

## APPENDIX G: UTILITIES AND SERVICE PROVIDER RESPONSE LETTERS

G.1 Los Angeles Bureau of Sanitation, Wastewater Engineering Services Division,  
400 San Vicente Project – Request for Wastewater Services Information,  
September 7, 2022.

G.2 Los Angeles Unified School District, Facilities Services Division,  
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G.1 Los Angeles Bureau of Sanitation, Wastewater Engineering Services Division,  
400 San Vicente Project – Request for Wastewater Services Information,  
September 7, 2022.

**CITY OF LOS ANGELES**  
CALIFORNIA



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

September 7, 2022

Ms. Rachel Mills-Cone, Associate Environmental Planner  
Parker Environmental Consultants,  
25350 Magic Mountain Parkway, Suite 300  
Valencia, CA 91355

Dear Ms. Mills-Cone,

**400 SAN VICENTE PROJECT - REQUEST FOR WASTEWATER SERVICES INFORMATION**

This is in response to your September 06, 2022 letter requesting a review of your proposed mixed-use project located at 400, 406, 410, 414, 418, 420, 424, 426, 428, and 432 S. San Vicente Boulevard, Los Angeles, CA 90048. The project will consist of residential apartment units, commercial retail, restaurant, and retail space. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

**WASTEWATER REQUIREMENT**

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

**Projected Wastewater Discharges for the Proposed Project:**

| Type Description       | Average Daily Flow per Type Description (GPD/UNIT) | Proposed No. of Units | Average Daily Flow (GPD) |
|------------------------|----------------------------------------------------|-----------------------|--------------------------|
| <i>Proposed</i>        |                                                    |                       |                          |
| Residential:APT-1 BDRM | 110 GPD/DU                                         | 60 DU                 | 6,600                    |
| Residential:APT-2 BDRM | 150 GPD/DU                                         | 60 DU                 | 9,000                    |
| Residential:APT-3 BDRM | 190 GPD/DU                                         | 7 DU                  | 1,330                    |

*zero waste • zero wasted water*

**AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER**

|                                |              |           |                   |
|--------------------------------|--------------|-----------|-------------------|
| Commercial Retail/Restaurant   | 300 GPD/KGSF | 11,800 SF | 3,540             |
| Back of the House Retail Space | 25 GPD/KGSF  | 2,685 SF  | 67                |
| <b>Total</b>                   |              |           | <b>20,537 GPD</b> |

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 21-inch line on San Vicente Blvd. The sewage from the existing 21-inch line feeds into a 33-inch line on Sweetzer Avenue before discharging into a 42-inch sewer line on La Cienega Blvd. Figure 1 shows the details of the sewer system within the vicinity of the project.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

| Pipe Diameter (in) | Pipe Location     | Current Gauging d/D (%) | 50% Design Capacity |
|--------------------|-------------------|-------------------------|---------------------|
| 21                 | San Vicente Blvd. | 45                      | 2.85 MGD            |
| 33                 | Sweetzer Ave.     | 24                      | 12.08 MGD           |
| 42                 | La Cienega Blvd.  | 40                      | 17.08 MGD           |

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

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

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

## **STORMWATER REQUIREMENTS**

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

## POST-CONSTRUCTION MITIGATION REQUIREMENTS

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

applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

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

## GREEN STREETS

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

## CONSTRUCTION REQUIREMENTS

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

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

## **GROUNDWATER DEWATERING REUSE OPTIONS**

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

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm

drain (SEC. 99.04.305.4). It reads as follows: “Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer.”

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

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

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

### **SOLID RESOURCE REQUIREMENTS**

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

Sincerely,



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

RL/CD: ra

Attachment: Figure 1 - Sewer Map

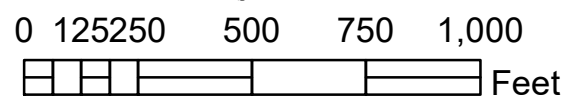
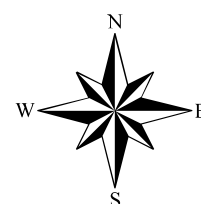
c: Julie Allen, LASAN  
Michael Scaduto, LASAN  
Christine Sotelo, LASAN  
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division  
Bureau of Sanitation  
City of Los Angeles



**Figure 1**  
**400 SAN VICENTE PROJECT**  
**Sewer Map**



**G.2** Los Angeles Unified School District, Facilities Services Division,  
LAUSD Schools Enrollments and Capacities Report for the 400 San Vicente Project,  
September 19, 2022.

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**LOS ANGELES UNIFIED SCHOOL DISTRICT**  
*Facilities Services Division*

September 19, 2022

Rachel Mills-Coyne  
Parker Environmental Consultants  
25350 Magic Mountain Parkway, Suite 300  
Santa Clarita, CA 91355

Re: 400 San Vicente Project

Dear Ms. Rachel Mills-Coyne,

In response to your request for information, please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the 400 San Vicente Project, located at 400, 406, 410, 414, 418, 420, 424, 428, and 432 South Vicente Boulevard, Los Angeles, CA 90048. The project is planned to contain 127 multi-family dwelling residential units, (60 1-Bedroom, 60 2-Bedroom, and 7 3-Bedroom), including retail/commercial use. At this time reporting is based on individual project address, without reporting on the combined impacts of other project addresses served by the same schools. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

Please note that no new school construction is planned and the data in this report already take into account: portable classrooms on site, additions being built onto existing schools, student permits and transfers, programs serving choice areas, and any other operational activities or educational programming affecting the operating capacities and enrollments among LAUSD schools.

Additional information on LAUSD's Capital Improvement programs can be found on the Facilities Services Division main webpage at <http://www.laschools.org/new-site/>. Listings of residential schools and other programs serving the project can be found using LAUSD's Residential School Finder at <http://rsi.lausd.net/ResidentSchoolIdentifier/>.

The Developer Fee Justification Study with student generation rates can be found online at <https://achieve.lausd.net/domain/921>.

**MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS**

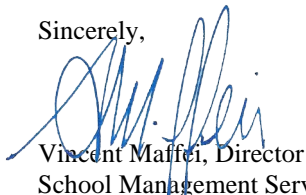
**Questions:** Please see LAUSD Schools Enrollments and Capacities Report details;  
**1 - 2**

**Question: 3** Please contact the LAUSD Developer Fee Program Office (DFPO) at (213) 241-0715 if more information regarding fees and student generation rates is needed.

**ATTACHMENTS**

**1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT**

Sincerely,



Vincent Maffei, Director  
School Management Services and Demographics

**PROJECT SERVED: 400 San Vicente Project, located at 400, 406, 410 , 414, 418, 420, 424, 428, and 432 South Vicente Boulevard, Los Angeles, CA 90048. The project is planned to contain 127 multi-family dwelling residential units, (60 1-Bedroom, 60 2-Bedroom, and 7 3-Bedroom), including retail/commercial use.**

**SCHOOL YEAR: 2020-2021**

| 1                | 2               | 3        | 4                   | 5                 | 6                                  | 7                | 8                    | 9                                    | 10                                |
|------------------|-----------------|----------|---------------------|-------------------|------------------------------------|------------------|----------------------|--------------------------------------|-----------------------------------|
| Cost Center Code | School Name     | Capacity | Resident Enrollment | Actual Enrollment | Current seating overage/(shortage) | Overcrowded Now? | Projected Enrollment | Projected seating overage/(shortage) | Overcrowding Projected in Future? |
| 1439701          | Hancock Park El | 636      | 638                 | 599               | (2)                                | Yes              | 540                  | 96                                   | No                                |
| 1807501          | Burroughs MS    | 1494     | 1454                | 1493              | 40                                 | No               | 1221                 | 273                                  | No                                |
| 1862101          | Fairfax SH      | 2329     | 1878                | 1762              | 451                                | No               | 1886                 | 443                                  | No                                |

**Schools Planned to Relieve Known Overcrowding**

NONE

**NOTES:**

- <sup>1</sup> School's ID code.
- <sup>2</sup> School's name
- <sup>3</sup> School's operating capacity. The maximum number of students the school can serve with the school's classroom utilization. Excludes capacity allocated to charter co-locations. Includes capacity for dual language and magnet programs.
- <sup>4</sup> The total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.
- <sup>5</sup> The number of all students actually attending all programs at the school at the start of the reported school year. Includes all dual language and magnet students.
- <sup>6</sup> Reported school year seating overage or (shortage): equal to (capacity) - (resident enrollment).
- <sup>7</sup> Reported school year overcrowding status of school. The school is overcrowded if any of these conditions exist:
  - There is a seating shortage.
  - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats.
- <sup>8</sup> Projected 5-year total number of students living in the school's attendance area and who are eligible to be served by school programs as of the start of the school year. Includes resident students enrolled at any dual language or on-site magnet centers.
- <sup>9</sup> Projected seating overage or (shortage): equal to (capacity) - (projected enrollment).
- <sup>10</sup> Projected overcrowding status of school. The school will be considered overcrowded in the future if any of these conditions exist:
  - There is a seating shortage in the future.
  - There is a seating overage of LESS THAN or EQUAL TO a margin of 20 seats in the future.
- <sup>o</sup> Magnet Schools with Resident Kindergarten Enrollment: Resident enrollment is reported for Kindergarten only. Actual enrollment is reported for all grades in school. Projected data not reported.
- <sup>\*</sup> Enrollment is by application only.

**G.3 Los Angeles Department of Water and Power,  
Water and Electricity Connection Services Request, 400 San Vicente Boulevard Project,  
November 8, 2022.**

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November 8, 2022

Ms. Rachel Mills-Coyne  
Parker Environmental Consultants  
25350 Magic Mountain Parkway, Suite 300  
Valencia, CA 91355

Dear Ms. Mills-Coyne,

Subject: Los Angeles Department of Water and Power  
Water and Electricity Connection Services Request  
400 San Vicente Boulevard Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated September 6, 2022 requesting LADWP's ability to provide water and electric services for the 400 San Vicente Project (Project) (Thomas Brothers Map: 632-J1).

**Project Description:**

The Project Site encompasses five parcels with the following addresses: 400, 406, 410, 414, 418, 420, 424, 426, 428, and 432 S. San Vicente Boulevard, Los Angeles, CA 90048.

**Existing Uses:** The Project Site totals approximately 33,448 square feet of lot area (0.76 acres) and is currently developed with the Beverly Plaza Shopping Center, which comprises a one- to two-story commercial strip mall and associated surface parking lot, along with two adjacent commercial buildings to the immediate southeast with associated rear surface parking.

**Proposed Project:** The proposed Project includes the demolition and site clearing of the existing Beverly Plaza Shopping Center and associated surface parking lot, along with the demolition of the two adjacent commercial buildings to the immediate southeast and associated rear parking for the new construction, use, and maintenance of an eight-story mixed-use multi-family residential building with 127 multi-family dwelling units and 11,800 square feet of ground-floor commercial retail/restaurant space. The proposed Project would include a total of 166,455 square feet of floor area. Three levels of subterranean parking would be provided. The proposed Project would provide a total of 217 vehicle parking spaces.

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed Project. Regarding water needs for the proposed Project, this letter does not constitute a response to a Water Supply Assessment (WSA) pursuant to

California State Water Code Sections 10910-10915 for development projects to determine the availability of long-term water supply. Depending on the Project scope, a WSA by the water supply agency may need to be requested by the California Environmental Quality Act Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report.

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

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

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

Below you will find some information about water needs.

### **Water Needs**

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

The following responses are provided regarding impacts to water service.

- 1) Please describe sizes and capacities of existing water mains that would serve the Project site.

**The water system maintains an eight-inch main in San Vicente Boulevard and a six-inch main in 4th Street. See attached WSM 138-171**

- 2) Are there any existing water service problems/deficiencies in the Project area?

**There are no water service problems or deficiencies given the current demand in the Project area.**

- 3) If water service problems/deficiencies exist, how would they affect the proposed Project, and how would you suggest those effects be mitigated by the Project developer?

**There are no water service problems or deficiencies given the current demand in the Project area.**

- 4) Would there be a disruption in water service in the project area when “hooking-up” the proposed Project? If so, about how long would the disruption last?

**There are no foreseeable disruptions to water service for the connection of the proposed Project within the project area.**

- 5) Would the LADWP be able to accommodate the proposed Project’s demand for water service with the existing infrastructure in the Project area?

**LADWP cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed. A cursory review of the existing infrastructure appears to show satisfactory installations to support the domestic needs of this project pending hydraulic analysis for confirmation.**

- 6) If the answer to question five is “no,” what new infrastructure or upgrades to infrastructure would be needed to meet the Proposed Project’s demand for water.

**See above response to question 5.**

- 7) Would LADWP be able to accommodate the proposed Project’s demand for water service with existing water supplies?

**The LADWP works closely with the City of Los Angeles, Department of City Planning to develop and update our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands for the City. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 25-year horizon. The City’s water demand projection in the UWMP was developed based on the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) demographic projection by the Southern California Association of Governments (SCAG).**

**See the following link to the 2020 UWMP: <http://www.ladwp.com/uwmp>**

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

- 8) Would the water pressure and supply in the Project area be adequate to meet the Los Angeles Fire Department’s fire flow and residual water pressure requirements with implementation of the proposed Project?

**LADWP cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed.**

- 9) In order to predict the Proposed Project's future consumption of water, please provide us with your recommended rates. Land Use: \_\_\_\_ gallons / dwelling unit (DU) / day

**For estimating a project's indoor water demand, we use applicable sewer generation factors. Please refer to the current factors at the following link: <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart> or contact the LADWP Water Resources' Development group for a copy of the factors.**

**For outdoor (landscape) water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>**

**If the proposed project scope includes cooling tower(s), consult a mechanical engineer to estimate the cooling water demand.**

**Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, to lower the net additional water demand for the proposed project.**

### **Power Needs**

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

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

- 1) Please describe the sizes and voltages of existing electrical distribution lines that would serve the Project Site and the surrounding area (e.g., along \_\_\_\_\_). Please include a map illustrating your description.

**There is one overhead 4.8kV circuit adjacent to the project site that runs along Beverly Grove alley behind the property.**

**There are two underground 34.5kV circuits in proximity of project site which run along South San Vincente Boulevard.**

**LADWP does not release/provide electrical distribution maps.**

- 2) Are there any existing electricity service problems/deficiencies in the Project area?

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

- 3) If electricity service problems/deficiencies exist, how would they affect the proposed Project, and how would you suggest those effects be mitigated by the Project developer?

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

- 4) Would there be a disruption in electrical service in the Project area when "hooking-up" the proposed Project? If so, about how long would the disruption last?

**This cannot be answered without determining the method and voltage of service. If the connection of the project necessitates a disruption, certain procedures and processes will be followed to limit the disruption to a small area.**

- 5) Would the LADWP be able to accommodate the proposed Project's demand for electricity service with the existing infrastructure in the Project area?

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

- 6) If the answer to question five is "no," what new infrastructure would be needed to meet the proposed Project's demand for electricity?

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

- 7) Would the LADWP be able to accommodate the proposed project's demand for electricity with existing electricity supplies?

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

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

- 8) In order to assess the proposed project's future consumption of electricity, please provide us with your recommended rates. Land Use: \_\_\_\_\_ Kilowatt-hour / unit / year

**LADWP does not provide consumption rates.**

### **Water Conservation**

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program (WCTAP, [https://www.ladwp.com/ladwp/faces/wcnav\\_externalId/a-w-cstm-wtr-prjct-tap?\\_adf.ctrl-state=h8fsat92s\\_4&\\_afLoop=3392823718109](https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_adf.ctrl-state=h8fsat92s_4&_afLoop=3392823718109)) for commercial, industrial, institutional and multi-family residential customers up to \$250,000 for the installation of pre-approved equipment which demonstrates water savings. Mr. Mark Gentili is the Water Conservation Program Manager and can be reached at (213) 367-8556 or by e-mail at [Mark.Gentili@ladwp.com](mailto:Mark.Gentili@ladwp.com). See the following link for LADWP water conservation rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>.

### **Energy Efficiency**

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

### **Solar Energy**

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Arash Saidi is the Solar Energy Program Manager and can be reached at (213) 367-4886 or by e-mail at [Arash.Saidi@ladwp.com](mailto:Arash.Saidi@ladwp.com).

For more information about the Solar Programs, please visit the LADWP website: [www.ladwp.com/solar](http://www.ladwp.com/solar) or [www.ladwp.com/fit](http://www.ladwp.com/fit) regarding the Feed-In Tariff Program. To begin the process of integrating a net-metered solar system, please visit this website: [www.ladwp.com/NEM](http://www.ladwp.com/NEM).

Ms. Mills-Coyne  
Page 7  
November 8, 2022

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

### **Electric Vehicle Transportation**

LADWP is encouraging the installation of convenient Electric Vehicle (EV) charging stations for the home, workplace, and public charging to support the adoption of EVs in the City. Mr. Yamen Nanne is the Electric Vehicle Program Manager and can be reached at (213) 367-2585 or via email at [Yamen.Nanne@ladwp.com](mailto:Yamen.Nanne@ladwp.com).

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

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

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

If there are any additional questions on this utility services request, please contact Mr. Marshall Styers of the Environmental Planning and Assessment Group at (213) 367-3541.

Sincerely,

Charles C. Holloway  
Manager of Environmental Planning and Assessment

MS:cb

Enclosures

c/enc: Mr. Delon Kwan  
Mr. Yamen Nanne  
Mr. Anselmo Collins  
Mr. Mark Genrili  
Mr. Arash Saidi

Ms. Lucia Alvelais  
Mr. Peter Liang  
Ms. Selamawit Azage  
Ms. Vehanoush Shahijani  
Mr. Hugo Torres

Ms. Jin Hwang  
Ms. Theresa Kim  
Ms. Sabrina Tsui  
Mr. Nathaniel Hermosura  
Bautista



G.4. Los Angeles Police Department,  
Written Correspondence Re: Police Services for the 400 San Vicente Project Located at  
400 S. San Vicente Boulevard, in the City of Los Angeles, CA  
May 9, 2023.

# LOS ANGELES POLICE DEPARTMENT



**MICHEL R. MOORE**  
Chief of Police

P.O. Box 30158  
Los Angeles, CA 90030  
Telephone: (213) 486-6000  
TTY: (877) 275-5273  
Ref #:11.3

**Karen Bass**  
Mayor

May 9, 2023

Rachel Mills-Coyne  
Parker Environmental Planner  
25350 Magic Mountain Parkway Suite 300  
Santa Clarita, CA 91355

Dear Rachel Mills-Coyne:

[ENV-0000-0000-EIR]

The proposed "400 San Vicente Project" is located at 400 San Vicente Boulevard, Los Angeles, CA 90048. This project has additional locations. The project location is in Reporting District (RD) 0722. This RD falls within the geographical boundaries of the Los Angeles Police Department's (LAPD) Wilshire Area. A project of this size could have an impact on police services within Northeast Area. The Department is available for advisement on crime prevention features appropriate for the design of the properties within the project.

Upon completion of the project, it is encouraged to provide the Commanding Officer of Wilshire Community Police Station with a diagram copy of each portion of the property. Wilshire Community Police Station's Commanding Officer is Captain III Sonia Monico. Wilshire Community Police Station is located at 4861 W. Venice Boulevard, Los Angeles, CA 90048 (RD 0722). Captain Monico's phone number is (213) 922-8293. The diagram should include access routes and any additional information that might facilitate police response.

Should you have any further questions, please contact Police Officer III Jeff Nelson at the Public Engagement Section (PES), Office of Operations, Crime Prevention Through Environmental Design (CPTED) at (213) 486-6000 or via e-mail at [CPTED@lapd.online](mailto:CPTED@lapd.online).

Respectfully,

**MICHEL R. MOORE**  
Chief of Police

A handwritten signature in black ink, appearing to read "Billy B. Brockway".

**BILLY B. BROCKWAY**, Commander  
Department Homeless Coordinator  
Office of Operations

**The following report was prepared for the “The 400 San Vicente Project” in accordance with Section 15083 of the California Environmental Quality Act (CEQA).**

**Project Location / Description:**

“The 400 San Vicente Project” site is located at 400 San Vicente Boulevard, Los Angeles, CA 90048.” This project will be constructed within the boundaries of the City of Los Angeles and located in LAPD’s Wilshire Area. Some of the communities in this area include Arlington Heights, Brookside Park, Carthay Circle, Country Club Park, Fairfax, Greater Wilshire, Hancock Park, Larchmont Village, Little Ethiopia, Melrose, Mid-City, Mid-Wilshire, Miracle Mile, Park La Brea, South Carthay, Wellington Square, Wilshire Center, Wilshire Vista, Windsor Square, Olympic Park. (LAPD’s Operations West Bureau).

A summarization of this project’s Environmental Impact Report (E.I.R.) is to identify and assess the project’s potential impact on public quality of life issues and concerns. This is in accordance with Section 15083 of the California Environmental Quality Act (CEQA). This E.I.R. will also address the project’s potential impact on police protection services, the resources needed, the resources available and the impact these services and resources will have on the immediate community.

**Purpose of Proposed Project:**

The proposed “The 400 San Vicente Boulevard Project” encompasses five parcels with the following addresses: 400, 406, 410, 414, 418, 420, 424, 426, 428 and 432 San Vicente Boulevard. The project site totals approximately 33,448 square feet of lot area and is currently developed with the Beverly Plaza Shopping Center, which comprises a one-to two-story commercial strip mall and associated surface parking lot, along with two adjacent commercial buildings to the immediate southeast with associated rear surface parking.

**Project Distance and Times:**

The 400 - 432 San Vicente Boulevard, Los Angeles, CA 90048 addresses are approximately 3 miles and 7 minutes from the Wilshire Community Police Station.

These distances and times were calculated from a departure point starting from the Wilshire Community Police Station. These arrival times were configured utilizing some traffic delays. Estimated times of arrival can vary depending on divisional call load, time of the day, traffic delays and types of calls being responded to.

The reporting district for Wilshire Community Police Station is RD 0722. Their phone number is (213) 922-8293.

**Divisional Geographic’s / Demographics:**

Wilshire Community Police Station’s geographical area of patrol is approximately 13.97 square miles. It consists of approximately 89 Reporting Districts. The service boundaries for Wilshire Station are as follows:

To the **West** is South La Brea, Sierra Mar Place;

To the **North** Pico Boulevard

To the **East** South Rimpau Boulevard

To the **South** St Elmo Drive

The proposed, "The 400 San Vicente Project", will be in **RD 0722** (*Los Angeles Police Department's Wilshire Division*). The borders for **RD 0722** are as follows:

**Reporting District 0722**

To the **West** South La Cienega Boulevard

To the **North** Beverly Boulevard;

To the **East** South Sweetzer Avenue

To the **South** Wilshire Boulevard

**Wilshire Division**

Wilshire Division has approximately 302 sworn personnel and 10 civilian support staff. Hollywood staffing consists of 2 Captains, 5 Lieutenants, 20 Detectives, 20 Sergeants, 236 Police Officers and 8 Civilian employees.

To the north, Wilshire Division borders Hollywood Division. To the west is LAPD's West Los Angeles Division. To the south is LAPD's Rampart Division. To the east is LAPD's Olympic Division.

Some points of interest that Wilshire Area of Los Angeles offers is Museum Row, the Fairfax District and The Miracle Mile.

The residential population in the Wilshire Area is estimated at 241,000 people, plus or minus (WIKIPEDIA and Los Angeles Almanac). The officer to resident ratio is 1 officer for every 993 residents (753:1). This is a given residential impact for a 13.97 square mile area. This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions.

**The Los Angeles Police Department**

The Los Angeles Police Department currently has 9,069 sworn personnel and 2,823 civilian employees. These city police employees cater to a Los Angeles City population of approximately 3,985,516. This city population amount is current as of October 1, 2021 (according to 2010-2020 American Community Survey and the 2020 US Census for year 2020). Additionally, this amount does not include all residents and non-residents, but only reflects those individuals that responded to the 2020 Census.

This population equates to a resident to officer ratio of 433 residents for every 1 officer (433:1). The 3,985,516-population amount depicts a firm registered value of population for the City of Los Angeles. However, this number can also be fluid.

The ethnic breakdown of the City of Los Angeles, according to the 2010-2020 American Community Survey and Wikipedia is:

- 46.9% Hispanic / Latin
- 28.9% White (Non-Hispanic)
- 11.7% Asian
- 8.3% Black / African American
- 0.73% Native American
- 0.16% Native Hawaiian / Pacific Islander
- 3.4% Other/two or more races

**Divisional Support and Communication:**

There are many specialized support units, divisions, sections and services available to Wilshire's Division within the LAPD (i.e., Air Support, Detectives, Bike Unit, K9 and Metro / SWAT) to support any additional policing needs Wilshire Division may encounter. These services are available to supplement and complement Wilshire Area policing. In utilizing these available resources, the Los Angeles Police Department can meet the demanded needs of police services for the 400 San Vicente Project.

Wilshire Community Police Station's emergency response system is directly linked to the Los Angeles Police Department's Communication and Dispatch Center. Communication Division has the responsibility to staff this Dispatch Center. The staff are incident trained personnel that will respond to radioed and telephoned calls for service. They would then dispatch these requests to the proper emergency and non-emergency personnel required or requested. Then they would provide the city personnel involved with the necessary information to execute their duties for any given incident.

These operations are performed on a 24 hour a day, 7 days a week, 365 days a year basis. This includes 911 emergency calls (police, fire and medical). In referencing Communication Division, their main area of concentration is the dispatching and follow-up of police calls for service. Communication Division's "Emergency Operations Center" (EOC / DOC), also works in concert with the Los Angeles Fire Department's (LAFD) "Metropolitan Fire Communications Center" (MFC). Additional emergency response entities that Communication Division interacts with are, but not limited to, is the Los Angeles County Fire Department (LACoFD), the Los Angeles County Sheriff's Department (LASD) and other regional city police and fire agencies. This interaction is performed to ensure coordinated responses to all emergencies and incidents that occur, will occur or have occurred in Los Angeles City and Los Angeles County regions.

**Divisional and Citywide Response Times:**

According to the Los Angeles Police Department's Computer Statistics (COMPSTAT's) Division, the average police response time to emergency, high priority calls in the Wilshire Area (Code 3 calls) was 4.5 minutes. This was done with a dispatch median time of 1.5 minutes. The medium high priority response time (Code 2) was 13.6 minutes. This was done with a dispatch median time

of 3.4 minutes. Low priority, non-emergency response times, was 30.4 minutes. These low priority calls had a dispatch median time of 14.1 minutes.

Citywide response times during this same 4-week period was 4.8 minutes for emergency, high priority calls. The dispatch median time was 1.5 minutes. The medium high (Code 2 calls) priority response times were 16.8 minutes with a dispatch time of 4.5 minutes. Low priority response times were 31.0 minutes with a dispatch time of 13.7 minutes.

These response times were taken from the statistics submitted by Wilshire Division to “COMPSTAT’s”, for a 4-week period between April 9, 2023 through May 6, 2023. During this same 4-week period, Wilshire Division answered 262 emergency calls for service, 1,096 medium high priority calls and 1,016 low priority calls.

Citywide, for the same 4-week period, the Los Angeles Police Department answered 7017 emergency calls for service, 26,740 medium high priority calls and 20,005 low priority calls. The response times stated are adequate performance times for this police division.

**Statistics:**

The following is one month of crime statistics for RD 0722 (the 400 San Vicente Project) and Wilshire Division 5-year crime statistics for the years 2019-2023. Also included are Citywide crime statistics, broken down by month for the same period.

| <b>Wilshire Division<br/>Crime YTD and 5-year totals</b> | <b>2023</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> | <b>Crime in RD 0722<br/>04-09-2023/05-06-2023</b> |
|----------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|---------------------------------------------------|
| Violent Crime                                            | 333         | 389         | 383         | 311         | 346         | 2                                                 |
| Property Crime                                           | 2,132       | 1,844       | 1505        | 1,550       | 1716        | 21                                                |
| Homicide                                                 | 1           | 6           | 6           | 2           | 0           | 0                                                 |
| Rape                                                     | 19          | 30          | 20          | 15          | 22          | 0                                                 |
| Robbery                                                  | 110         | 152         | 142         | 97          | 152         | 2                                                 |
| Aggravated Assault                                       | 203         | 201         | 215         | 197         | 172         | 0                                                 |
| Burglary                                                 | 280         | 267         | 270         | 313         | 317         | 0                                                 |
| Motor Vehicle Theft                                      | 368         | 305         | 292         | 169         | 167         | 2                                                 |
| Burglary Theft from Vehicle                              | 514         | 562         | 477         | 520         | 554         | 2                                                 |
| Personal / Other Theft                                   | 970         | 710         | 466         | 548         | 678         | 17                                                |

**Supplemental Divisions, 5-year crime totals. This graph left blank intentionally:**

| <b>Division ---<br/>Crime YTD and 5-year totals</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> | <b>2018</b> | <b>Crime in RD 0000<br/>0-0-2022 / 0-0-2022</b> |
|-----------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------------------------------------------|
| Violent Crime                                       | --          | --          | --          | --          | --          | --                                              |
| Property Crime                                      | --          | --          | --          | --          | --          | --                                              |
| Homicide                                            | --          | --          | --          | --          | --          | --                                              |
| Rape                                                | --          | --          | --          | --          | --          | --                                              |
| Robbery                                             | --          | --          | --          | --          | --          | --                                              |
| Aggravated Assault                                  | --          | --          | --          | --          | --          | --                                              |
| Burglary                                            | --          | --          | --          | --          | --          | --                                              |
| Motor Vehicle Theft                                 | --          | --          | --          | --          | --          | --                                              |
| Burglary Theft from Vehicle                         | --          | --          | --          | --          | --          | --                                              |
| Personal / Other Theft                              | --          | --          | --          | --          | --          | --                                              |

**Citywide 5-year crime totals:**

| <b>Citywide Crime Statistics<br/>Crime YTD and 5-year totals</b> | <b>2023</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> | <b>Crime in RD 0000<br/>00-00-2022 / 00-00-<br/>2022</b> |
|------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|----------------------------------------------------------|
| Violent Crime                                                    | 9,566       | 30,927      | 30,529      | 28,465      | 29,001      | --                                                       |
| Property Crime                                                   | 34,711      | 102,071     | 92,091      | 86,612      | 95,211      | --                                                       |
| Homicide                                                         | 93          | 383         | 402         | 355         | 258         | --                                                       |
| Rape                                                             | 408         | 1,412       | 1,563       | 1,541       | 1,864       | --                                                       |
| Robbery                                                          | 2,709       | 9,100       | 8,497       | 8,014       | 9,636       | --                                                       |
| Aggravated Assault                                               | 6,356       | 20,032      | 20,067      | 18,555      | 17,243      | --                                                       |
| Burglary                                                         | 4,906       | 14,785      | 13,007      | 13,750      | 13,672      | --                                                       |
| Motor Vehicle Theft                                              | 8,216       | 25,901      | 24,555      | 21,462      | 15,772      | --                                                       |
| Burglary Theft from Vehicle                                      | 10,770      | 31,997      | 29,640      | 27,637      | 31,105      | --                                                       |
| Personal / Other Theft                                           | 10,819      | 29,388      | 24,889      | 23,763      | 34,662      | --                                                       |



| CRIME                        | 5 Year Comparison Report (Current v Previous) |             |               |             |             |              |             |             |              |             |             |               |             |
|------------------------------|-----------------------------------------------|-------------|---------------|-------------|-------------|--------------|-------------|-------------|--------------|-------------|-------------|---------------|-------------|
|                              | Weeks Ending: April 29, 2023                  |             |               |             |             |              |             |             |              |             |             |               |             |
|                              | 2023                                          | 2022        | % CHG         | 2022        | 2021        | % CHG        | 2021        | 2020        | % CHG        | 2020        | 2019        | % CHG         | 2019        |
| Homicide                     | 1                                             | 5           | -80.0%        | 5           | 4           | 25.0%        | 4           | 2           | 100.0%       | 2           | 0           | 0.0%          | 0           |
| Rape(121,122,815,820,821)    | 18                                            | 29          | -37.9%        | 29          | 17          | 70.6%        | 17          | 12          | 41.7%        | 12          | 21          | -42.9%        | 21          |
| Robbery                      | 105                                           | 145         | -27.6%        | 145         | 134         | 8.2%         | 134         | 94          | 42.6%        | 94          | 141         | -33.3%        | 141         |
| Aggravated Assault*          | 190                                           | 188         | 1.1%          | 188         | 194         | -3.1%        | 194         | 179         | 8.4%         | 179         | 165         | 8.5%          | 165         |
| <b>Total Violent Crimes</b>  | <b>314</b>                                    | <b>367</b>  | <b>-14.4%</b> | <b>367</b>  | <b>349</b>  | <b>5.2%</b>  | <b>349</b>  | <b>287</b>  | <b>21.6%</b> | <b>287</b>  | <b>327</b>  | <b>-12.2%</b> | <b>327</b>  |
| Burglary                     | 269                                           | 249         | 8.0%          | 249         | 257         | -3.1%        | 257         | 298         | -13.8%       | 298         | 304         | -2.0%         | 304         |
| Motor Vehicle Theft          | 352                                           | 293         | 20.1%         | 293         | 278         | 5.4%         | 278         | 156         | 78.2%        | 156         | 159         | -1.9%         | 159         |
| BTFV                         | 492                                           | 533         | -7.7%         | 533         | 453         | 17.7%        | 453         | 492         | -7.9%        | 492         | 518         | -4.7%         | 518         |
| Personal/Other Theft         | 924                                           | 669         | 38.1%         | 669         | 443         | 51.0%        | 443         | 523         | -15.3%       | 523         | 640         | -18.3%        | 640         |
| <b>Total Property Crimes</b> | <b>2037</b>                                   | <b>1744</b> | <b>16.8%</b>  | <b>1744</b> | <b>1431</b> | <b>21.9%</b> | <b>1431</b> | <b>1469</b> | <b>-2.6%</b> | <b>1469</b> | <b>1619</b> | <b>-9.3%</b>  | <b>1619</b> |

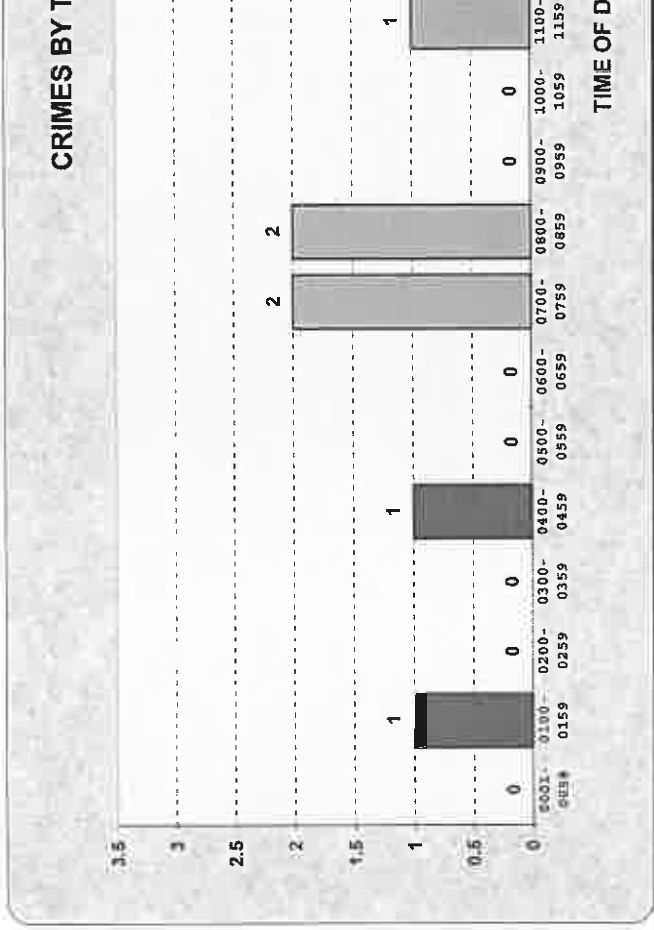
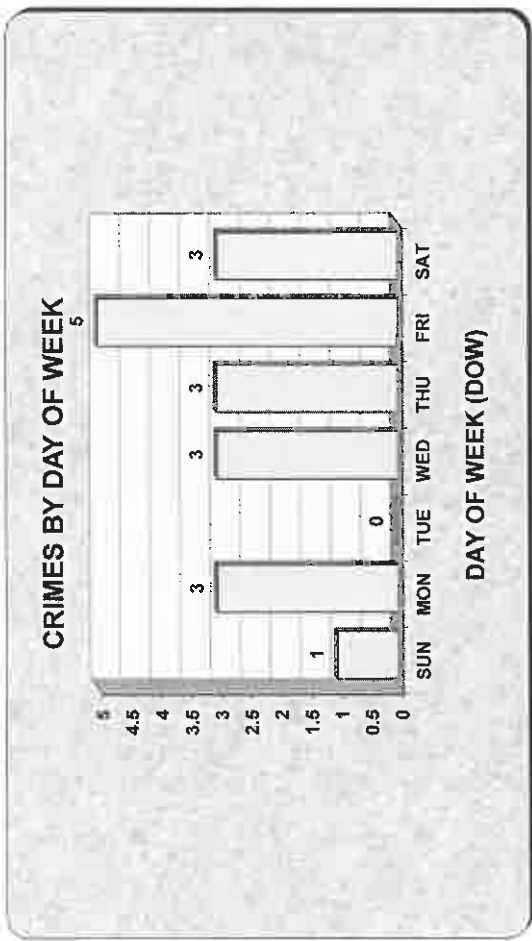
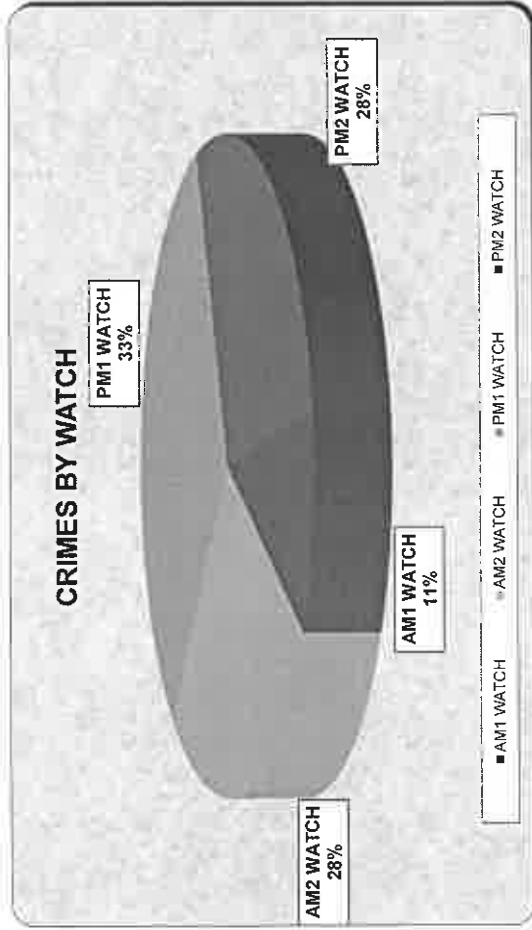
| CRIME                        | 5 Year Comparison Report (Current v Previous) |              |               |              |              |              |              |              |              |              |              |              |              |
|------------------------------|-----------------------------------------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                              | Weeks Ending: April 29, 2023                  |              |               |              |              |              |              |              |              |              |              |              |              |
|                              | 2023                                          | 2022         | % CHG         | 2022         | 2021         | % CHG        | 2021         | 2020         | % CHG        | 2020         | 2019         | % CHG        | 2019         |
| Homicide                     | 91                                            | 120          | -24.2%        | 120          | 116          | 3.4%         | 116          | 91           | 27.5%        | 91           | 82           | 11.0%        | 82           |
| Rape(121,122,815,820,821)    | 381                                           | 513          | -25.7%        | 513          | 492          | 4.3%         | 492          | 557          | -11.7%       | 557          | 604          | -7.8%        | 604          |
| Robbery                      | 2573                                          | 3074         | -16.3%        | 3074         | 2574         | 19.4%        | 2574         | 2699         | -4.6%        | 2699         | 3144         | -14.2%       | 3144         |
| Aggravated Assault*          | 5922                                          | 6336         | -6.5%         | 6336         | 5974         | 6.1%         | 5974         | 5187         | 15.2%        | 5187         | 5297         | -2.1%        | 5297         |
| <b>Total Violent Crimes</b>  | <b>8967</b>                                   | <b>10043</b> | <b>-10.7%</b> | <b>10043</b> | <b>9156</b>  | <b>9.7%</b>  | <b>9156</b>  | <b>8534</b>  | <b>7.3%</b>  | <b>8534</b>  | <b>9127</b>  | <b>-6.5%</b> | <b>9127</b>  |
| Burglary                     | 4659                                          | 4743         | -1.8%         | 4743         | 4166         | 13.9%        | 4166         | 4421         | -5.8%        | 4421         | 4706         | -6.1%        | 4706         |
| Motor Vehicle Theft          | 7744                                          | 8702         | -11.0%        | 8702         | 7502         | 16.0%        | 7502         | 6147         | 22.0%        | 6147         | 5256         | 17.0%        | 5256         |
| BTFV                         | 10176                                         | 10703        | -4.9%         | 10703        | 9266         | 15.5%        | 9266         | 10070        | -8.0%        | 10070        | 10064        | 0.1%         | 10064        |
| Personal/Other Theft         | 10004                                         | 9258         | 8.1%          | 9258         | 7279         | 27.2%        | 7279         | 9038         | -19.5%       | 9038         | 11299        | -20.0%       | 11299        |
| <b>Total Property Crimes</b> | <b>32583</b>                                  | <b>33406</b> | <b>-2.5%</b>  | <b>33406</b> | <b>28213</b> | <b>18.4%</b> | <b>28213</b> | <b>29676</b> | <b>-4.9%</b> | <b>29676</b> | <b>31325</b> | <b>-5.3%</b> | <b>31325</b> |

**WIL**  
**VIOLENT CRIMES BY WATCH REPORT**  
**BY AREA**  
**REPORT COVERING THE WEEK OF 04/30/2023 THRU 05/06/2023**

AREA\_DESC      Wilshire

| Watch                  | TIME OF DAY | SUN      | MON      | TUE      | WED      | THU      | FRI      | SAT      | Grand Total |
|------------------------|-------------|----------|----------|----------|----------|----------|----------|----------|-------------|
| <b>AM1 WATCH</b>       | 0001-0059   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 0100-0159   | 0        | 0        | 0        | 0        | 0        | 0        | 1        | 1           |
|                        | 0200-0259   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 0300-0359   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 0400-0459   | 0        | 0        | 0        | 1        | 0        | 0        | 0        | 1           |
|                        | 0500-0559   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
| <b>AM1 WATCH Total</b> |             | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>2</b>    |
| <b>AM2 WATCH</b>       | 0600-0659   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 0700-0759   | 0        | 0        | 0        | 0        | 1        | 1        | 0        | 2           |
|                        | 0800-0859   | 0        | 0        | 0        | 0        | 1        | 1        | 0        | 2           |
|                        | 0900-0959   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 1000-1059   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 1100-1159   | 0        | 0        | 0        | 1        | 0        | 0        | 0        | 1           |
| <b>AM2 WATCH Total</b> |             | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>2</b> | <b>2</b> | <b>0</b> | <b>5</b>    |
| <b>PM1 WATCH</b>       | 1200-1259   | 0        | 0        | 0        | 0        | 0        | 1        | 0        | 1           |
|                        | 1300-1359   | 0        | 0        | 0        | 0        | 0        | 1        | 0        | 1           |
|                        | 1400-1459   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 1500-1559   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 1600-1659   | 0        | 2        | 0        | 1        | 0        | 0        | 0        | 3           |
|                        | 1700-1759   | 1        | 0        | 0        | 0        | 0        | 0        | 0        | 1           |
| <b>PM1 WATCH Total</b> |             | <b>1</b> | <b>2</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>2</b> | <b>0</b> | <b>6</b>    |
| <b>PM2 WATCH</b>       | 1800-1859   | 0        | 0        | 0        | 0        | 0        | 1        | 0        | 1           |
|                        | 1900-1959   | 0        | 0        | 0        | 0        | 0        | 0        | 1        | 1           |
|                        | 2000-2059   | 0        | 1        | 0        | 0        | 1        | 0        | 1        | 3           |
|                        | 2100-2159   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 2200-2259   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
|                        | 2300-2400   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0           |
| <b>PM2 WATCH Total</b> |             | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>1</b> | <b>2</b> | <b>5</b>    |
| <b>Grand Total</b>     |             | <b>1</b> | <b>3</b> | <b>0</b> | <b>3</b> | <b>3</b> | <b>5</b> | <b>3</b> | <b>18</b>   |

VIOLENT CRIMES BY WATCH REPORT



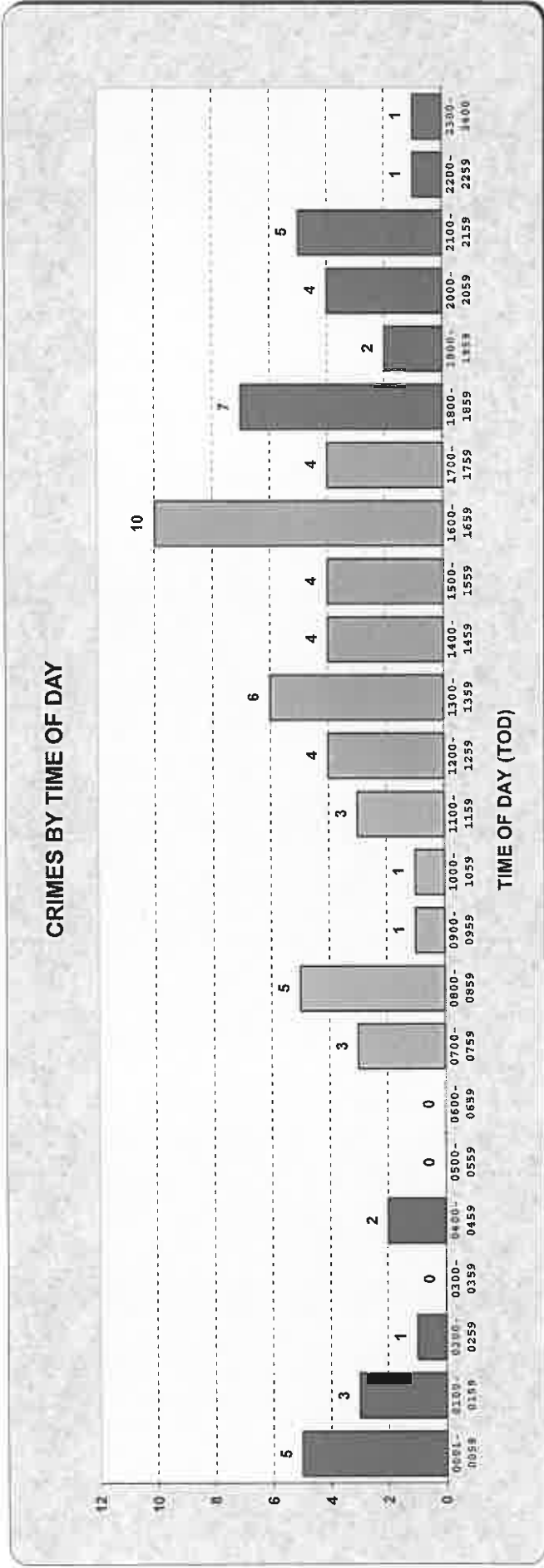
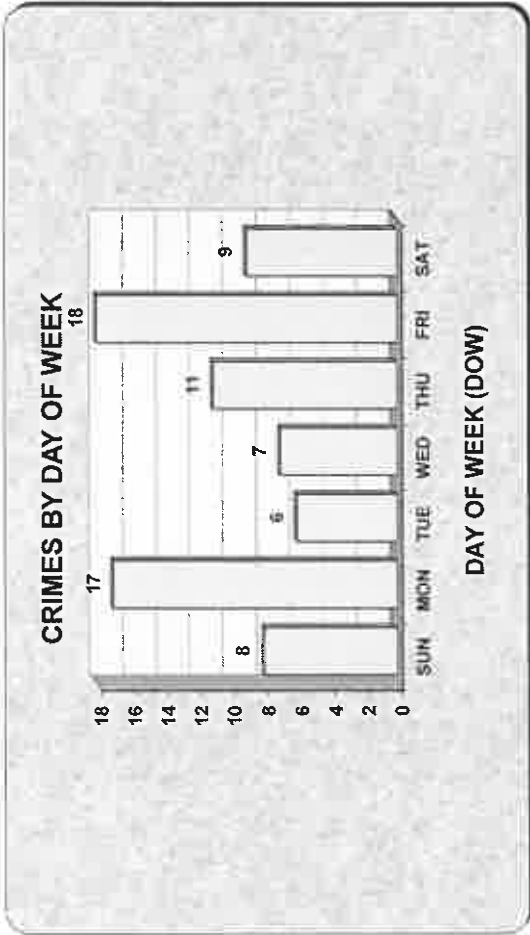
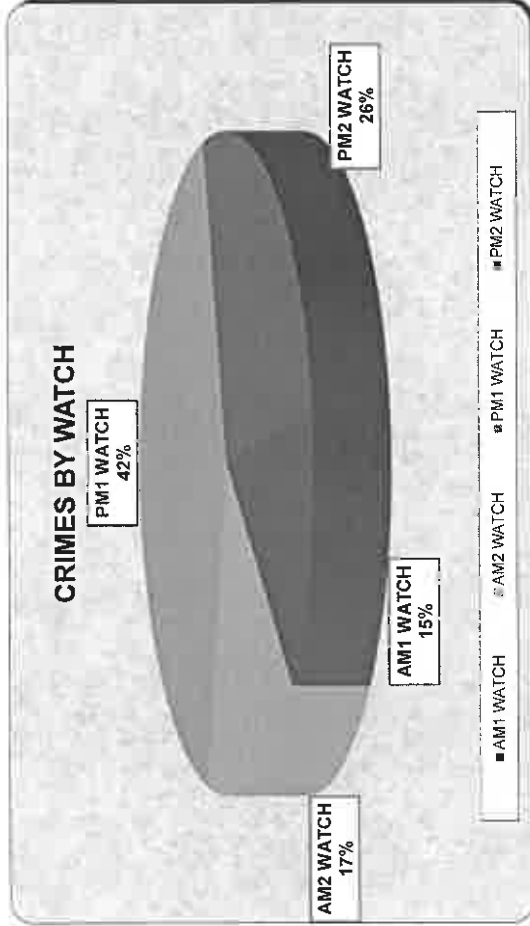
**PART 1 CRIMES BY WATCH REPORT  
BY AREA**

**REPORT COVERING THE WEEK OF 04/30/2023 THRU 05/06/2023**

AREA\_DESC Wilshire

| Watch              | TIME OF DAY            | SUN       | MON       | TUE      | WED       | THU       | FRI      | SAT       | Grand Total |
|--------------------|------------------------|-----------|-----------|----------|-----------|-----------|----------|-----------|-------------|
| AM1 WATCH          | 0001-0059              | 1         | 0         | 1        | 0         | 1         | 2        | 0         | 5           |
|                    | 0100-0159              | 0         | 1         | 0        | 0         | 1         | 0        | 1         | 3           |
|                    | 0200-0259              | 0         | 0         | 0        | 0         | 0         | 1        | 0         | 1           |
|                    | 0300-0359              | 0         | 0         | 0        | 0         | 0         | 0        | 0         | 0           |
|                    | 0400-0459              | 0         | 0         | 0        | 1         | 0         | 1        | 0         | 2           |
|                    | 0500-0559              | 0         | 0         | 0        | 0         | 0         | 0        | 0         | 0           |
|                    | <b>AM1 WATCH Total</b> | <b>1</b>  | <b>1</b>  | <b>1</b> | <b>1</b>  | <b>1</b>  | <b>4</b> | <b>1</b>  | <b>11</b>   |
| AM2 WATCH          | 0600-0659              | 0         | 0         | 0        | 0         | 0         | 0        | 0         | 0           |
|                    | 0700-0759              | 1         | 0         | 0        | 0         | 1         | 1        | 0         | 3           |
|                    | 0800-0859              | 0         | 1         | 0        | 0         | 2         | 1        | 1         | 5           |
|                    | 0900-0959              | 0         | 0         | 1        | 0         | 0         | 0        | 0         | 1           |
|                    | 1000-1059              | 0         | 1         | 0        | 0         | 0         | 0        | 0         | 1           |
|                    | 1100-1159              | 0         | 1         | 0        | 0         | 0         | 0        | 0         | 1           |
|                    | <b>AM2 WATCH Total</b> | <b>1</b>  | <b>3</b>  | <b>1</b> | <b>2</b>  | <b>2</b>  | <b>3</b> | <b>1</b>  | <b>13</b>   |
| PM1 WATCH          | 1200-1259              | 0         | 1         | 1        | 0         | 0         | 1        | 1         | 4           |
|                    | 1300-1359              | 0         | 3         | 2        | 0         | 0         | 1        | 0         | 6           |
|                    | 1400-1459              | 0         | 1         | 0        | 0         | 2         | 1        | 0         | 4           |
|                    | 1500-1559              | 0         | 1         | 0        | 1         | 1         | 0        | 1         | 4           |
|                    | 1600-1659              | 0         | 4         | 1        | 2         | 0         | 2        | 1         | 10          |
|                    | 1700-1759              | 2         | 0         | 0        | 0         | 1         | 1        | 0         | 4           |
|                    | <b>PM1 WATCH Total</b> | <b>2</b>  | <b>10</b> | <b>4</b> | <b>3</b>  | <b>4</b>  | <b>6</b> | <b>3</b>  | <b>32</b>   |
| PM2 WATCH          | 1800-1859              | 3         | 1         | 0        | 1         | 0         | 1        | 1         | 7           |
|                    | 1900-1959              | 0         | 0         | 0        | 0         | 0         | 0        | 2         | 2           |
|                    | 2000-2059              | 0         | 1         | 0        | 0         | 1         | 1        | 1         | 4           |
|                    | 2100-2159              | 1         | 1         | 0        | 0         | 1         | 2        | 0         | 5           |
|                    | 2200-2259              | 0         | 0         | 0        | 0         | 0         | 1        | 0         | 1           |
|                    | 2300-2400              | 0         | 0         | 0        | 0         | 0         | 1        | 0         | 1           |
|                    | <b>PM2 WATCH Total</b> | <b>4</b>  | <b>3</b>  | <b>0</b> | <b>1</b>  | <b>2</b>  | <b>6</b> | <b>4</b>  | <b>20</b>   |
| <b>Grand Total</b> | <b>8</b>               | <b>17</b> | <b>6</b>  | <b>7</b> | <b>11</b> | <b>18</b> | <b>9</b> | <b>76</b> |             |

PART 1 CRIMES BY WATCH REPORT



There are no planned improvements to the Wilshire Area Community Police Station and or it's protection facilities currently. These planned project improvements and or non-planned improvements are intended only for the service areas of the "400 San Vicente Project" site.

Additionally, at this time, there are no special police protection requirements needed by law enforcement because of the specific attributes of the 400 San Vicente site.

The 400 San Vicente, individually or combined with other past or present projects, will not result in the need for new or altered police facilities.

This concludes the 400 San Vicente Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to [CPTED@lapd.online](mailto:CPTED@lapd.online) for the fastest response time.

Thank You for your patience,

Prepared by:  #31843

Officer Jeff Nelson, CPD  
Los Angeles Police Department  
Public Engagement Section  
Crime Prevention Through Environmental Design



100 West 1<sup>st</sup> Street, RM 250  
Los Angeles, CA. 90012  
E-mail: [CPTED@lapd.online](mailto:CPTED@lapd.online)  
213-486-6000

G.5. Outdoor Water Use Calculation Worksheets  
for the Beverly Plaza Project,  
June 16, 2023.

**Water Budget Calculations**  
**Maximum Applied Water Allowance (MAWA) <sup>[a]</sup>**

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**Project:** Beverly Plaza (400 S. San Vicente)  
**Scenario:** Proposed Project Conditions  
**Equation:** MAWA = (Eto) (0.62) [(0.7 x LA) + (0.3 x SLA)]

**Where:**

MAWA= Maximum Applied Water Allowance  
 Eto= 50.1 Reference Evapotranspiration from Appendix C (inches per year) <sup>[b]</sup>  
 0.55 ET Adjustment Factor  
 LA= 775 Landscaped Area includes Special Landscaped Area (square feet) <sup>[c]</sup>  
 0.62= Conversion Factor (to gallons per square foot)  
 SLA= Portion of the landscaped area identified as Special Landscape Area (square feet) <sup>[d]</sup>  
 0.45= the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.55 = 0.45)

**Maximum Applied Water Allowance =** 13,240 gallons per year

Calculations:

|                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| $\text{MAWA} = (50.1) (0.62) [(0.55 * 775) + (0.45 * 0)]$ <p style="text-align: center;">13,240 gallons per year (gpy)<br/>         36 gallons per day (gpd)<br/>         0.04 acre-feet per year (AF/y)</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Notes:

- <sup>[b]</sup> See Appendix C - Reference Evapotranspiration (Eto) Table for the San Fernando subarea of Los Angeles (attached).  
<sup>[c]</sup> Landscaped area conservatively calculated based on 25% of the total open space area of 3,100 sq ft.  
<sup>[d]</sup> Special Landscape Area" (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface. No Special Landscaped Area was applied.

**Source:** Parker Environmental Consultants, 2023.

## Appendix C

Reference Evapotranspiration (ET<sub>o</sub>) Table\*

| County and City | Jan | Feb | Mar | Apr | May | Jun | Jul  | Aug | Sep | Oct | Nov | Dec | Annual ET <sub>o</sub> |
|-----------------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------------------------|
| LOS ANGELES     |     |     |     |     |     |     |      |     |     |     |     |     |                        |
| Burbank         | 2.1 | 2.8 | 3.7 | 4.7 | 5.1 | 6.0 | 6.6  | 6.7 | 5.4 | 4.0 | 2.6 | 2.0 | 51.7                   |
| Claremont       | 2.0 | 2.3 | 3.4 | 4.6 | 5.0 | 6.0 | 7.0  | 7.0 | 5.3 | 4.0 | 2.7 | 2.1 | 51.3                   |
| El Dorado       | 1.7 | 2.2 | 3.6 | 4.8 | 5.1 | 5.7 | 5.9  | 5.9 | 4.4 | 3.2 | 2.2 | 1.7 | 46.3                   |
| Glendale        | 2.0 | 2.2 | 3.3 | 3.8 | 4.7 | 4.8 | 5.7  | 5.6 | 4.3 | 3.3 | 2.2 | 1.8 | 43.7                   |
| Glendora        | 2.0 | 2.5 | 3.6 | 4.9 | 5.4 | 6.1 | 7.3  | 6.8 | 5.7 | 4.2 | 2.6 | 2.0 | 53.1                   |
| Gorman          | 1.6 | 2.2 | 3.4 | 4.6 | 5.5 | 7.4 | 7.7  | 7.1 | 5.9 | 3.6 | 2.4 | 1.1 | 52.4                   |
| Hollywood Hills | 2.1 | 2.2 | 3.8 | 5.4 | 6.0 | 6.5 | 6.7  | 6.4 | 5.2 | 3.7 | 2.8 | 2.1 | 52.8                   |
| Lancaster       | 2.1 | 3.0 | 4.6 | 5.9 | 8.5 | 9.7 | 11.0 | 9.8 | 7.3 | 4.6 | 2.8 | 1.7 | 71.1                   |
| Long Beach      | 1.8 | 2.1 | 3.3 | 3.9 | 4.5 | 4.3 | 5.3  | 4.7 | 3.7 | 2.8 | 1.8 | 1.5 | 39.7                   |
| Los Angeles     | 2.2 | 2.7 | 3.7 | 4.7 | 5.5 | 5.8 | 6.2  | 5.9 | 5.0 | 3.9 | 2.6 | 1.9 | 50.1                   |
| Monrovia        | 2.2 | 2.3 | 3.8 | 4.3 | 5.5 | 5.9 | 6.9  | 6.4 | 5.1 | 3.2 | 2.5 | 2.0 | 50.2                   |
| Palmdale        | 2.0 | 2.6 | 4.6 | 6.2 | 7.3 | 8.9 | 9.8  | 9.0 | 6.5 | 4.7 | 2.7 | 2.1 | 66.2                   |
| Pasadena        | 2.1 | 2.7 | 3.7 | 4.7 | 5.1 | 6.0 | 7.1  | 6.7 | 5.6 | 4.2 | 2.6 | 2.0 | 52.3                   |
| Pearblossom     | 1.7 | 2.4 | 3.7 | 4.7 | 7.3 | 7.7 | 9.9  | 7.9 | 6.4 | 4.0 | 2.6 | 1.6 | 59.9                   |
| Pomona          | 1.7 | 2.0 | 3.4 | 4.5 | 5.0 | 5.8 | 6.5  | 6.4 | 4.7 | 3.5 | 2.3 | 1.7 | 47.5                   |
| Redondo Beach   | 2.2 | 2.4 | 3.3 | 3.8 | 4.5 | 4.7 | 5.4  | 4.8 | 4.4 | 2.8 | 2.4 | 2.0 | 42.6                   |
| San Fernando    | 2.0 | 2.7 | 3.5 | 4.6 | 5.5 | 5.9 | 7.3  | 6.7 | 5.3 | 3.9 | 2.6 | 2.0 | 52.0                   |
| Santa Clarita   | 2.8 | 2.8 | 4.1 | 5.6 | 6.0 | 6.8 | 7.6  | 7.8 | 5.8 | 5.2 | 3.7 | 3.2 | 61.5                   |
| Santa Monica    | 1.8 | 2.1 | 3.3 | 4.5 | 4.7 | 5.0 | 5.4  | 5.4 | 3.9 | 3.4 | 2.4 | 2.2 | 44.2                   |

\* The values in this table were derived from:

- 1) California Irrigation Management Information System (CIMIS);
- 2) Reference EvapoTranspiration Zones Map, UC Dept. of Land, Air & Water Resources and California Dept of Water Resources 1999; and
- 3) Reference Evapotranspiration for California, University of California, Department of Agriculture and Natural Resources (1987) Bulletin 1922, 4) Determining Daily Reference Evapotranspiration, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426