Appendix F

Utility Infrastructure Technical Report:
Energy, Water, and Wastewater

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1360 VINE ST

UTILITY INFRASTRUCTURE TECHNICAL REPORT: ENERGY, WATER, AND WASTEWATER

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Project proposes to develop a mixed-use building on an 81,050-square-foot site located within the Hollywood Community of the City of Los Angeles (the Project). In addition, six bungalows within the Project Site that are part of the Afton Square Historic District (Historic District), which is a designated California Register historic district, would be relocated within the Project Site and adapted for reuse pursuant to a Preservation Plan. The Project includes two options herein referred to as the "Residential Option" and the "Office Option."

The Residential Option would include 429 residential units, an approximately 55,000-square-foot grocery store, approximately 5,000 square feet of neighborhood-serving commercial retail uses, and 8,988 square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units, in which case the development would still propose a total of 429 residential units. The Residential Option would develop a new 32-story high-rise building with four levels of subterranean parking. The maximum height of this new building would be 360 feet 4 inches when accounting for rooftop mechanical equipment. The ground floor of the building would include grocery and neighborhood-serving commercial retail uses that would front Vine Street and Afton Place. The ground floor would also include vehicular access driveways, commercial and residential truck loading, a residential lobby and mailroom, and service and corridor areas. In addition, outdoor common open space would also be located on the ground floor between the new building and the rehabilitated bungalows. Level 2 would include the second level of grocery store uses. Levels 3 through 9 and Levels 11 through 32 would contain the residential units. Level 10 would include additional indoor and outdoor amenities. Overall, the Residential Option would comprise approximately 484,421 square feet of floor area.

The Office Option would develop approximately 463,521 square feet of office uses and 11,914 square feet of restaurant uses in the proposed building, as well as 8,988square feet of uses in the bungalows. The bungalows would be rehabilitated and adapted for reuse as either restaurants or 12 residential units. The Office Option would develop a new 17-story high-rise building with eight levels of subterranean parking. The maximum height of this new building would be 303 feet when accounting for rooftop mechanical equipment. The ground floor of the building would include an office lobby that would front Vine Street as well as restaurant uses that would front Vine Street, De Longpre Avenue, and Afton Place. The ground floor would also include vehicular access driveways, commercial truck loading, an office lobby and mailroom, and service and corridor areas. In addition, similar to the Residential Option, the Office Option would feature outdoor common open space on the ground floor between the new building and the rehabilitated bungalows. Levels 2 through 17 above would include office uses. Level 17 would also feature indoor and outdoor amenities. Overall, the Office Option would comprise approximately 484,423 square feet of floor area.

To provide for the new uses, the existing 8-unit multi-family building, low rise commercial buildings, and ancillary buildings adjacent to the bungalows that are non-contributing features to the Historic District would be demolished.

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure systems.

2. REGULATORY FRAMEWORK

2.1. WATER

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

Below are the State and Regional water supply regulations:

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

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

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

- 2016 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2017 (CALGreen), requires a water use reduction of 20% below the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.

- LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.

- Senate Bill (SB) 610 and SB 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) section 21151.9, and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is

considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

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

2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons

3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons

4) A proposed hotel or motel of more than 500 rooms

5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons

6) A mixed-use project that falls in one or more of the above-identified categories

7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

As this Project triggers thresholds 3 and 7 above, a WSA is required for this Project.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,700 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

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

Sewer permit allocation for projects that discharge into the Hyperion Water Reclamation Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. This Ordinance

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

established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and require fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) analysis when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

The City has begun requiring projects in the entitlement phase to apply for a Wastewater Service Inquiry (WWSI) to allow Bureau of Sanitation (LASAN) to review the project as described above without confusing construction projects from projects in the planning stages. WWSIs serve a similar function as SCARs for the purposes of CEQA analysis.

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

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per this Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.[2]

[2] City of Los Angeles Bureau of Engineering, Special Order No. 006-0691, Planning Period, Flow, and Design Criteria for Gravity Sanitary Sewers and Pumping Plants, effective June 6, 1991.

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

2.3. ELECTRICITY

The *2017 Strategic Long-Term Resource Plan* (SLTRP) [4] document serves as a comprehensive 20-year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. The 2016 IRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, the IRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The IRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2035. While this assessment will not be as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2015/16 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the IRP examines a 20-year horizon to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the IRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including Assembly Bill (AB) 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. The 2016 IRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.[5]

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

[4] LADWP, 2017 Power Integrated Resource Plan, December 2017.

[5] LADWP, 2017 Power Strategic Long-Term Resource Plan (SLTRP), December 2017.

2.4. NATURAL GAS

The 2020 *California Gas Report*[6] presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

Level 2 would include the second level of grocery store uses. Levels 3 through 9 and Levels 11 through 32 would contain the residential units. Level 10 would include additional indoor and outdoor amenities. Overall, the Residential Option would comprise approximately 484,421 square feet of floor area.

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as SB 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change and deliver cost-effective savings for ratepayers. The Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.[7] Last, California Global Warming Solutions Act of 2006 (AB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to the 1990 levels by 2020.[8]Furthermore, Senate Bill 32 requires reductions to at least 40% below the 1990 level by 2030.[12]

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6 California Gas and Electric Utilities, 2020 California Gas Report, 2020.
7 CA Legislative Assembly, AB 32, 2015-2016.
8 CA Legislative Assembly, AB 32, 2015-2016.
9 CA Legislative Assembly, SB 32, 2015-2016.

3. EXISTING CONDITION

The Project Site consists of six lots along De Longpre Avenue and seven lots along Afton Place and is currently occupied by a mix of uses that consist of low-rise commercial uses along Vine Street, including a post-production facility, restaurants, and neighborhood retail uses, and an eight-unit multi-family building fronting on Afton Place on the eastern most lot. There are also six bungalows located on the Site with three fronting on Afton Place and three fronting on De Longpre Avenue. The eight-unit multi-family building and three bungalows are vacant.

3.1. WATER

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

Primary sources of water for the LADWP service area are the Los Angeles Aqueducts (LAA), local groundwater, State Water Project (supplied by MWD). The Los Angeles Aqueduct has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the Los Angeles Aqueduct has been limited due to environmental concerns, and the City's water supply relied heavily (average of 57% in recent years) on the purchased water from MWD and delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been reliable local water source, providing an average of 12% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City's recycled water supply is limited to specific projects within the City at this time.[9]

3.1.1. DOMESTIC WATER INFRASTRUCTURE

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by the City, there is a 10-inch water main in Vine Street, an 8-inch water main in De Longpre Avenue, and a 4-inch water main in Afton Place. It appears there the Project Site has multiple domestic water connections along Vine Street, De Longpre Avenue and Afton Place.

Existing uses that generate a water demand include 21,594 square feet of office and post-production space,[10] and 8,044 square feet of commercial (retail/restaurant) use. Based on LADWP estimates, the existing water demand is approximately 2,792 gpd.[11]

3.1.2. FIRE WATER INFRASTRUCTURE

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[10] Comprised of the 17,100-square-foot post-production facility and the 4,494-square foot bungalows currently used for office/postproduction uses.

[11] LADWP, Water Supply Assessment for the 1360 North Vine Street Project, February 9, 2021.

There is an existing Fire Department Connection to charge fire sprinklers on the building face along Vine Street. It is expected that this connection would be removed with demolition of existing improvements and replaced with new connection to meet all Fire Department and Department of Building and Safety regulations. Based on a water service map provided by the City, there is an existing 4-inch fire service along Vine Street. Multiple additional fire hydrants are in the greater vicinity of the Project Site.

3.2. WASTEWATER

LASAN operates and maintains the wastewater treatment, reclamation and collection facilities serving most of the City of Los Angeles incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. As stated above, the collection infrastructure consists of over 6,700 miles of local, trunk, mainline and major interceptor sewers, five major outfall sewers, and 46 pumping plants. The wastewater generated by the Project ultimately flows to the Hyperion Water Reclamation Plant System. The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd) and the existing average daily flow for the system is approximately 275 mgd.[12]

3.2.1. WASTEWATER INFRASTRUCTURE

Sanitary sewer service within the surrounding streets is provided by LASAN. The sanitary sewer connection to the mixed-use building will come from the existing 10-inch Vitrified Clay Pipe (VCP) sewer line in Vine St. Based on the Bureau of Engineering's online Navigate LA database, the 10-inch sewer main in this street is flowing south with a capacity of 2.96 cfs (1,913,098 gpd).

The sanitary sewer connections to the bungalows will come from either the existing 8-inch VCP sewer main that flows east with a capacity of 0.71 cfs (458,885 gpd) in De Longpre Avenue or the existing 8-inch VCP sewer main that flows west with a capacity of 0.71 (458,885 gpd) in Afton Place.[11]

The sewer mains connect to a network of sewer lines which ultimately convey wastewater to the Hyperion Water Reclamation Plant system.

Existing uses that generate wastewater include 21,594 square feet of office and post-production space,[13] and 8,044 square feet of commercial (retail/restaurant) use. Based on LASAN's estimates, the existing wastewater generation is approximately 2,792 gpd.[14]

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

[13] Comprised of the 17,100-square-foot post-production facility and the 4,494 -square foot bungalows currently used for office/postproduction uses.

[14] Refer to Exhibit 3 for WWSI Report.

3.3. ENERGY

3.3.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations. LADWP's Power system is the nation's largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.4 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 7,460 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,800 miles of overhead distribution lines and 3,597 miles of underground distribution cables.

3.3.1.1. ELECTRICITY INFRASTRUCTURE

Based on available substructure maps from the Bureau of Engineering's online Navigate LA database, it appears that the Project Site receives electric power service from LADWP via an existing underground conduit in Vine St.

Electricity demand estimates have been prepared based on the existing building program and are summarized in Table 1 below.

Table 1 – Estimated Existing Electricity Demand

Land Use	**Annual Electricity Use (kWh/yr.)**
Existing	
General Office Building	329,184
Strip Mall	127,680
Parking Lot	14,950
Total Estimated Existing Electricity Use	**471,814**

(a) CalEEmod was used to calculate the electricity demand based on land use
(b) The existing use square footage breakdown was determined from survey measurements.
(c) 1 kWhr (kilowatt = 1,000 Watt-hours)

Source: Eyestone Environmental, 2018. See Energy Appendix in the Project Draft EIR

3.3.2. NATURAL GAS

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas' natural gas system is the nation's largest natural gas distribution utility and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.

3.3.2.1. NATURAL GAS INFRASTRUCTURE

Based on substructure maps provided by the City, it appears that the Project Site receives natural gas service via two separate SoCalGas operated services. A 3-inch service in De Longpre Avenue and a 2-inch service in Afton Place. There is also an 8-inch SoCalGas main along Vine Street.

Natural gas demand estimates have been prepared based on the existing equipment program and are summarized in Table 2 below.

Table 2– Estimated Existing Natural Gas Demand

Land Use	**kBTU/year**	**Cu ft/year**
Existing		
General Office Building	268,704	255,909
Strip Mall	14,560	13,867
Parking Lot	0	0
Total	**283,264**	**269,775**

(a) 1 kBTU = 0.293 1 kWhr (kilowatt = 1,000 Watt-hours)
(b) The existing use square footage breakdown was determined from survey measurements.
(c) 1 kWhr (kilowatt = 1,000 Watt-hours)
Source: Eyestone Environmental, 2018. See Energy Appendix in the Project Draft EIR

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to water supply and infrastructure if it would:

- Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects;

- [Not] Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

The City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) identifies the following criteria to evaluate water supply and infrastructure:

- The total estimated water demand for the project;

- Whether sufficient capacity exists in the water infrastructure that would serve the project, considering the anticipated conditions at project buildout;

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

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

In assessing impacts related to water supply and infrastructure, the City will use Appendix G as the thresholds of significance. The criteria identified above from the L.A. CEQA Thresholds Guide will be used where applicable and relevant to assist in analyzing the Appendix G thresholds.

4.2. WASTEWATER

In accordance with the State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to wastewater if it would:

- Require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects;

- [Not] result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the

project's projected demand in addition to the provider's existing commitments.

In the context of the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* identifies the following criteria to evaluate wastewater impacts:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or

- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

In assessing impacts related to wastewater, the City will use Appendix G as the thresholds of significance. The criteria identified above from the L.A. CEQA Thresholds Guide will be used where applicable and relevant to assist in analyzing the Appendix G thresholds.

4.3. ENERGY

Appendix F of the CEQA Guidelines was prepared in response to the requirement in Public Resources Code Section 21100(b)(3), which states that an EIR shall include a detailed statement setting forth "[m]itigation measures proposed to minimize significant effects of the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy.

In addition, with regard to potential impacts to energy, the L.A. CEQA Thresholds Guide states that a determination of significance shall be made on a case-by case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities;

- Whether and when the needed infrastructure was anticipated by adopted plans; and

- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on the above, the Project would result in significant impacts with regard to energy use and consumption, if it would cause wasteful, inefficient, and unnecessary consumption of energy. With regard to energy infrastructure, the Project would result in significant impacts if it would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities that could

result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

5. METHODOLOGY

5.1.1. WATER

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

Environmental Setting

- Description of major water infrastructure serving the Project site, including the type of facilities, location and sizes, and any planned improvements.
- Description of the water conditions for the Project area and known improvement plans.

Project Impacts

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

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

The existing and proposed water demand is based upon the WSA prepared for the Project by LADWP.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the project fire hydrant flow needs based on existing infrastructure. See Exhibit 1 for the results of the Information of Fire Flow Availability Request (IFFAR).

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

5.2. WASTEWATER

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

Environmental Setting

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

Project Impacts

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

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

Pursuant to LAMC Section 64.15 LASAN's Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. LASAN's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to

additional sewer discharge. The data used in this report are based on the findings of the LASAN preliminary analysis. Refer to Exhibit 3 for the WWSI prepared for the Project.

5.3. ENERGY

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

Environmental Setting

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

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

Project Impacts

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

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

- Consult with LADWP or SoCalGas, if necessary, to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Will-serve letters from LADWP and SoCalGas (Exhibits 4 and 5) demonstrate the availability of sufficient energy resources to supply the Project's demand.

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

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Considering temporary construction water use would be substantially less than the existing water consumption at the Project Site (approximately 2,792 gpd), it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water supply due to construction activity would therefore be less than significant.

The Project will require construction of new, on-site water distribution lines to serve the new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. During such construction activities, emergency access to the Project Site as well as existing vehicular and non-vehicular traffic flow would be preserved by the construction management plan approved by the City for the Project. The construction management plan would also be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining two lanes of travel and ensuring safe pedestrian access. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

6.1.2. WASTEWATER

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Moreover, existing wastewater generation from the Project Site would be eliminated as a result of the demolition/removal of existing uses. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new buildings and facilities of the proposed Project. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work is required to connect to the public main. Therefore, as part of the Project, a construction management plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining two lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle

access. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater infrastructure associated with construction activities would be less than significant.

6.1.3. ENERGY

Electrical power would be consumed to construct the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

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

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of LA requirements, which are expected to and would in fact mitigate impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. INFRASTRUCTURE CAPACITY

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

6.2.1.2. FIRE WATER DEMAND

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project falls within the Industrial and Commercial category, which has a required fire flow of 6,000 to

9,000 gallons per minute (gpm) from four to six adjacent hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch. This translates to a required flow of 1,500 gpm for each hydrant. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The completed IFFAR, attached as Exhibit 1, shows 6 nearby hydrants flowing simultaneously for a combined 8,500 gpm. 5 hydrants provide 1500 gpm each and the 1 hydrant provides only 1000 gpm. As shown by the IFFAR, the Project Site has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC.

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

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

The Project will incorporate a fire sprinkler suppression system to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, an SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. The approved SAR, attached as Exhibit 2, shows a static pressure of 85 pounds per square inch and that a flow of up to 2,500 gpm can be delivered to the Project Site with a residual pressure of 78 pounds per square inch, which exceeds the 20 pounds per square inch requirement for the surrounding public hydrants. As shown by the SAR, and through compliance with LAFD and LADWP requirements, the Project's fire flow impacts to water infrastructure would be less than significant.

6.2.1.3. DOMESTIC WATER DEMAND

Based on the Project's proposed land uses and the resulting estimated water demand, the Project is subject to the requirements of SB 610 (preparation of a WSA, as described above). Therefore, a WSA was prepared for the Project by LADWP, and the resulting water demand, estimates are summarized in Tables 3a, 3b, 3c, and 3d below. As stated in the WSA, LADWP concluded that the projected water supplies for normal, single-dry, and multiple-dry years reported in LADWP's 2015 UWMP would be sufficient to meet the Project's estimated water demand, in addition to the existing and planned future water demands within LADWP's service area through the year 2040. Moreover, the Project's approved SAR confirms that sufficient infrastructure capacity is available for the Project.

The Project proposes to connect to the existing 10-inch main in Vine Street with laterals that will be adequately sized to simultaneously accommodate fire demand and domestic demand. In addition, the services will include backflows and be metered separately per City requirements. Therefore, the Project's impacts on water supply and infrastructure would be less than significant.

Table 3a – Proposed Water Demand--Residential Option with Bungalows as Restaurants			
Land Use	**Units**	**Water Demand Rate (gpd/unit)[a]**	**Water Demand (gpd)**
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Residential: 1-bedroom	240 du	110	26,400
Residential: 1-bedroom plus den	56 du	110	6,160
Residential: 2-bedroom	127 du	150	19,050
Residential Apartment: 3-bedroom	6 du	190	1,140
Base Demand Adjustment (Residential)[d]	—	—	5,519
Fitness Center/Club Room	10,250 sf	0.65	6,663
Pool	1,335 sf	—	127
Grocery	55,000 sf	0.05	2,750
Retail	5,000 sf	0.025	125
Restaurant (8,988 sf)[e]	600 seats	30	18,000
Landscaping[f]	22,178 sf	—	2,105
Covered Parking[g]	352,931 sf	0.02	232
Cooling Tower	800 tons	21.60	17,280
Total Proposed by Project			*105,551*
Required Savings[h]			
Residential Units	—	—	(9,986)
Residential Amenities/Commercial	—	—	(6,431)
Landscaping	—	—	(947)
Cooling Tower	—	—	(3,456)
Total Required Savings			*(20,820)*
Additional Conservation[i]			***(**2,586)*

Net Water Demand of Residential Option with Bungalows as Restaurants (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**79,353**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional water demand.*

[d] *The Base Demand Adjustment is the estimated savings due to Ordinance No. 180,822 accounted for in the current version of LA Sanitation sewage generation rates.*

[e] *A standard factor of 15 square feet per seat was applied to calculate the number of seats.*

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

[g] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[h] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[i] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Los Angeles Department of Water and Power, Water Supply Assessment for the 1360 North Vine Street Project, February 9, 2021, Table I-1; Eyestone Environmental, 2021.

Table 3b – Proposed Water Demand--Residential Option with Bungalows as Residential Units			
Land Use	**Units**	**Water Demand Rate (gpd/unit)[a]**	**Water Demand (gpd)**
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Residential: 1-bedroom	240 du	110	26,400
Residential: 1-bedroom plus den	56 du	110	6,160
Residential: 2-bedroom	115 du	150	17,250
Residential Apartment: 3-bedroom	6 du	190	1,140
Residential: 2-bedroom duplex bungalows	12 du	150	1,800
Base Demand Adjustment (Residential)[d]	—	—	5,520
Fitness Center/Club Room	10,250 sf	0.65	6,663
Pool	1,335 sf	—	127
Grocery	55,000 sf	0.05	2,750
Retail	5,000 sf	0.025	125
Landscaping[e]	22,178 sf	—	2,105
Covered Parking[f]	352,931 sf	0.02	232
Cooling Tower	800 tons	21.60	17,280
Total Proposed by Project			*87,552*
Required Savings[g]			
Residential Units	—	—	(9,986)
Residential Amenities/Commercial	—	—	(4,461)
Landscaping	—	—	(947)
Cooling Tower	—	—	(3,456)
Total Required Savings			*(18,850)*
Additional Conservation[h]			*(2,403)*

Net Water Demand of Residential Option with Bungalows as Residential Units (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**63,507**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional water demand.*

[d] *The Base Demand Adjustment is the estimated savings due to Ordinance No. 180,822 accounted for in the current version of LA Sanitation sewage generation rates.*

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

[f] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[g] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[h] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Los Angeles Department of Water and Power, Water Supply Assessment for the 1360 North Vine Street Project, February 9, 2021, Table I-2; Eyestone Environmental, 2021.

Table 3c – Proposed Water Demand--Office Option with Bungalows as Restaurants			
Land Use	**Proposed Development**	**Water Demand Rate[a]**	**Demand (gpd)**
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Office	463,521 sf	0.12	55,623
Fitness Center	8,243 sf	0.65	5,358
Yoga Room	1,283 sf	0.65	834
Billiard Room	105 persons	3	10
Restaurant (11,914 sf)[d]	795 seats	30	23,850
Restaurant in bungalows (8,988 sf)[d]	600 seats	30	18,000
Landscaping[e]	22,178 sf	—	2,105
Covered Parking[f]	667,608 sf	0.02	439
Cooling Tower	1,200 tons	21.60	25,920
Total Proposed by Project			*132,139*
Required Savings[g]			
Office	—	—	(6,735)
Commercial	—	—	(5,361)
Landscaping	—	—	(1,138)
Cooling Tower	—	—	(5,184)
Total Required Savings			*(18,418)*
Additional Conservation[h]			*(1,292)*
Net Water Demand of Office Option with Bungalows as Restaurants (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**109,637**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional water demand.*

[d] *A standard factor of 15 square feet per seat was applied to calculate the number of seats.*

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

[f] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[g] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[h] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Los Angeles Department of Water and Power, Water Supply Assessment for the 1360 North Vine Street Project, February 9, 2021, Table I-3; Eyestone Environmental, 2021.

Table 3d – Proposed Water Demand--Office Option with Bungalows as Residential Units			
Land Use	**Proposed Development**	**Water Demand Rate[a]**	**Demand (gpd)**
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Residential: 2-bedroom	12 du	150	1,800
Base Demand Adjustment (Residential)[d]	—	—	243
Office	463,521 sf	0.12	55,623
Fitness Center	8,243 sf	0.65	5,358
Yoga Room	1,283 sf	0.65	834
Billiard Room	105 persons	3	10
Restaurant (11,914 sf)[e]	795 seats	30	23,850
Landscaping[f]	22,178 sf	—	2,105
Covered Parking[g]	667,608 sf	0.02	439
Cooling Tower	1,200 tons	21.60	25,920
Total Proposed by Project			*116,182*
Required Savings[h]			
Residential Units	—	—	(430)
Office	—	—	(6,735)
Commercial	—	—	(3,392)
Landscaping	—	—	(1,138)
Cooling Tower	—	—	(5,184)
Total Required Savings			*(16,879)*
Additional Conservation[i]			*(1,204)*
Net Water Demand of Office Option with Bungalows as Residential Units (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**95,307**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional water demand.*

[d] *The Base Demand Adjustment is the estimated savings due to Ordinance No. 180,822 accounted for in the current version of LA Sanitation sewage generation rates.*

[e] *A standard factor of 15 square feet per seat was applied to calculate the number of seats.*

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

[g] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[h] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[i] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Los Angeles Department of Water and Power, Water Supply Assessment for the 1360 North Vine Street Project, February 9, 2021, Table I-4; Eyestone Environmental, 2021

6.2.2. WASTEWATER

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Wastewater generation estimates have been prepared based on the LASAN sewerage generation factors for residential and commercial categories, regulatory compliance, and additional water conservation measures beyond code requirements. Estimates are summarized in Tables 4a, 4b, 4c, and 4d below. The Residential Option with bungalows as restaurants would generate more wastewater (net 98,040 gpd) than the Residential Option with bungalows as residential units (net 82,194 gpd), after accounting for required savings and additional water conservation commitments made by the Applicant pursuant to the WSA approved by LADWP on February 9, 2021. The Office Option with bungalows as restaurants would generate more wastewater (net 108,670 gpd) than the Office Option with bungalows as residential units (net 94,340 gpd), after accounting for required savings and additional water conservation commitments made by the Applicant pursuant to the WSA approved by LADWP on February 9, 2021.

Table 4a – Estimated Proposed Wastewater Generation--Residential Option with Bungalows as Restaurants

Land Use	Units	Generation Rate (gpd/unit)[a]	Sewage Generation (gpd)
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Residential: 1-bedroom	240 du	110	26,400
Residential: 1-bedroom plus den	56 du	110	6,160
Residential: 2-bedroom	127 du	150	19,050
Residential Apartment: 3-bedroom	6 du	190	1,140
Base Demand Adjustment (Residential)[d]	—	—	5,519
Fitness Center/Club Room	10,250 sf	0.65	6,663
Pool[e]	1,335 sf	—	19,972
Grocery	55,000 sf	0.05	2,750
Retail	5,000 sf	0.025	125
Restaurant (8,988 sf)[f]	600 seats	30	18,000
Covered Parking[g]	352,931 sf	0.02	232
Cooling Tower	800 tons	21.60	17,280
Total Proposed by Project			*123,291*
Required Savings[h]			
Residential Units	—	—	(9,986)
Residential Amenities/Commercial	—	—	(6,431)
Cooling Tower	—	—	(3,456)
Total Required Savings			*(19,873)*
Additional Conservation[i]			*(2,586)*
Net Wastewater Generation of Residential Option with Bungalows as Restaurants (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**98,040**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional wastewater generation.*

[d] *The Base Demand Adjustment is the estimated savings due to Ordinance No. 180,822 accounted for in the current version of LA Sanitation sewage generation rates.*

[e] *Per the WWSI dated April 5, 2021, "Residential with Bungalows as Restaurants" option, the pool flow was estimated to be 39,943 gallons per day. In order to minimize impact on existing sewer infrastructure, as a Project design feature, the Project's pool shall be drained in the span of two days instead of one day; therefore, the pool daily flow is reduced to an estimated 19,972 gallons per day.*

[f] *A standard factor of 15 square feet per seat was applied to calculate the number of seats.*

[g] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[h] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[i] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Eyestone Environmental, 2021.

Table 4b – Estimated Proposed Wastewater Generation--Residential Option with Bungalows as Residential Units

Land Use	Units	Generation Rate (gpd/unit)[a]	Sewage Generation (gpd)
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Residential: 1-bedroom	240 du	110	26,400
Residential: 1-bedroom plus den	56 du	110	6,160
Residential: 2-bedroom	115 du	150	17,250
Residential Apartment: 3-bedroom	6 du	190	1,140
Residential: 2-bedroom duplex bungalows	12 du	150	1,800
Base Demand Adjustment (Residential)[d]	—	—	5,520
Fitness Center/Club Room	10,250 sf	0.65	6,663
Pool[e]	1,335 sf	—	19,972
Grocery	55,000 sf	0.05	2,750
Retail	5,000 sf	0.025	125
Covered Parking[f]	352,931 sf	0.02	232
Cooling Tower	800 tons	21.60	17,280
Total Proposed by Project			*105,292*
Required Savings[g]			
Residential Units	—	—	(9,986)
Residential Amenities/Commercial	—	—	(4,461)
Cooling Tower	—	—	(3,456)
Total Required Savings			*(17,903)*
Additional Conservation[h]			*(2,403)*
Net Wastewater Generation of Residential Option with Bungalows as Residential Units (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**82,194**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional wastewater generation.*

[d] *The Base Demand Adjustment is the estimated savings due to Ordinance No. 180,822 accounted for in the current version of LA Sanitation sewage generation rates.*

[e] *Per the WWSI dated April 5, 2021, "Residential with Bungalows as Residential" option, the pool flow was estimated to be 39,943 gallons per day. In order to minimize impact on existing sewer infrastructure, as a Project design feature, the Project's pool shall be drained in the span of two days instead of one day; therefore, the pool daily flow is reduced to an estimated 19,972 gallons per day.*

[f] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[g] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[h] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Eyestone Environmental, 2021.

Table 4c – Estimated Proposed Wastewater Generation--Office Option with Bungalows as Restaurants

Land Use	Units	Generation Rate (gpd/unit)[a]	Sewage Generation (gpd)
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Office	463,521 sf	0.12	55,623
Fitness Center	8,243 sf	0.65	5,358
Yoga Room	1,283 sf	0.65	834
Billiard Room	105 persons	3	10
Restaurant (11,914 sf)[d]	795 seats	30	23,850
Restaurant in bungalows (8,988 sf)[d]	600 seats	30	18,000
Covered Parking[e]	667,608 sf	0.02	439
Cooling Tower	1,200 tons	21.60	25,920
Total Proposed by Project			*130,034*
Required Savings[f]			
Office	—	—	(6,735)
Commercial	—	—	(5,361)
Cooling Tower	—	—	(5,184)
Total Required Savings			*(17,280)*
Additional Conservation[g]			*(1,292)*
Net Wastewater Generation of Office Option with Bungalows as Restaurants (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**108,670**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional water demand.*

[d] *A standard factor of 15 square feet per seat was applied to calculate the number of seats.*

[e] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[f] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[g] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Eyestone Environmental, 2021.

Table 4d – Estimated Proposed Wastewater Generation--Office Option with Bungalows as Residential Units

Land Use	Units	Generation Rate (gpd/unit)[a]	Sewage Generation (gpd)
Existing Uses[b]			
Post-Production Facility	17,100 sf	0.12	2,052
Post-Production (in bungalows)	4,494 sf	0.12	539
Commercial	8,044 sf	0.025	201
Total Existing			*2,792*
Proposed Uses[c]			
Residential: 2-bedroom	12 du	150	1,800
Base Demand Adjustment (Residential)[d]	—	—	243
Office	463,521 sf	0.12	55,623
Fitness Center	8,243 sf	0.65	5,358
Yoga Room	1,283 sf	0.65	834
Billiard Room	105 persons	3	10
Restaurant (11,914 sf)[e]	795 seats	30	23,850
Covered Parking[f]	667,608 sf	0.02	439
Cooling Tower	1,200 tons	21.60	25,920
Total Proposed by Project			*114,077*
Required Savings[g]			
Residential Units	—	—	(430)
Office	—	—	(6,735)
Commercial	—	—	(3,392)
Cooling Tower	—	—	(5,184)
Total Required Savings			*(15,741)*
Additional Conservation[h]			*(1,204)*
Net Wastewater Generation of Office Option with Bungalows as Residential Units (Proposed – Required Savings – Additional Conservation – Existing to be Removed)			**94,340**

du = dwelling units

gpd = gallons per day

sf = square feet

— = Information is not applicable.

All totals have been rounded and may not sum due to rounding.

[a] *This analysis is based on 100 percent of sewage generation rates provided by LA Sanitation (effective April 6, 2012).*

[b] *As described in Section II, Project Description, of this Draft EIR, three of the six bungalows are occupied by office/post-production uses, while the three remaining bungalows are vacant. The eight-unit multi-family residential building is also vacant.*

[c] *Uses not shown here do not have additional water demand.*

[d] *The Base Demand Adjustment is the estimated savings due to Ordinance No. 180,822 accounted for in the current version of LA Sanitation sewage generation rates.*

[e] *A standard factor of 15 square feet per seat was applied to calculate the number of seats.*

[f] *Auto parking estimates are based on LA Sanitation sewage generation rates and assumption of cleaning 12 times per year.*

[g] *The proposed development land uses will conform to City of Los Angeles Ordinance Nos. 184,248 and 186,488, 2019 Los Angeles Plumbing Code, and 2019 Los Angeles Green Building Code.*

[h] *Water conservation due to additional conservation commitments agreed to by the Applicant as identified in Table II-1 of the WSA.*

Source: Eyestone Environmental, 2021.

A WWSI request was submitted to see whether the existing public infrastructure can accommodate the Project. As confirmed by above analysis, it has been determined per the April 5, 2021 WWSI included as Exhibit 3 of this report, that the pipes listed in the WWSI have adequate capacity and are not considered constrained according to current City of LA standard practice. The WWSI analyzed a maximum flow and does not account for the additional savings and water conservation commitments made by the Applicant pursuant to the WSA approved by LADWP on February 9, 2021. Refer to Tables 4a and 4b for the estimated wastewater generation for the Residential Option and Tables 4c and 4d for the Office Option. As provided in the WWSI, LASAN has analyzed the Project demands, in conjunction with existing conditions and forecasted growth, and has determined that the system might be able to accommodate either of the proposed options the Project to discharge up to an additional 117,439 gpd of wastewater to the 10-inch sewer main in Vine Street. Further gauge and evaluation will be required during the permit process and will validate the WWSI findings. Therefore, impacts on wastewater infrastructure would be less than significant.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Water Reclamation Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant,

As stated above, the existing capacity of the 10-inch sewer line in Vine Street is approximately 2.96 cfs (1,913,098 gpd). As provided in the WWSI, sewage generation of approximately 117,439 gpd would represent approximately 12.1% of the pipe's capacity.

Due to this fact, and the WWSI, impacts on wastewater infrastructure would be less than significant.

6.2.3. ENERGY

6.2.3.1. ELECTRICITY

The Project will increase the demand for electricity resources. The Project will include features so as to be capable of meeting the standards of LEED® Silver or equivalent green building standards, which entails implementing conservation features to reduce electricity usage. Based on analysis through CalEEMod, the estimated projected electrical loads are provided in Tables 5 through 8 below.

Table 5 - Estimated Proposed Electrical Demand – Residential Option with Residential Bungalows

Land use	Electricity Demand (kWH/year)
Enclosed Parking with Elevator	585,682
Single Family Housing	90,629
Apartments High Rise	1,567,200
Strip Mall	57,670
Supermarket	1,932,180
Total Proposed Electricity Demand for Project Site	4,233,361
Existing Total Electricity Demand for Project Site	471,814
Net Increase in Electricity Demand for Project Site Due to Project	3,761,547

[(a)] 1 MW (megawatt) = 1,000,000 Watts.

Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.

Table 6 - Estimated Proposed Electrical Demand – Residential Option with Restaurant Bungalows	
Land use	Electricity Demand (kWH/year)
Enclosed Parking with Elevator	585,682
High Turnover (Sit Down Restaurant)	371,840
Apartments High Rise	1,612,300
Strip Mall	57,670
Supermarket	1,932,180
Total Proposed Electricity Demand for Project Site	4,559,672
Existing Total Electricity Demand for Project Site	471,814
Net Increase in Electricity Demand for Project Site Due to Project	4,087,858
[(a)] 1 MW (megawatt) = 1,000,000 Watts.	
Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.	

Table 7 - Estimated Proposed Electrical Demand – Office Option with Residential Bungalows	
Land use	Electricity Demand (kWH/year)
Enclosed Parking with Elevator	1,603,720
General Office Building	5,371,050
High Turnover (Sit Down Restaurant)	492,781
Single Family Housing	90,629
Total Proposed Electricity Demand for Project Site	7,558,180
Existing Total Electricity Demand for Project Site	471,814
Net Increase in Electricity Demand for Project Site Due to Project	7,086,366
[(a)] 1 MW (megawatt) = 1,000,000 Watts.	
Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.	

Table 8 - Estimated Proposed Electrical Demand – Office Option with Restaurant Bungalows	
Land use	Electricity Demand (kWH/year)
Enclosed Parking with Elevator	1,592,440
General Office Building	5,371,050
High Turnover (Sit Down Restaurant)	864,538
Total Proposed Electricity Demand for Project Site	7,828,028
Existing Total Electricity Demand for Project Site	471,814
Net Increase in Electricity Demand for Project Site Due to Project	7,356,214
[(a)] 1 MW (megawatt) = 1,000,000 Watts. Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.	

A new LADWP electrical service is proposed to serve the Project Site. The service would come off Vine Street to the west. Under peak conditions, the Project building would consume 4,233,361 kWh under the Residential Option with Residential Bungalows and 4,559,672 kWh under the Residential Option with Restaurant Bungalows on an annual basis. Under the Office Option with Residential Bungalows, the Project building would consume 7,558,180 kWh and 7,828,028 kWh under the Office Option with Restaurant Bungalows.

A will serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 4), impacts related to electrical services would be less than significant.

6.2.3.2. NATURAL GAS

The Project will increase the demand for natural gas resources. The Project will include features so as to be capable of meeting the standards of LEED® Silver or equivalent green building standards, which entails implementing conservation features to reduce natural gas usage. Based on analysis, the estimated projected natural gas demand is provided in Tables 9 through 12 below.

A will serve letter was sent to SoCalGas to determine if there is sufficient capacity to serve the Project. Based on the response from SoCalGas (see Exhibit 5), impacts related to gas would be less than significant.

Table 9 - Estimated Proposed Natural Gas Demand – Residential Option with Residential as Bungalows	
Land use	Peak Natural Gas Demand(a) (cubic-feet per year)
Enclosed Parking with Elevator	0
Apartments High Rise	3,486,257
Single Family Housing	288,340
Supermarket	1,104,562
Strip Mall	7,262
Total Proposed Natural Gas Demand for Project Site	4,886,421
Existing Total Natural Gas Demand for Project Site	269,775
Net Increase in Natural Gas Demand for Project Site Due to Project	4,616,646
(a) The average projected load based on estimates from CalEEMod.	
Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.	

Table 10 - Estimated Proposed Natural Gas Demand - Residential Option with Restaurant as Bungalows	
Land use	Peak Natural Gas Demand(a) (cubic-feet per year)
Enclosed Parking with Elevator	0
High Turnover (Sit Down Restaurant)	1,938,943
Apartments High Rise	3,586,581
Supermarket	1,104,562
Strip Mall	7,262
Total Proposed Natural Gas Demand for Project Site	6,637,348
Existing Total Natural Gas Demand for Project Site	269,775
Net Increase in Natural Gas Demand for Project Site Due to Project	6,367,572
(a) The average projected load based on estimates from CalEEMod.	
Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.	

Table 11 - Estimated Proposed Natural Gas Demand - Office Option with Residential as Bungalows	
Land use	Peak Natural Gas Demand(a) (cubic-feet per year)
Enclosed Parking with Elevator	0
General Office Building	4,153,152
Single Family Housing	288,340
High Turnover (Sit Down Restaurant)	2,569,590
Total Proposed Natural Gas Demand for Project Site	7,011,083
Existing Total Natural Gas Demand for Project Site	269,775
Net Increase in Natural Gas Demand for Project Site Due to Project	6,741,308
(a) The average projected load based on estimates from CalEEMod. Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.	

Table 12 - Estimated Proposed Natural Gas Demand - Office Option with Restaurant as Bungalows	
Land use	Peak Natural Gas Demand(a) (cubic-feet per year)
Enclosed Parking with Elevator	0
General Office Building	4,153,152
High Turnover (Sit Down Restaurant)	4,508,105
Total Proposed Natural Gas Demand for Project Site	8,661,257
Existing Total Natural Gas Demand for Project Site	269,775
Net Increase in Natural Gas Demand for Project Site Due to Project	8,391,482
(a) The average projected load based on estimates from CalEEMod. Source: Eyestone Environmental, 2021. See Energy Appendix in the Project Draft EIR.	

6.3. CUMULATIVE IMPACTS

6.3.1. WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of SB 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of SB 610 tend to be larger projects that may or may not have been included within the growth projections of the 2015 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

Compliance of the Project and future development projects with regulatory requirements that promote water conservation such as the Los Angeles Municipal Code, including the City's Green Building Code, as well as AB 32, would also assist in assuring that adequate water supply is available on a cumulative basis.

Based on the above, it is anticipated that LADWP would be able to supply the water demands of the Project as well as future growth. Therefore, cumulative impacts on water supply would be less than significant.

6.3.2. WASTEWATER

The proposed Project will result in the additional generation of sewer flow. However, as discussed above, the Bureau of Sanitation has conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a sewer capacity availability request to LASAN as part of the related project’s development review. Impact determination will be provided following the completion of the WWSI analysis for each project. If system upgrades are required because of a given project’s additional flow, arrangements would be made

between the related project and the Bureau of Sanitation to construct the necessary improvements.

Wastewater generated by the proposed Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Water Reclamation Plant system. As previously stated, based on information from LASAN, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd)[15] and the existing average daily flow for the system is approximately 275 mgd[16]. The estimated wastewater generation increase of 117,439 gpd comprises approximately 0.02% of the available capacity in the system and approximately 0.04% of the allotted annual wastewater flow increase for the Hyperion Water Reclamation Plant. It is expected that the related projects would also be required to adhere to LASAN's annual wastewater flow increase allotment.

Based on these forecasts, the Project's increase in wastewater generation as well as additional wastewater generation in the region would be adequately accommodated within the Hyperion Service Area. In addition, the City Bureau of Sanitation's analysis confirms that the Hyperion Water Reclamation Plant has sufficient capacity and regulatory allotment for the proposed Project. Accordingly, the Project's contribution to cumulative impacts related to wastewater generation and wastewater treatment capacity would not be cumulatively considerable and thus, would be less than significant.

6.3.3. ENERGY

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCalGas' service area. Growth within these geographies is anticipated to increase the demand for electricity, and natural gas, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its total energy sales in the 2025-2026 fiscal year (the Project's buildout year) will be 23,537 GWh of electricity.[17,18] As such, the Project-related net increase in annual electricity consumption under the Residential Option and the Office Option would represent approximately 0.02

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[15] City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwkld_4&_afrLoop=28344654751341747#!, accessed May 13, 2021.

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

[17] LADWP defines its future electricity supplies in terms of sales that will be realized at the meter.

[18] LADWP, 2017 Power Strategic Long-Term Resources Plan, Appendix A, Table A-1.

percent and 0.04 percent of LADWP's projected sales in 2025 respectively. In addition, as previously described, the Project would incorporate a variety of energy conservation measures to reduce energy usage. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 Strategic Long-Term Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Integrated Resource Plan incorporates the estimated electricity requirement for the Project. The Power Integrated Resource Plan considers future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site- specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCalGas' service area is expected to increase natural gas consumption during project construction and operation and thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2018 California Gas Report, the California Energy Commission estimates natural gas consumption within SoCalGas' planning area will be approximately 2.45 billion cf/day in 2025 (the Project's buildout year).[19] The Project under the Residential Option with Residential Bungalows would account for approximately 0.0005 percent of the 2025 forecasted consumption in SoCalGas' planning area and 0.0007 percent of the SoCalGas planning area under the Residential Option with Restaurant Bungalows. Under the Office Option with Residential Bungalows and Office Option with Restaurant Bungalows would account for 0.0008 and 0.009 percent of the SoCalGas planning area respectively. SoCalGas' forecasts consider projected population growth and development based on

[19] California Gas and Electric Utilities, 2018 California Gas Report, p. 100.

local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCalGas' service area. Furthermore, like the Project, during project construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

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

7. LEVEL OF SIGNIFICANCE

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

EXHIBIT 1

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No. 146-186; 146-189

LAFD Fire Flow Requirement: 6,000 to 9,000 gpm form 4 to 6 hydrants flowing simultaneously

LAFD Signature: _____

Date Signed: _____

Applicant: Carlo Banzil

Company Name: KPFF Consulting Engineers

Address: 700 South Flower St., Los Angeles, CA 90017

Telephone: 213-418-0201

Email Address: carlo.banzil@kpff.com

	F- 35756 (1)	F- 35766 (2)	F- 40288 (3)
Location:	S/S Homewood Ave 2'EW Vine St	N/S De Longpre Ave 25'WW Vine st	S/S Leland Way 5'EE Vine St
Distance from Neareast Pipe Location (feet):	21	24'	16'
Hydrant Size:	2 1/2 x 4D	2 1/2 D x 4D	2 1/2 x 4D
Water Main Size (in):	6"	10" 6"	8"
Static Pressure (psi):	112	109	107
Residual Pressure (psi):	86	84	82
Flow at 20 psi (gpm):	1,500	1500	1,500

NOTE: Data obtained from hydraulic analysis using peak hour.

ECMR No. W20201221021 W20201221022

Remarks:

Project Site Address: 1360 N. Vine Street, Los Angeles, CA 90028

Please run all 6 hydrants simultaneously. See application #2 for additional hydrantnumbers.

All 5 FHs can provide 1,500gpm except FH"6 (pg 2)ICan provide 1,000gpm. Watermain upgrade is required in order to provide 1,500gpm in FH"6.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* Dec 23, 2020

Signtature: Ella Sun *Title:* CE Associate

Requests must be made by submitting this completed application, along with a $255.00 check payable to:

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

Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

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

cd

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No. 146-186; 146-189

LAFD Fire Flow Requirement: 6,000 to 9,000 gpm form 4 to 6 hydrants flowing simultaneously

LAFD Signature: _____

Date Signed: _____

Applicant: Carlo Banzil

Company Name: KPFF Consulting Engineers

Address: 700 South Flower St., Los Angeles, CA 90017

Telephone: 213-418-0201

Email Address: carlo.banzil@kpff.com

	F- 39793 (4)	F- 35757(5)	F- 35717 (6)
Location:	N/s Fountain Ave. 20' E/E Vine St	N/s Afton Place 7' W/W El Centro Ave	N/s De Longpre Ave 247' W/W Vine St
Distance from Neareast Pipe Location (feet):	25	22'	15
Hydrant Size:	4D	2 1/2 x 4D	2 1/2 x 4D
Water Main Size (in):	8"	8"	6"
Static Pressure (psi):	115	113	110
Residual Pressure (psi):	89	87	85
Flow at 20 psi (gpm):	1,500	1,500	1,000

NOTE: Data obtained from hydraulic analysis using peak hour.

ECMR No. W20201221021 W20201221022

Remarks:

Project Site Address: 1360 N. Vine Street, Los Angeles, CA 90028

Please run all 6 hydrants simultaneously. See application #2 for additional hydrantnumbers.

All 5 FHs can provide 1,500gpm except FH #6 (pg 2). It can provide 1,000 gpm
Water main upgrade is required to provide 1,500gpm in FH #6.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* Dec 23, 2020

Signtature: Elia Sun *Title:* CE Associate

Requests must be made by submitting this completed application, along with a $255.00 check payable to:

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

Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

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

cc

EXHIBIT 2

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **89713**

Fire Service Pressure Flow Report

SERVICE NUMBER **622329**

For: **1360 VINE ST** Approved Date: **12-23-2020**

Proposed Service **8 INCH** off of the

10 inch main in **VINE ST** on the **EAST** side approximately

133 feet **SOUTH** of **SOUTH** of **DE LONGPRE AVE** The System maximum pressure is

111 psi based on street curb elevation of **334** feet above sea level at this location.

The distance from the DWP street main to the property line is feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	85				
875	84				
1270	83				
1580	82				
1850	81				
2085	80				
2300	79				
2500	78				

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

Notes: With 1500 gpm simultaneous flow from 8" domestic service

Meter Assembly Capacities

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

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

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

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

This SAR is valid for one year from 12-23-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

ELIA SUN	**ELIA SUN**	**146-189**
Prepared by	**Approved by**	**Water Service Map**

EXHIBIT 3

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE: April 5, 2021

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: Rey Fukuda, City Planner
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

SUBJECT: 1360 N VINE STREET PROJECT UPDATE - NOTICE OF PREPARATION OF REVISED ENVIRONMENTAL IMPACT REPORT .

This is in response to your March 18, 2021 letter requesting a review of the proposed mixed-use project located at 1348-1360 N. Vine Street, Los Angeles, CA 90028. The project will consist of residential, grocery, office, retail, and restaurant 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)
Existing			
Post Production	120 GPD/1000 SQ.FT	21,594 SQ.FT	(2,591)
Retail	25 GPD/1000 SQ.FT	8,044 SQ.FT	(201)
Total existing to removed			(2,792)
OPTION 1 (Residential with Bungalows as Restaurants)			
Proposed			
Residential: APT- 1 BDRM	110 GPD/ DU	296 DU	32,560
Residential: APT- 2 BDRM	150 GPD/ DU	127 DU	19,050
Residential: APT- 3 BDRM	190 GPD/ DU	6 DU	1,140

Residential Amenities			
Fitness Center	650 GPD/1000 SQ.FT	10,250 SQ.FT	6,663
Pool	7.48 gal/ 1 CU.FT	5,340 CU.FT	39,943
Commercial			
Grocery	50 GPD/1000 SQ.FT	55,000 SQ.FT	2,750
Retail	25 GPD/1000 SQ.FT	5,000 SQ.FT	125
Restaurant	30 GPD/Seat	600 Seats	18,000
Total Proposed			**120,231 GPD**
Net Proposed Flow (Option 1)			**117,439 GPD**

OPTION 2 (Residential with Bungalows as Residential)			
Proposed			
Residential: APT- 1 BDRM	110 GPD/ DU	296 DU	32,560
Residential: APT- 2 BDRM	150 GPD/ DU	115 DU	17,250
Residential: APT- 3 BDRM	190 GPD/ DU	6 DU	1,140
Residential: - 2 BDRM Duplex	150 GPD/ DU	12 DU	1,800
Residential Amenities			
Fitness Center	650 GPD/1000 SQ.FT	10,250 SQ.FT	6,663
Pool	7.48 gal/1 CU.FT	5,340 CU.FT	39,943
Commercial			
Grocery	50 GPD/1000 SQ.FT	55,000 SQ.FT	2,750
Retail	25 GPD/1000 SQ.FT	5,000 SQ.FT	125
Total Proposed			**102,231 GPD**
Net Proposed Flow (Option 2)			**99,439 GPD**
OPTION 3 (Office with Bungalows as Restaurants)			
Proposed			
Office	120 GPD/1000 SQ.FT	463,521 SQ.FT	55,623
Fitness Center	650 GPD/1000 SQ.FT	8,243 SQ.FT	5,358
Yoga & Billiard Rooms	50 GPD/1000 SQ.FT	4,422 SQ.FT	221
Commercial			
Restaurant	30 GPD/Seat	795 Seats	23,850
Restaurant (Bungalows)	30 GPD/Seat	600 Seats	18,000
Total Proposed			**103,052 GPD**
Net Proposed Flow (Option 3)			**100,260 GPD**
OPTION 4 (Office with Bungalows as Residential)			
Proposed			
Residential: - 2 BDRM Duplex	150 GPD/ DU	12 DU	1,800
Office	120 GPD/1000 SQ.FT	463,521 SQ.FT	55,623
Fitness Center	650 GPD/1000 SQ.FT	8,243 SQ.FT	5,358
Yoga & Billiard Rooms	50 GPD/1000 SQ.FT	4,422 SQ.FT	221
Commercial			
Restaurant	30 GPD/Seat	795 Seats	23,850
Total Proposed			**86,852 GPD**
Net Proposed Flow (Option 4)			**84,060 GPD**

OPTION 5 (Office with Bungalows as Offices)			
Proposed			
Office	120 GPD/ 1000 SQ.FT	463,521 SQ.FT	55,623
Office (Bungalows)	120 GPD/ 1000 SQ.FT	8,988 SQ.FT	1,079
Fitness Center	650 GPD/1000 SQ.FT	8,243 SQ.FT	5,358
Yoga & Billiard Rooms	50 GPD/1000 SQ.FT	4,422 SQ.FT	221
Commercial			
Restaurant	30 GPD/Seat	795 Seats	23,850
Total Proposed			**86,131 GPD**
Net Proposed Flow (Option 5)			**83,339 GPD**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 10-inch line on Vine Street. The sewage from the existing 10-inch line feeds into a 45-inch line on Rosewood Ave before discharging into a 72-inch sewer line on Martel Ave. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 10-inch line cannot be determined at this time without additional gauging.

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
10	Vine St.	*	957,220 GPD
33	Vine St.	24	21.11 MGD
45	Willoughby Ave	42	24.88 MGD
45	Detroit St.	21	31.00 MGD
45	Rosewood Ave.	41	30.58 MGD
72	Martel Ave.	54	95.10 MGD

* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate either of your proposed options. 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.

STORMWATER REQUIREMENTS

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

POST-CONSTRUCTION MITIGATION REQUIREMENTS

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

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

GREEN STREETS

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

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction

General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

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

GROUNDWATER DEWATERING REUSE OPTIONS

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

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

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

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

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

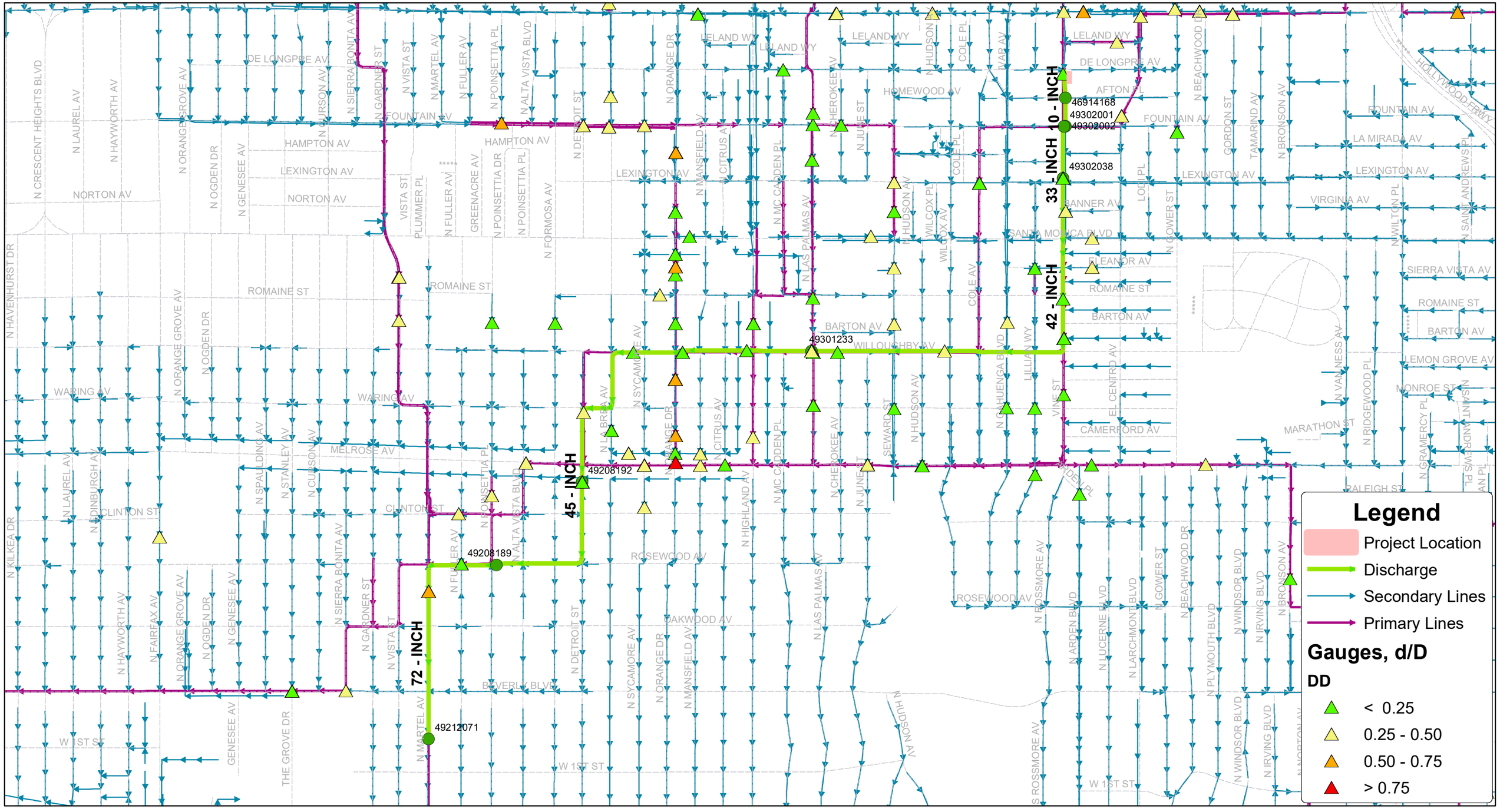
SOLID RESOURCE REQUIREMENTS

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

CD/AP: sa

Attachment: Figure 1 - Sewer Map

c: Shahram Kharaghani, LASAN
Michael Scaduto, LASAN
Wing Tam, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
1360 N Vine Street Project Update
Sewer Map

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

EXHIBIT 4

700 S. Flower Street, Suite 2100 Los Angeles, CA 90018 213.418.0201 kpff.com

October 10, 2020

Mr. Mario Ramirez
Los Angeles Department of Water and Power
111 N. Hope Street
Los Angeles, CA 90012
Fax (213) 367-1307

SUBJECT: **1360 VINE ST., LOS ANGELES, CA**– Power Service "Will Serve" Letter
KPFF Job #1600400

Mr. Ramirez:

We are the Civil Engineers working on a 32-story mixed-use residential building project located at 1330 Vine Street, Los Angeles, California. Below is a description of the project:

APN: 5546-022-011, 5546-022-012, 5546-022-013, 5546-022-030, 5546-022-015, 5546-022-021, 5546-022-016, 5546-022-022

The project consists of the construction of a mixed-use building and relocation of existing bungalows.

Project Summaries:

484,421 SF Total Floor Area
429 Residential Units
60,000 SF Commercial Space

9,372,598 kWh/year is the calculated load for the building.

Could you please provide us with a "will serve" letter for power service?

Please let us know if you need any additional information.

Sincerely,

Andrea Nuno
Project Engineer
Andrea.nuno@kpff.com

POWER SYSTEM
ENGINEERING
DIVISION

NEW BUSINESS & CUSTOMER
SUPPORT SUBSECTION

METROPOLITAN SERVICE PLANNING

2633 Artesian Street, Suite 250, Los Angeles CA 90031 (213) 367-6000 ***FAX***: (213) 367-6089

George P. Nino
District Engineer

January 12, 2021

Ms. Andrea Nuno
700 S Flower St, Suite 2100
Los Angeles, CA 90017

Dear Ms. Nuno:

1360 Vine St

This is in response to your letter dated October 14, 2020 regarding electric service for the proposed project at the above address.

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

If you have any questions regarding this matter, please call Mr. Mario Ramirez at (213) 367-6120.

Sincerely,

George Nino/AV

GEORGE P. NINO
District Engineer
Metro West Service Planning

EXHIBIT 5

700 S. Flower Street, Suite 2100 Los Angeles, CA 90018 213.418.0201 kpff.com

October 2, 2020

Mr. Zakee Singleton
Southern California Gas Company – Pacific Region
Email: ZSingleton@Semprautilities.com
701 N. Bullis Rd., Compton, CA 90224
Direct No: 310-687-2018

SUBJECT: **1360 VINE ST., LOS ANGELES, CA**– Gas Service "Will Serve" Letter
KPFF Job #1600400

Mr. Singleton:

We are the Civil Engineers working on a 32-story mixed-use residential building project located at 1330 Vine Street, Los Angeles, California. Below is a description of the project:

APN: 5546-022-011, 5546-022-012, 5546-022-013, 5546-022-030, 5546-022-015
5546-022-021, 5546-022-016, 5546-022-022

The project consists of the construction of a mixed-use building and relocation of existing bungalows.

Project Summaries:

484,421 SF Total Floor Area
429 Residential Units
60,000 SF Commercial Space
677 Parking Spaces

6,741,308 cubic ft./yr. is the calculated load for the building.

Could you please provide us with a "will serve" letter for gas service?

Please let us know if you need any additional information.

Sincerely,

Andrea Nuno
Project Engineer
Andrea.nuno@kpff.com

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

October 30, 2020

Kpff
700 S. Flower St., Suite 2100
Los Angeles, CA 90017
Attn: Andrea Nuno

Subject: Will Serve - 1360 Vine St. Los Angeles, CA

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

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

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

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

Sincerely,

Jason Sum

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ