

April 23, 2024

Ms. Sherrie Cruz  
CAJA Environmental Services, LLC  
9410 Topanga Canyon Blvd, Suite 101  
Chatsworth, CA 91311

Dear Ms. Cruz,

**Subject:** Los Angeles Department of Water and Power Water and Electricity  
Connection Services Request 5424 Carlton Way Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated April 17, 2024, requesting LADWP's ability to provide water and electric services for the Carlton Way Project (Project).

**Project Description:**

The Carlton Way Project is located at 5416, 5418, 5420, 5422, 5424, 5426, 5428, 5430 W. Carlton Way, Los Angeles, CA 90027.

**Existing Uses:** The Project Site contains eight existing residential buildings with a total of 33 units.

**Proposed Project:** The Project proposes to construct 131 new multi-family dwelling units (including 14 Very Low-Income units and three Low Income units) in an eight-story building. Additionally, one existing eight-unit apartment building would remain on the Project Site for a total of 139 total units. Seven other existing residential and accessory structures, consisting of 22 multi-family dwelling units and three single-family homes (25 total residential units removed), would be demolished. The Project would have a total of 139 dwelling units, including 75 studio units, 55 one-bedroom units, and nine two-bedroom units. There is a pool with approximately 25,000 gallons. The backwash rate is unknown. There is no spa.

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 (CEQA) Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report (EIR).

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 Ms. Flordeliza Gonzalez at (213) 367-1312 or by e-mail at [Flordeliza.Gonzalez@ladwp.com](mailto:Flordeliza.Gonzalez@ladwp.com) to make arrangements 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 project may be served from an existing 6-inch pipe in Carlton Way. If the project requires a higher capacity than what is currently available, the pipe may need to be upgraded.**

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

**There are no known problems or deficiencies.**

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

**LADWP should be able to provide the domestic needs of the project from the existing water system. 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.**

4. How does the City anticipate and plan for future water service needs?

**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.**

5. In order to assess the proposed project's future consumption of water, please provide your recommended rates. Land Use: multi-family residential = \_\_\_ gallons / unit / day.

**For estimating a project's indoor water demand, we use applicable sewer generation factors (sgf). 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.**

6. Please provide any recommendations that might reduce any potential water impacts associated with the Project.

**Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, in order to lower the net additional water demand for the proposed project. Also, applicants are encouraged to use water efficient fixtures and appliances in the proposed project. For more information on water conservation in the City of Los Angeles, please visit the LADWP website <https://www.ladwp.com/waterconservation>.**

### **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 and facilities that would serve the project site and the surrounding area. Please include a map illustrating your description.

**The Power Capacity Map provides the Los Angeles Department of Water and Power's customers with insight about the available load capacity throughout the City of Los Angeles. [Los Angeles Department of Water and Power: Power Capacity Map \(arcgis.com\)](http://arcgis.com).**

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

**LADWP's Power System Reliability Program provides a blueprint for ensuring continued reliable energy service for future generations of Los Angeles residents. LADWP implemented the Power System Reliability Program through a two-pronged approach—rebuilding infrastructure and proactive maintenance—and will invest more than \$1 billion in the program over the next 5 to 15 years.**

- 3) Would the DWP be able to accommodate the proposed project's demand for electricity service with the existing infrastructure in the project area? If not, what new infrastructure would be needed to meet the proposed project's demand for electricity?

**This will be determined during the review of the Project's electrical drawings and load schedules after submittal of plans for the electric service to your region's LADWP Service Planning Engineer. New project interconnections may require on-site transformation and line extension on public streets.**

- 4) Would the DWP 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 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 considered 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.**

- 5) In order to assess the proposed project's future consumption of electricity, please provide us with your recommended rates. Land Use: multi-family residential = 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. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program, 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 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/residential-services/programs-and-rebates-residential>

### **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).

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).

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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 Ms. Jane Hauptman in Room 1044 for review of the environmental document for the proposed Project.

Ms. Jane Hauptman  
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. Matthew Kerby of the Environmental Planning and Assessment Group at (213) 367-1795.

Sincerely,

Jane Hauptman  
Manager of Environmental Planning and Assessment

MK:ea

Enclosures

c/enc: Mr. Delon Kwan  
Mr. Yamen Nanne  
Mr. Anselmo Collins  
Mr. Mark Gentili  
Mr. Arash Saidi  
Ms. Lucia Alvelais  
Ms. Flordeliza Gonzalez