrained due to hydrologic variability, environmental regulations, and groundwater basin contamination. 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

⁷ C.A. Legislative Assembly, SB 32, 2015-2016.

⁸ C.A. Legislative Assembly, SB 32, 2015-2016.

(average of 41% 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 9% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. It is estimated that the LAA supply will decrease by 0.1652% per year due to climate impacts. LADWP has been unable to produce its annual entitlement to groundwater from the San Fernando Basin due to groundwater contamination, which has impaired and restricted use of many of LADWP's groundwater production wells. Lastly, the City's recycled water supply is limited to specific projects within the City at this time.⁹

3.1.2. LOCAL

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by LADWP, there are 6-inch water mains in both Cochran Avenue and Cloverdale Avenue, there is an 8-inch water main in Wilshire Boulevard, and there are five existing fire hydrants north of Wilshire in the vicinity of the Project. These are shown on the third page of Exhibit 1, along with a sixth, new hydrant proposed by and adjacent to the Project. Per record drawings and Project underground utility investigation results, there appear to be five service laterals along Cloverdale and two along Cochran.

The existing site conditions of the Project Area are the aforementioned structures on the south side and parking areas on the north side, all of which will be demolished by the Project. The existing structures contain wet utilities and fire sprinklers.

Table 1 shows the estimated existing water consumption data for the Project Site. Existing utility data was not available, so usage rates were estimated using 2012 LA Sanitation (LASAN) sewage generation factors for existing land uses (see Exhibit 6). Water usage was then assumed to be 100% of calculated sewage generation.

Table 1 – Estimated Existing Water Consumption		
Connection To:	Facility	Total Consumption (gpd)
Project Site	Retail Areas (38,545 sf)	964
<i>Existing Total Water Consumption</i>		964 gpd
Sewage generation rates are per City of LA Bureau of Engineering/LASAN (2012) as shown in Exhibit 6. sf = square feet gpd = gallons per day		

⁹ LADWP, 2020 Urban Water Management Plan, November 2021.

3.2. WASTEWATER

3.2.1. REGIONAL

LASAN 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 300 mgd.¹⁰

3.2.2. LOCAL

Sanitary sewer is provided by LA Sanitation (LASAN). There are 8” sanitary sewer mains flowing southward in Cochran Avenue and Cloverdale Avenue along the Project Site, emptying into an 18” sanitary sewer main flowing westward alongside the Project Site. The Project Site has multiple sanitary sewer laterals that connect site flows to each of these three adjacent mains.

- An 8” sewer main in Cloverdale Avenue flows southward to Wilshire Boulevard and has a calculated design capacity of 0.86917 cfs (0.562 Mgd) according to the City of LA Bureau of Engineering online Navigate LA utility database.
- An 8” sewer main in Cochran Avenue flows southward to Wilshire Boulevard and has a calculated design capacity of 0.77741 cfs (0.502 Mgd) according to the City of LA Bureau of Engineering online Navigate LA utility database.
- An 18” sewer main in Wilshire Boulevard receives flows from the mains in Cloverdale and Cochran, as well as from Project Site laterals, and flows westward with a calculated design capacity of 0.77741 cfs (2.674 Mgd) according to the City of LA Bureau of Engineering online Navigate LA utility database.

The City sewer network ultimately conveys wastewater to the Hyperion Sewage Treatment Plant.

Table 2 shows the estimated existing wastewater generation data for the Project Site. Existing utility data was not available, so usage rates were estimated using 2012 LA Sanitation (LASAN) sewage generation factors for existing land uses (see Exhibit 6).

¹⁰ City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.

Table 2 – Estimated Existing Wastewater Generation		
Connection To:	Facility	Total Generation (gpd)
Project Site	Retail Areas (38,545 sf)	964
<i>Existing Total Wastewater Generation</i>		964 gpd
Sewage generation rates are per City of LA Bureau of Engineering/LASAN (2012) as shown in Exhibit 6. sf = square feet gpd = gallons per day		

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.

3.3.1.1. REGIONAL

LADWP's Power system is the nation's largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 23 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 6,502 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,752 miles of overhead distribution lines and 3,626 miles of underground distribution cables.¹¹

3.3.1.2. LOCAL

Based on available substructure maps from the City of Los Angeles Bureau of Engineering's online NavigateLA, and as-built drawings for the Project Site, the existing LADWP power infrastructure around the Project Site includes underground conduits in Cloverdale Avenue and Wilshire Boulevard. Electricity demand estimates have been prepared based on the existing building program using CalEEMod by the California Air Pollution Officers Association (CAPCOA) and are summarized in Table 3 below.

¹¹ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

Table 3 - Estimated Existing Electrical Demand		
Connection To:	Facility	Electricity Demand (kWh)
	Strip Mall	383,775
<i>Total Existing Electricity Demand for Project Site</i>		383,775
Electricity demand estimates are based on analysis by CAJA of existing Project site using CalEEMod software 1 kW (kilowatt) = 1,000 Watts		

3.3.2. NATURAL GAS

Southern California Gas Company (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.

3.3.2.1. REGIONAL

SoCal Gas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCal Gas' natural gas system is the nation's largest natural gas distribution utility and serves a 24,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.8 million customers through 5.9 million meters in more than 500 communities.¹²

3.3.2.2. LOCAL

Based on substructure maps provided by the City's Navigate LA database, there appear to be an existing 3" Southern California Gas Company (SCG) gas line in Cochran Avenue, an existing 6" SCG gas line in Wilshire Boulevard, and an existing 3" SCG gas line in Cloverdale Avenue. The substructure maps also show one existing service connection to the Project Site from the main in Cochran Avenue and another one from the main in Cloverdale Avenue. Table 4 shows the estimated existing natural gas demand for the Project Site.

¹² SoCal Gas Company Profile. <https://www.socalgas.com/about-us/company-profile>, accessed May 2022.

Table 4 - Estimated Existing Natural Gas Demand		
Connection To:	Facility	Natural Gas Demand (kBTU/yr)
	Strip Mall	189,801
<i>Total Existing Natural Gas Demand for Project Site</i>		189,801
Natural gas demand estimates are based on Analysis by CAJA of Existing Project Site Using CalEEMod Software kBTU/yr = thousand BTU per year		

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.

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 and proposed water demand is based upon available data for the Project Site; and utilizes a "100-percent of the LASAN sewerage generation factor" as a water demand assumption. For certain uses, such as pools and spas, water demand rates are based on dimensions of facilities, LADWP and LASAN data, and water usage assumptions associated with regular use and maintenance of such facilities.

LADWP performed a hydraulic analysis of their water system in the vicinity of the Project Site to determine whether adequate pressure and flow are available to support the Project's fire- and domestic-water requirements. Based on the results, LADWP determined that the existing water infrastructure can meet the Project's fire- and domestic

water flow and pressure needs. Exhibit 1 shows the results of the Information of Fire Flow Availability Request (IFFAR), which confirms that adequate flow will be available from the nearest six fire hydrants to support firefighting operations.

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).

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 3 for the Sewer Capacity Availability Request (SCAR) Report prepared for the Project by the City of Los Angeles Bureau of Sanitation.

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 4 and 5) 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 for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water uses range from 1,000 to 2,000 gallons per day (gpd). Since the anticipated water usage during construction would be significantly less than the water usage demand for Project operation (58,775 gpd, which is determined below to have less than significant impact), impacts to water supplies due to construction activities would be less than significant as well.

The Project will also require construction of new, on-site water distribution lines to serve the new building 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 connections to the public main. No upgrades to public water mains are anticipated.

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

6.1.2. WASTEWATER

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize 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 building. 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. No upgrades to the public main are anticipated. When considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration 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 building and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand would be supplied from existing electrical services within the Project Site, a new temporary service, or temporary mobile generators, which would not affect services to surrounding areas. The use of renewable energy sources during construction is not anticipated. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of Los Angeles requirements, which would avoid potential impacts to existing energy systems and adjacent properties. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. INFRASTRUCTURE CAPACITY

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 1 and Exhibit 2 for the results of the IFFAR and SAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

6.2.1.2. FIRE WATER DEMAND

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project Site falls within the Industrial and Commercial land use category, which has a required fire flow of 6,000 gallons to 9,000 per minute (gpm) from four to six adjacent hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The IFFAR shows six nearby hydrants flowing simultaneously for a combined 6,400 gpm. Therefore, results show that the Project Site currently has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC.

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

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

The Project will incorporate a fire sprinkler suppression system to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference 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 to determine if the existing public water infrastructure could meet the demands of the Project.

The SAR for the 6-inch water main in Cloverdale Avenue, where the project proposes to connect for fire- and domestic-water, shows a static pressure of 83 pounds per square inch and that a flow of 1,400 gpm can be delivered to the Project Site with a residual pressure of 59 pounds per square inch. The estimated maximum fire service demand is 1,400 gpm from two, redundant 6-inch services which can be isolated from one another in the event of system degradation. The SAR shows that the available water pressure satisfies the private water system demands. With compliance with LAFD and LADWP requirements, fire flow impacts would be less than significant to water infrastructure.

6.2.1.3. DOMESTIC WATER DEMAND

Table 5 contains the net water demand for the Project Site once the Project is constructed. The water demand estimates (except for pool and spa assumptions) have been prepared based on the sum of (a) 100 percent of the 2012 LASAN sewerage generation factors for high rise residential land uses, (b) estimated evaporation from the pools and spa based on LADWP methodology, and (c) irrigation water use estimate calculated per California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance. The California Urban Water Management Planning Act requires that every urban water supplier prepare and adopt an Urban Water Management Plan (UWMP) every five years. LADWP's 2020 UWMP provides a complete analysis of water supplies and demands and anticipates a sustainable water supply for the City for the next 25 years. LADWP considered the UWMP in determining whether to approve the SARs for the Project. In addition, the Project does not require preparation of a WSA based on its water demand characteristics. The Project is consistent with zoning and land use designations for the Project Site, which indicates general consistency with the assumptions used to prepare the UWMP. Together, this reflects that the water demand associated with the

Project is within the LADWP's 2020 UWMP projected increase in citywide water demands while anticipating normal, dry, and multiple dry-year water conditions occurring at the same time.

As mentioned above, the approved SAR, which is inclusive of anticipated domestic water demands, shows that the existing infrastructure is sufficient to meet the water demand of the Project.

The Project is estimated to increase the total net water demand by 58,775 GPD. LADWP anticipates existing and future demands can be met during normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP. Therefore, the Project's impacts on water supply and water infrastructure would be less than significant.

Table 5 – Estimated Proposed Water Consumption				
<u>Existing</u> Project Site	Water Consumption (GPD/1,000 Gr SF) ¹	Quantity	Units	Total Consumption (GPD)
Retail Areas ²	25	38.5	KGSF	964
<u>Existing</u> Water Consumption				964
<u>Proposed</u> Project Site	Water Consumption (GPD/1,000 Gr SF) ¹	Quantity	Units	Total Consumption (GPD) ¹
Retail Areas ³	25	7.4	KGSF	185
Auto Parking ⁴	20	194	KGSF	3,880
Studio Unit ⁵	75	136	DU	10,200
1 Bdrm Unit ⁶	110	102	DU	11,220
2 Bdrm Unit ⁷	150	110	DU	16,500
Lounge Space ⁸	50	32.7	KGSF	1,635
Office Space ⁹	120	6.5	KGSF	780
Pools and Spa ¹⁰	See Footnote 10			844
Fitness Room ¹¹	650	3.55	KGSF	2,308
Restaurant ¹²	30	330	Seats	9,900
Coffee House ¹³	720	1.0	KGSF	720
Laundromat ¹⁴	185	4	Machines	740
Landscaping Irrigation Demand ¹⁵				827
<u>Proposed</u> Total Water Consumption				59,739
<u>Net Increase in Water Consumption</u>				58,775
DU = Dwelling Units GPD = Gallons Per Day KGSF = 1,000 Gross Square Feet				

- ¹ Average daily flows are based on 100% of LASAN Sewage Generation Factors, as shown in Exhibit 6. These flows do not include the data shown on the SCAR for intermittent sewer ejector flows from SCAR report (see clarification notes on page 2 of the SCAR, Exhibit 3).
- ^{2,3} Retail Areas considered as "Retail Area (Less than 100,000 SF)" for water consumption purposes. Refer to Exhibit 6, Line Item 138.
- ⁴ Non-automated parking areas considered as "Auto Parking" for water consumption purposes. Refer to Exhibit 6, Line Item 4
- ⁵ Studio unit considered as "Residential: Apt - Bachelor" for water consumption purposes. Refer to Exhibit 6, Line Item 105.
- ⁶ 1-Bedroom units considered as "Residential: Apt - 1 BDR" for water consumption purposes. Refer to Exhibit 6, Line Item 106.
- ⁷ 2-Bedroom units considered as "Residential: Apt - 2 BDR" for water consumption purposes. Refer to Exhibit 6, Line Item 107.
- ⁸ Lounge Space including lobbies, library, mailroom, and other general gathering spaces on levels 1, 3, 4, and 43 considered as "Lounge" for water consumption purposes. Refer to Exhibit 6, Line Item 78.
- ⁹ General-use office-type spaces such as co-working spaces and leasing offices on level 5 are considered as "Office Building" for water consumption purposes. Refer to Exhibit 6, Line Item 95.
- ¹⁰ Pool and Spa water consumption calculated using (A) assumed evaporation rate of 0.094 gpd/sf (per LADWP methodology) applied over pool surface areas (provided on Sheet W-0.01) of 1,369 sf (lap pool) + 1,012 sf (adult pool) + 389 sf (reflective pool) + 163 sf (adult spa); plus (B) weekly backwash of filters (2 pumps @ 100-gpm for 20-min per week = 571/gpd); yielding a total of 844 gpd.
- ¹¹ Fitness spaces such as the gym on level 3 and the yoga pavilion on level 4 are considered as "Health Spa/Club" for water consumption purposes. Refer to Exhibit 6, Line Item 61.
- ¹² Restaurant considered as "Restaurant: Full Service Indoor Seat" for water consumption purposes. Refer to Exhibit 6, Line Item 134. Note that the calculation here in this table (based on 330 seats) differs from the SCAR, which has erroneous seating data. While the SCAR thus ends up conservatively approving a much greater sewage generation, the corrected flow of 9,900 gpd shown here in this table is a better estimate. The 330 seat estimate is based on a total area of 4,443 sf @ 1 seat per 13.5 sf.
- ¹³ Coffeehouse considered as "Coffee House: Pastry Baking Only" for water consumption purposes. Refer to Exhibit 6, Line Item 34.
- ¹⁴ Laundry Area/Washing Machines on level 3 are considered as "Laundromat" for water consumption purposes. Refer to Exhibit 6, Line Item 73.
- ¹⁵ Irrigation Demand provided by Landscape Architect. Water use estimate per California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

6.2.2. SEWER

Table 6 contains the net sewer generation for the Project Site once the Project is constructed. Based on the type of land use and corresponding generation factors, the Project will generate approximately a net increase of 57,675 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the 2012 LASAN sewerage generation factors.

Table 6 – Estimated Proposed Wastewater Generation				
<u>Existing</u> Project Site	Sewage Generation (GPD/1,000 Gr SF) ¹	Quantity	Units	Total Generation (GPD)
Retail Areas ²	25	38.5	KGSF	964
<u>Existing Wastewater Generation</u>				964
<u>Proposed</u> Project Site	Sewage Generation (GPD/1,000 Gr SF) ¹	Quantity	Units	Total Generation (GPD)¹
Retail Areas ³	25	7.4	KGSF	185
Auto Parking ⁴	20	194	KGSF	3,880
Studio Unit ⁵	75	136	DU	10,200
1 Bdrm Unit ⁶	110	102	DU	11,220
2 Bdrm Unit ⁷	150	110	DU	16,500
Lounge Space ⁸	50	32.7	KGSF	1,635
Office Space ⁹	120	6.5	KGSF	780
Pools and Spa ¹⁰	See Footnote 10			571
Fitness Room ¹¹	650	3.55	KGSF	2,308
Restaurant ¹²	30	330	Seats	9,900
Coffee House ¹³	720	1.0	KGSF	720
Laundromat ¹⁴	185	Machine	4	740
<u>Proposed Total Wastewater Generation</u>				58,639
<u>Net Increase in Wastewater Generation</u>				57,675
DU = Dwelling Units GPD = Gallons Per Day KGSF = 1,000 Gross Square Feet ¹ Average daily wastewater flows are based on LASAN Sewage Generation Factors, as shown in Exhibit 6. These flows do not include the data shown on the SCAR for intermittent sewer ejector flows from SCAR report (see clarification notes on page 2 of the SCAR, Exhibit 3). ^{2,3} Retail Areas considered as "Retail Area (Less than 100,000 SF)" for water consumption purposes. Refer to Exhibit 6, Line Item 138. ⁴ Non-automated parking areas considered as "Auto Parking" for water consumption purposes. Refer to Exhibit 6, Line Item 4 ⁵ Studio unit considered as "Residential: Apt - Bachelor" for water consumption purposes. Refer to Exhibit 6, Line Item 105. ⁶ 1-Bedroom units considered as "Residential: Apt - 1 BDR" for water consumption purposes. Refer to Exhibit 6, Line Item 106. ⁷ 2-Bedroom units considered as "Residential: Apt - 2 BDR" for water consumption purposes. Refer to Exhibit 6, Line Item 107. ⁸ Lounge Space including lobbies, library, mailroom, and other general gathering spaces on levels 1, 3, 4, and 43 considered as "Lounge" for water consumption purposes. Refer to Exhibit 6, Line Item 78. ⁹ General-use office-type spaces such as co-working spaces and leasing offices on level 5 are considered as "Office Building" for water consumption purposes. Refer to Exhibit 6, Line Item 95. ¹⁰ Pool and Spa wastewater generation calculated using assumed weekly backwash of filters - 2 pumps @ 100-gpm for 20-min per week = 571 gpd.				

- ¹¹ Fitness spaces such as the gym on level 3 and the yoga pavilion on level 4 are considered as "Health Spa/Club" for water consumption purposes. Refer to Exhibit 6, Line Item 61.
- ¹² Restaurant considered as "Restaurant: Full Service Indoor Seat" for water consumption purposes. Refer to Exhibit 6, Line Item 134. Note that the calculation here in this table (based on 330 seats) differs from the SCAR, which has erroneous seating data. While the SCAR thus ends up conservatively approving a much greater sewage generation, the corrected flow of 9,900 gpd shown here in this table is a better estimate. The 330 seat estimate is based on a total area of 4,443 sf @ 1 seat per 13.5 sf.
- ¹³ Coffeehouse considered as "Coffee House: Pastry Baking Only" for water consumption purposes. Refer to Exhibit 6, Line Item 34.
- ¹⁴ Laundry Area/Washing Machines on level 3 are considered as "Laundromat" for water consumption purposes. Refer to Exhibit 6, Line Item 73.

A Sewer Capacity Availability Request (SCAR) was submitted to LASAN to verify that the existing public infrastructure can accommodate the Project. In response, LASAN has analyzed the Project demands in conjunction with existing conditions and forecasted growth, and has approved the Project to discharge up to 892,701 gpd of wastewater to the existing 8-inch sewer lines in Cloverdale and Cochran Avenues and the existing 18-inch sewer line in Wilshire Boulevard. See Exhibit 3 for the approved SCAR.

The following local pipe calculation is consistent with the SCAR findings: The existing design capacity of the 18" sewer line along Wilshire Boulevard has a capacity of 0.77741 cfs (2.674 Mgd) according to the City of LA Bureau of Engineering online Navigate LA utility database. The Project's net increase of sewage generation is calculated to be 61,865 gpd, which represents just 2.3% of the existing pipe's capacity. Therefore, based on the approved SCAR from LASAN, impacts of the Project on wastewater infrastructure are considered to be less than significant.

Looking downstream, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (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).¹³ The Project's proposed wastewater generation is approximately 0.062 mgd, which is approximately 0.01 percent of the Hyperion Treatment Plant's design capacity. This is equal to far less than one percent of the Hyperion Treatment Plant's capacity where the Project's wastewater would be treated. Consequently, impacts of the Project on wastewater treatment capacity are less than significant.

6.2.3. ENERGY

6.2.3.1. ELECTRICITY

Buildout of the Project, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, increase the need for energy supplies and infrastructure capacity, such as new or

¹³ City of Los Angeles Department of Public Works, LA Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_afzLoop=12383804760802391&_afzWindowMode=0&_afzWindowId=null&_adf.ctrl-state=1c55he77nw_1#!%40%40%3F_afzWindowId%3Dnull%26_afzLoop%3D12383804760802391%26_afzWindowMode%3D0%26_afz.ctrl-state%3D1c55he77nw_5, accessed August 2021.

expanded energy facilities. Based on LADWP's 2017 Power Strategic Long-Term Resource Plan, LADWP forecasts that its peak demand in the 2026-2027 fiscal year will be 27,053 GWh of electricity. Based on the Project's net estimated demand increase of 1.69 GWh and LADWP's overall forecast demand of 23,537 GWh, the Project would account less than 0.01 percent of LADWP's projected energy demand for the Project's build-out year. 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 2017 Power Strategic Long-Term 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 Strategic Long-Term 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.

Table 7 contains the net energy demand for the Project Site once the Project is constructed. Project operation would result in a net increase in electricity usage at the Project Site of approximately 1,694,031 kWhr per year.

Table 7 – Estimated Proposed Electrical Demand		
Connection To:	Facility	Demand (kWh)^(a)
	Apartments	1,131,947
	Enclosed Parking with Elevator	705,802
	Restaurants	171,184
	Retail	68,873
Total Proposed Electricity Demand for Project Site		2,077,806
Existing Electricity Demand for Project Site^(from Table 3)		383,775
<i>Net Increase in Electricity Demand for Project Site Due to Project</i>		1,694,031
1 kW (kilowatt) = 1,000 Watts.		
^(a) The average projected load based on estimates from CAJA using CalEEMod.		

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 4), impacts related to electrical services is part of the total load growth forecast for the City of Los Angeles and has been considered in the planned growth of the City's power system. The electrical demand for the Project Site would be less than significant.

6.2.3.2 NATURAL GAS.

The Project will increase the demand for natural gas resources. Based on estimates provided by CAJA (see Table 8), the Project operation would result in a net increase in natural gas usage in the Project Site of approximately 3.45 GBTU per year.

Table 8 – Estimated Proposed Natural Gas Demand	
Connection To:	Demand (kBTU/yr)^a
Apartments	3,090,301
Enclosed Parking with Elevator	0
Restaurants	513,002
Retail	36,029
Total Natural Gas Demand for Project Site	3,639,332
Existing Natural Gas Demand for Project Site	189,801
<i>Net Increase in Natural Gas Demand</i>	3,449,531^b
^(a) The average projected load based on estimates from CAJA using CalEEMod. ^(b) 3,449,531 kBTU/yr = 9,451 cf/day	

A Will Serve letter was sent to the gas company to determine if there is sufficient capacity to serve the Project. Based on the response from SoCalGas (see Exhibit 5), available capacity to serve the Project exists.

While buildout of the Project is expected to increase natural gas consumption during project construction and operation, natural gas consumption is actually forecast to decline statewide at an average rate of 1.0 percent each year through 2035. Based on the 2020 California Gas Report, the California Energy Commission estimates the total natural gas capacity (supply available) from utility sources supplying the SoCalGas service area in

2026 (the Project's buildout year) will be adequate to meet the projected total natural gas throughput (supply taken) within the SoCalGas planning area will be 2,317 million cubic feet/day (MMCF/day) in 2026.¹⁴ This forecast accounts for expected normal development such as the Project proposes. For perspective, the Project's net increase in natural gas consumption of 9,451 cubic feet per day represents less than 0.001 percent of the SoCalGas' projected 2026 demand of 2,317 million cubic feet per day.

Therefore, the construction of new natural gas transmission lines or other major natural facilities would not be required to serve the Project. Operation of the Project would not exceed the capacity of the distribution infrastructure such that the expansion or construction of new natural gas facilities would be required. Therefore, impacts related to natural gas infrastructure would be less than significant.

7. LEVEL OF SIGNIFICANCE

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

¹⁴ Executive Summary, Statewide Consolidated Summary Tables, 2020 California Gas Report, 2020.

EXHIBITS

EXHIBIT 1

LADWP “Information of Fire Flow Availability Request” (IFFAR)



Western

City of Los Angeles

Los Angeles Department of Water and Power - Water System

1 of 2

INFORMATION OF FIRE FLOW AVAILABILITY

6,000 TO 9,000 GPM FROM
4 TO 6 FIRE HYDRANTS
FLOWING SIMULTANEOUSLY

Water Service Map No.: W134-180
W134-183

LAFD Fire Flow Requirement: _____ LAFD Signature: _____
Date Signed: _____

Applicant: Matt Dorn
Company Name: KPFF Consulting Engineers
Address: 700 Flower Street, Suite 2100, Los Angeles, CA 90017
Telephone: 213-418-7969
Email Address: matt.dorn@kpff.com

	F-	F- 34180	F- 34181
Location:	COCHRAN AVE. <i>proposed new hydrant</i>	NW Cochran Ave Wilshire Blvd	W/S Cochran Ave 449' N/O Wilshire Blvd
Distance from Nearest Pipe Location (feet):	<i>79' N/O WILSHIRE 34' FROM 6" MAIN</i>	17'	17'
Hydrant Size:	2.5 x 4D	2.5 x 4D	2.5 x 4D
Water Main Size (in):	6	6	6
Static Pressure (psi):	82 psi	82 psi	82 psi
Residual Pressure (psi):	69 psi	68 psi	68 psi
Flow at 20 psi (gpm):	400 gpm	400 gpm	1,100 gpm

See attached sketch
at page 3.

RECEIVED/WDE
FEB 09 2022

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No. W20220310005
The six fire hydrants flowing simultaneously can provide up to 6,400 gpm

Water Purveyor: Los Angeles Department of Water & Power Date: March 28, 2022
Water Distribution-Western District

Signature: _____ Title: CE 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

111 North Hoe Street - Room 1425

Los Angeles, CA 90012

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

Project Site Address: 688 S. Cochran Avenue, Los Angeles, CA 90036
Please run all 6 hydrants simultaneously. See application #2 for additional hydrant numbers

C. Smith



Western

2 of 2

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

6,000 TO 9,000 GPM FROM
4 TO 6 FIRE HYDRANTS
FLOWING SIMUTANEOUSLY

Water Service Map No.: W134-180
W134-183

LAFD Fire Flow Requirement: _____

LAFD Signature: _____

Date Signed: _____

Applicant: Matt Dorn

Company Name: KPFF Consulting Engineers

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

Telephone: 213-418-7969

Email Address: matt.dorn@kpff.com

	F- 34186	F- 34183	F- 34168
Location:	W/S Cloverdale Ave, 424' S/O 6th St	N/S Wilshire Blvd, 3' E/O Cloverdale Ave	W/S Dunsmuir Ave, 13' N/O Wilshire Ave
Distance from Nearest Pipe Location (feet):	17'	27'	17'
Hydrant Size:	2.5 x 4D	2.5 x 4D	2.5 x 4D
Water Main Size (in):	6	8	8
Static Pressure (psi):	81 psi	82 psi	82 psi
Residual Pressure (psi):	69 psi	69 psi	69 psi
Flow at 20 psi (gpm):	1,500 gpm	1,500 gpm	1,500 gpm

See attached sketch
at page 3.**NOTE: Data obtained from hydraulic analysis using peak hour.**

Remarks:

ECMR No. W20220310005

The six fire hydrants flowing simultaneously can provide up to 6,400 gpm

Water Purveyor: Los Angeles Department of Water & Power
Water Distribution- Western District

Date: March 28, 2022

Signature: _____

Title: CE 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
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

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

Project Site Address: 688 S. Cochran Avenue, Los Angeles, CA 90036
Please run all 6 hydrants simultaneously. See application #1 for additional hydrant numbers

Cynthia

atch

Site Sketch based on Water Service Maps 134-180 and 134-183 (project straddles two maps)

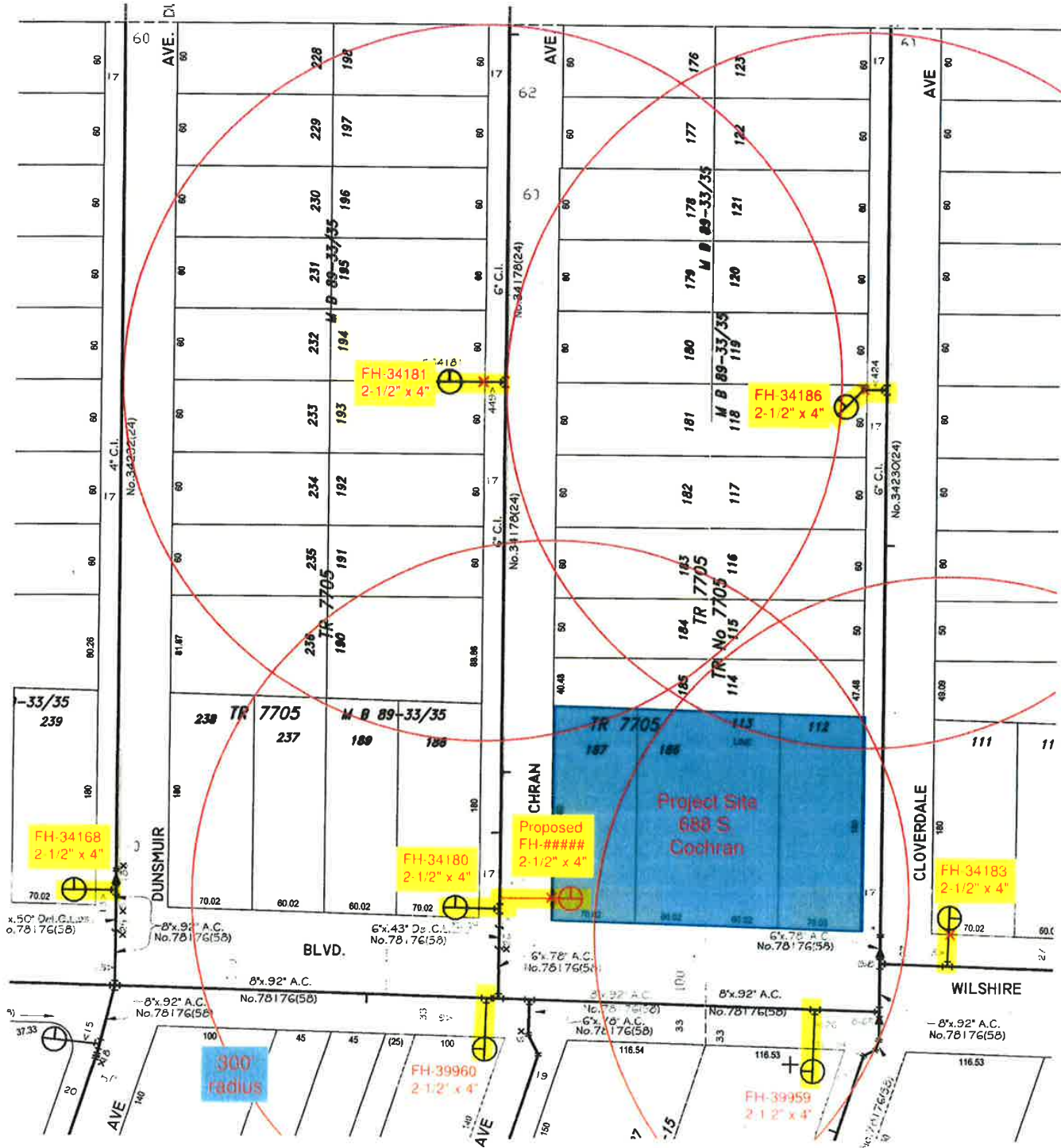


EXHIBIT 2

LADWP “Service Advisory Report” (SAR) Results and Water Will Serve Letter



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 96719

Fire Service Pressure Flow ReportSERVICE NUMBER **638749**For: **688 S COCHRAN AVE** Approved Date: **3-14-2022**Proposed Service **6 INCH** off of the**6** inch main in **CLOVERDALE AVE** on the **WEST** side approximately**236** feet **NORTH** of **NORTH** of **WILSHIRE BLVD** The System maximum pressure is**83** psi based on street curb elevation of **196** feet above sea level at this location.The distance from the DWP street main to the property line is **17** 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	68				
425	67				
620	66				
775	65				
905	64				
1020	63				
1125	62				
1220	61				
1315	60				
1400	59				

Meter Assembly Capacities**Domestic Meters**

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

Fire Service

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

FM Services

8 inch =	2500 gpm
10 inch =	5000 gpm

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

Notes: 6" FS only

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

This SAR is valid for one year from 03-14-22. 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**

ELIA SUN
Prepared by

ELIA SUN
Approved by

134-183
Water Service Map



City of Los Angeles

Los Angeles Department of Water and Power - Water System



SAR NUMBER 96720

Fire Service Pressure Flow ReportSERVICE NUMBER **638750**For: **688 S COCHRAN AVE** Approved Date: **3-14-2022**Proposed Service **6 INCH** off of the**6** inch main in **CLOVERDALE AVE** on the **WEST** side approximately**241** feet **NORTH** of **NORTH** of **WILSHIRE BLVD** The System maximum pressure is**83** psi based on street curb elevation of **196** feet above sea level at this location.The distance from the DWP street main to the property line is **17** 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	68				
425	67				
620	66				
775	65				
905	64				
1020	63				
1125	62				
1220	61				
1315	60				
1400	59				

Meter Assembly Capacities**Domestic Meters**

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

Fire Service

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

FM Services

8 inch =	2500 gpm
10 inch =	5000 gpm

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

Notes: 6" FS only

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

This SAR is valid for one year from 03-14-22. 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**

ELIA SUN
Prepared by

ELIA SUN
Approved by

134-183
Water Service Map

EXHIBIT 3

City of Los Angeles “Sewer Capacity Availability Request” (SCAR) and Will-Serve Letter

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 tables below, sewer ejector use is prohibited.**

Job Address:	688 South Cochran Avenue	Sanitation Scar ID:	68-5860-1221
Date Submitted	11/03/2021	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Matthew Dorn		
Address:	700 South Flower Street Suite 2100	City :	Los Angeles
State:	CA	Zip:	90017
Phone:	7818645100	Fax:	
Email:	matt.dorn@kpff.com	BPA No.	
S-Map:	492	Wye Map:	5364-2

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Cloverdale Ave	49216136	49216154	8	33.00	56,991 GPD
2	Wilshire Blvd	49216154	49216153	18	34.00	58,719 GPD+ 216,000+504,000 = 778,719 GPD
3	Cochran Ave	49216135	49216153	8	33.00	56,991 GPD

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	47	3,525
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	35	3,850
3	RESIDENTIAL: CONDO - 2 BDRMS *6	150	DU	39	5,850
4	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	500	500
5	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	500	500
6	SPA/JACUZZI (COMMERICAL WITH BACKWASH FILTERS) *7		GPD	500	500
7	HEALTH CLUB/SPA *10	650	KGSF	8,600	5,590
8	LOUNGE *1	50	KGSF	11,069	553
9	LAUNDROMAT	185	MACHINE	4	740
10	OFFICE BUILDING	120	KGSF	3,242	389
11	AUTO PARKING	20	KGSF	64,655	1,293
12	RESIDENTIAL: APT - BACHELOR	75	DU	62	4,650

Scar Request Number: 4313

13	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	46	5,060
14	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	50	7,500
15	LOUNGE *1	50	KGSF	11,069	553
16	OFFICE BUILDING	120	KGSF	3,242	389
17	STORE: RETAIL *1	50	KGSF	8,658	433
18	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	3,966	118,980
19	AUTO PARKING	20	KGSF	64,655	1,293
20	SEWER EJECTOR		GPD	216,000	216,000
21	RESIDENTIAL: APT - BACHELOR	75	DU	27	2,025
22	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	21	2,310
23	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	21	3,150
24	COFFEE HOUSE: PASTRY BAKING ONLY *15	720	KGSF	1,695	1,220
25	LOUNGE *1	50	KGSF	11,069	553
26	AUTO PARKING	20	KGSF	64,655	1,293
27	SEWER EJECTOR		GPD	504,000	504,000

Proposed Total Flow (gpd): 892,701

Remarks 1): Approved for the maximum allowable capacity of 892,701 GPD (620 gpm). 2): Discharge as indicated in flow %s. Both sewer ejectors shall be discharged into the 18-inch line on Wilshire Blvd. 3): Developer must install and maintain private odor trap on Wilshire Blvd line. BOE to approve connection methods. 4): IWMD Permit required.

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

Date Processed: 12/29/2021

Expires On: 06/27/2022

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Sunbula Azieh**
on 12/29/2021

Submitted by: **Wallie Jong**
Bureau of Engineering
Central District
Phone: 818-374-5099

Fees Collected **Yes**

SCAR FEE (W:37 / QC:709) **\$3,135.00**

Date Collected 12/15/2021

SCAR Status: **Completed**

NOTE THAT SCAR APPROVES A SIGNIFICANTLY HIGHER RESTAURANT FLOW THAN PROJECT REQUIRES. TABLES 5 AND 6 IN THE UTILITY INFRASTRUCTURE TECHNICAL REPORT 8 SHOW A LESSER/ MORE ACCURATE CALCULATION BASED ON 330 SEATS.

DISCHARGE OF FIRE WATER IN THE RARE OCCURENCE OF FAILURE OF A PRESSURE RELIEF VALVE. BOE REQUIRES SCAR CALCULATION AS IS FLOW WAS CONTINUAL FOR 24 HOURS.

ONCE-NIGHTLY DISCHARGE OF EXCESS GRAYWATER. BOE REQUIRES SCAR CALCULATION AS IF THIS INTERMITTENT FLOW WAS CONTINUAL FOR 24 HOURS.

CLARIFICATIONS OF SCAR FOR UTILITY INFRASTRUCTURE TECHNICAL REPORT

**BOARD OF PUBLIC WORKS
MEMBERS**

GREG GOOD
PRESIDENT

AURA GARCIA
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JESSICA CALOZA
COMMISSIONER

M. TERESA VILLEGAS
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

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

<http://eng.lacity.org>

12/29/2021

MATTHEW DORN
700 SOUTH FLOWER STREET SUITE 2100
LOS ANGELES, CA, 90017

Dear Matthew Dorn,

SEWER AVAILABILITY: 688 South Cochran Avenue

The Bureau of Sanitation has reviewed your request of 11/03/2021 for sewer availability at **688 SOUTH COCHRAN AVENUE**. Based on their analysis, it has been determined on 12/29/2021 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 tables below, sewer ejector use is prohibited.**

Sincerely,

Wallie Jong

Central District, Bureau of Engineering

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

EXHIBIT 4

LADWP Approved Power Will-Serve Letter



BUILDING A STRONGER L.A.

Eric Garcetti, Mayor
Board of Commissioners
Cynthia McClain-Hill, President
Vacant, Vice President
Jill Banks Barad-Hopkins
Mia Lehrer
Nicole Neeman Brady
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

June 1, 2022

Mr. Matt Dorn
KPFF
700 Flower St, Suite 2100
Los Angeles, CA 90017

Dear Mr. Dorn:

Subject: Will Serve
688 S Cochran Ave – Mixed-Use Building

This is in response to your letter dated on May 5, 2022 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. Victor Perez, at (213) 367-6231.

Sincerely,

Marco Maldonado/AV

Marco Maldonado
District Engineer, Metro West Service Planning

c: Victor Perez

EXHIBIT 5

SoCal Gas Approved Will-Serve Letter



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

February 22, 2022

Kpff
700 Flower St, Suite 2100
Los Angeles, CA 90017
Attn: Matt Dorn

Subject: Will Serve - 688 S. Cochran Ave. Los Angeles, CA

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

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

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

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

Sincerely,

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ

EXHIBIT 6

LASAN Sewage Generation Factor Table

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

EFFECTIVE DATE: April 6, 2012

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

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

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
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

**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

**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

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

EFFECTIVE DATE: April 6, 2012

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

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.

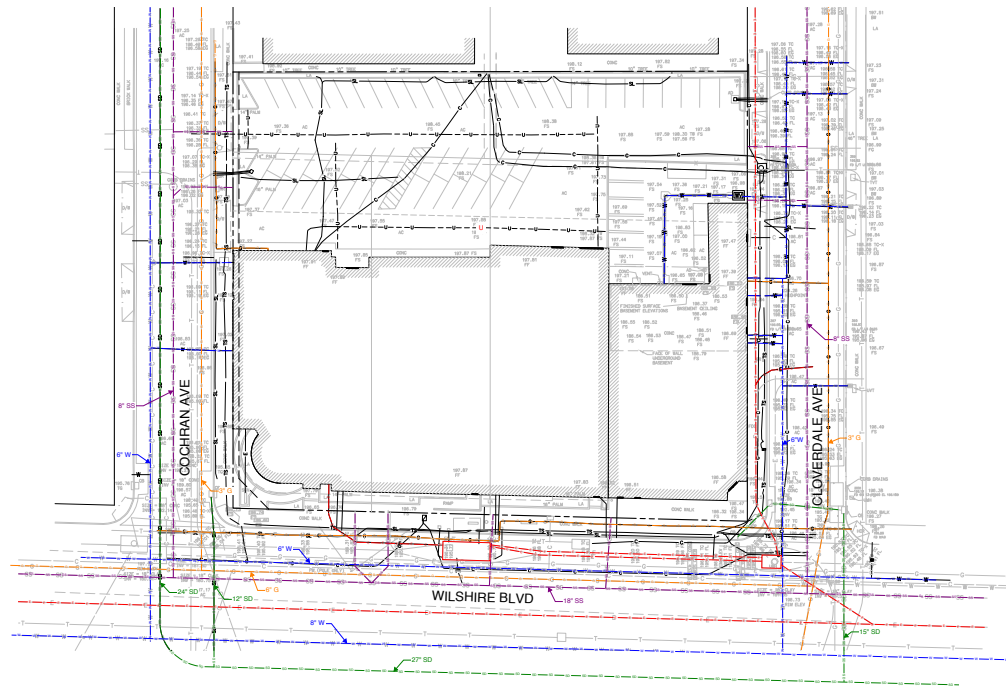
- (i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.
- (j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.
- (k) Bureau of Sanitation will 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.

EXHIBIT 7

Existing Utilities Exhibit



LEGEND	
SS	EXISTING SEWER
SD	EXISTING STORM DRAIN
W	EXISTING WATER
E	EXISTING ELECTRICAL
G	EXISTING GAS

MIRABEL PROJECT SITE
688 SOUTH COCHRAN

EXISTING UTILITIES