Appendix G

Utility Report

700 South Flower Street, Los Angeles, CA 90017 213.418.0201 kpff.com

DISTRICT NOHO

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY

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PREPARED BY:

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

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

NoHo Development Associates, LLC proposes the development of approximately 15.9 acres of land owned by the Los Angeles County Metropolitan Transportation Authority (Metro) at and including the terminus of Metro's Red Line and Orange Line (Project Site) as part of a joint development effort with Metro. The overall vision is a high-intensity, transit-oriented development with a mix of uses that includes market rate and affordable multi-family residential units, community-serving retail and restaurant uses, and office space that is integrated with bicycle, bus, rail, and parking facilities (collectively, the Project).[1] The Project is designed in conformance with Metro's North Hollywood Guide for Development and intended to be promote the goals of the City's future Orange Line Transit Neighborhood Plan, which includes the North Hollywood Station. The Project is anticipated to be constructed in multiple phases over a period of approximately 15 years, with full buildout anticipated in 2037.

The Project would revitalize and expand transit facilities at Metro's North Hollywood Station, including the Metro Red Line portal entry, bus terminal for the Metro Orange Line, the Los Angeles Department of Transportation (LADOT) Commuter Express, and local/regional buses with integration of retail uses within the historic Lankershim Depot. Surrounding these transit improvements would be the development of: 1,523,528 square feet of residential uses comprised of 1,216 market rate units and 311 affordable residential units representing 20 percent of the total proposed residential density; 105,125 square feet of retail/restaurant uses; and up to approximately 580,374[2] square feet for office uses. New buildings would range from one story to 28 stories in height. The Project would also include approximately 210,700 square feet of open space with extensive amenities located throughout the Project Site. The proposed uses would be supported by up to 3,313 vehicle parking spaces and up to 1,167 bicycle parking spaces for Project uses. Up to 274 vehicle parking spaces for Metro uses in both on- and off-site locations and up to 166 Metro Bike Hub bicycle parking spaces would also be included as part of the Project.[3] Project parking

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[1] The analysis includes off-site Metro parking areas located at the southwest corner of N. Chandler Boulevard and Tujunga Avenue and on the north side of Chandler Boulevard between Fair Avenue and Vineland Avenue. These parking areas are not part of the District NoHo Project and related entitlements, but would be developed in support of the Project and separately permitted by Metro relying upon this Initial Study and EIR. The off-site parking areas are however considered part of the Project Site for purposes of this analysis.

[2] This total includes 87,300 square feet of floor area, which could be created through the conversion of portions of four levels of parking structure on Block 8 to office uses. While this floor area is not reflected in the present design of Block 8, because the parking structure on that block is designed to be convertible to habitable uses and in order to provide the most conservative analysis reflecting an eventual conversion of that parking area to office uses, the Initial Study and EIR includes this office floor area throughout its analysis.

[3] The Project is required to provide up to 750 replacement parking spaces for Metro users. These replacement parking spaces could be provided entirely off-site or in some combination of up to 274 spaces within the Project Site and the balance within off-site locations. The plan set submitted with the Project's application assumes up to 274 spaces for Metro users would be included within the Project Site, but this is subject to change

would be provided in both subterranean and above-grade structures, as well as within surface lots. The prominent component of the Project would be the creation of a public transit and event plaza with retail, food, and beverage uses that create a new public amenity and community gathering place for North Hollywood. Additionally, as part of the Project, certain surplus City rights-of-way are proposed to be merged into the Project Site which, if approved, would bring the total lot area to 16.07 acres. Overall, at buildout, the Project would remove 49,111 square feet of existing floor area[4] and construct 2,209,027 square feet of new floor area, resulting in a net increase of 2,159,916 square feet of new floor area within the Project Site.

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 system.

2. REGULATORY FRAMEWORK

2.1. WATER

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

Below are the State and Regional water supply regulations:

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan, 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.
- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014, requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP). LADWP's 2015 Urban

pending the final design of the off-site Metro parking facilities. To allow for the most conservative analysis, the CEQA analysis will assume 274 Metro replacement parking spaces within the Project Site, as well as 750 replacement spaces within off-site locations.

[4] On December 21, 2020, a fire destroyed the existing building on Block 7. Nevertheless, because it was present at the time the NOP was published on July 7, 2020, it is considered part of the existing conditions.

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

- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

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

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

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

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

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

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

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

The Project falls under categories 1,2, and 3. Therefore, a WSA will be 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 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. To comply with Waste Discharge Requirements (WDRs), a Sewer System Management Plan (SSMP) was prepared for each of these systems.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In February 2015, an SSMP was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Resources Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs).[5]

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. The Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential project and 35 percent for non-residential projects).

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

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

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per the Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designated for a planning period of 100 years. The Special Order also requires that sewers be designated so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.[6]

[5] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.
[6] City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006. http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.[7] The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

2.3. ENERGY

2.3.1. ELECTRICITY

The *2017 Power Integrated Resource Plan* (IRP) [8]document serves as a comprehensive 20 year roadmap that guides LADWP's Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. The 2017 IRP re-examines and expands its analysis on the 2015 IRP recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

The 2017 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 2037. While this assessment will not be as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2018/19 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the IRP examines a 20-year horizon in order 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, Senate Bill (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 current IRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

[7] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.
[8] LADWP, 2017 Power Integrated Resource Plan, December 2017

2.3.2. NATURAL GAS

The *2020 California Gas Report*[9] 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.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of 1.0 percent per year from 2020 to 2035. The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in all other market segments: residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 1.7 percent. Demand in the commercial and industrial markets are expected to decline at an annual rate of 1.5 percent and 0.20 percent, respectively. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power.

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. Last, the Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.[9]

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[9] California Gas and Electric Utilities, 2020 California Gas Report, 2020.

Last, California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030.[10]

3. ENVIRONMENTAL SETTING

3.1. WATER

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

3.1.1. REGIONAL

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.[11]

3.1.2. LOCAL

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by the City, there are 9 water mains in the site vicinity. There is a 12-inch water main in Cumpston St. and an 8-inch water main in Fair Avenue. There is also an 8-inch water main in Chandler (S) Blvd and two water mains in Lankershim Blvd: 8-inch and 12-inch lines. There is a 36-inch water main in Tujunga Avenue and an 8-inch water main in Chandler Blvd. In addition, there is a 4-inch water main in Bakman St. and a 4-inch water main in Weddington St. There is an existing water main within the vicinity of the proposed parking structure at the New East Lot: a 12-inch water main within Vineland Ave.

Based on a water service map provided by the City, there are 13 fire connections to the Project Site. These connections appear to serve 13 public fire hydrants: 2 along Cumpston St., 3 along Lankershim Blvd., 3 along Chandler Blvd., 3 along Chandler (S) Blvd., 1 along Fair Ave and 1 along Vineland Ave. The public hydrant locations are as follows:

- Eastern corner of Cumpston St. & Lankershim Blvd.

[10] CA Legislative Assembly, SB 32, 2015-2016.

[11] LADWP, 2015 Urban Water Management Plan, October 2019.

- Approximately 498 feet east from the east corner of Cumpston St. & Lankershim Blvd.
- Western corner of Cumpston St. & Fair Ave.
- Approximately 303 feet south from the corner of Cumpston St. & Fair Ave
- Approximately 325 feet west from the corner of Chandler Blvd. (S) & Fair Ave.
- Approximately 230 feet from the northeast corner of Chandler Blvd. (S) & Lankershim Blvd.
- Western corner of Chandler Blvd. & Lankershim Blvd
- Eastern corner of Chandler Blvd. & Tujunga Ave.
- Western corner of Chandler Blvd. & Tujunga Ave.
- Approximately 620 feet from the northeast corner of Chandler Blvd. & Tujunga Ave.
- Eastern corner of Chandler Blvd. (S) & Bakman St.
- Approximately 162 south of the corner of Chandler Blvd. (S) & Lankershim Blvd
- Approximately 168 feet north of the corner Chandler Blvd. (S) & Vineland Ave

See Figure 1 for approximate hydrant locations. Hydrants that are across a major arterial from the Project are not listed, but are shown in Figure 1 for reference.

As described previously, the Project Site is currently occupied by Metro Orange Line Terminus, Metro Red Line station portals, commercial/industrial buildings and surface parking. The existing on-site water system provides water to these structures from the domestic water connections described above in the adjoining streets. As a result of Project construction, on-site water lines may need to be re-routed and new domestic water connections will need to be constructed.

Water consumption estimates have been prepared based on billing data provided by LADWP as part of the WSA. The existing buildings to be demolished are utilized as warehouse spaces with a total square footage of 49,111[12] and existing water use of 3,374 gallons per day to be removed.

Table 1- Estimated Existing Water Demand

Connection To:	**Land Use**
Tujunga Ave (36" LADWP)[(a)]	1-Story Garage (Block 7)
Tujunga Ave (36" LADWP)[(a)]	Plumbing Supply Warehouse (Block 7)
Lankershim Blvd (S)	Light Industrial Warehouse (Block 0)

[12] On December 21, 2020, a fire destroyed the existing building on Block 7. Nevertheless, because it was present at the time the NOP was published on July 7, 2020, it is considered part of the existing conditions.

(18" LADWP)[(a)]	
Chandler Blvd. (8" LADWP)[(b)]	Light Industrial Warehouse (New West Lot)
Overall Existing Use to be Removed (sf)	49,111
Overall Project Site Total Existing Water Demand (gpd)	3,374
[(a)] Assumed connection point based on LADWP water service maps	

3.2 WASTEWATER

3.2.1 REGIONAL

LASAN operates and maintains the wastewater treatment, reclamation and collection facilities serving most of the City of Los Angeles incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. As stated above, the collection infrastructure consists of over 6,600 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 (HWRP) System. The existing design capacity of the Hyperion Service Area is approximately 450 million gallons per day (MGD)[13] and the existing average daily flow for the system is approximately 300 MGD.

3.2.2 LOCAL

Sanitary sewer service to the Project Site from the surrounding streets is provided by LASAN. There are 10 existing sanitary sewers within the site vicinity.

Based upon the City of Los Angeles Bureau of Engineering's online Navigate LA database, there is an 18-inch vitrified clay pipe (VCP) sewer line in Lankershim Blvd. flowing southwest with a capacity of 8.27 cfs (5.345 MGD). There is also a 12-inch VCP sewer line in Chandler (S) Blvd. flowing west with a capacity of 0.93 cfs (0.601 MGD). The sewer line in Tujunga Avenue is an 8-inch VCP flowing south with a capacity of 0.76 cfs (0.491 MGD). The sewer line within Chandler (N) Blvd is an 8-inch VCP line flowing easterly with a capacity of 1.09 cfs. (0.70 MGD) Cumpston St. sewer line is an 8-inch VCP flowing west with a capacity of 0.80 cfs (0.517 MGD). Fair Avenue sewer line is an 8-inch VCP flowing south with a capacity of 0.76 cfs (0.491 MGD). Bakman Avenue sewer line is an 8-inch VCP flowing south with a capacity of 0.76 cfs (0.491 MGD). Weddington St. sewer line is an 8-inch VCP flowing west with a capacity of 0.76 cfs (0.491 MGD). Lankershim Blvd. Alley sewer line is an 8-inch VCP flowing west with a capacity of 0.76 cfs

[13] 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 December 20, 2019.

(0.491 MGD). Lastly, there is an 18-inch sewer main in Vineland Ave flowing southerly with a capacity of 7.55 cfs (4.8 MGD).[14]

The sewer mains connect to a network of sewer lines which ultimately convey wastewater to the HWRP system. Wastewater generation estimates are also based on existing billing data from LADWP provided as part of the WSA, summarized in Table 2 below.

Table 2- Estimated Existing Wastewater Generation	
Connection to	**Land Use**
Tujunga Ave. (8" City of L.A. Sewer Main)	1-Story Garage (Block 7)
Tujunga Ave. (8" City of L.A. Sewer Main)	Plumbing Supply Warehouse (Block 7)
Lankershim Blvd. (18" City of L.A. Sewer Main)	Coffee House: Pastry Baking Only
Lankershim Blvd. (18" City of L.A. Sewer Main)	Light Industrial Warehouse (Block 0)
Tujunga Ave. (8" City of L.A. Sewer Main)	Light Industrial Warehouse (New West Lot)
Overall Existing Use to be Removed (sf)	**49,111[15]**
Overall Project Site Total Existing Wastewater generation (gpd)	**3,374**

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.

3.3.1.1. REGIONAL

[14] Based on input parameters provided by the City of Los Angeles such as size, slope, and roughness coefficient of the pipe, FlowMaster was used to determine the flow capacity at 80% flowing full.
[15] On December 21, 2020, a fire destroyed the existing building on Block 7. Nevertheless, because it was present at the time the NOP was published on July 7, 2020, it is considered part of the existing conditions.

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. [16]

3.3.1.2. LOCAL

Based on available record drawings, it appears that the Project Site receives power from LADWP via existing underground conduits in Chandler Blvd. (S) and Lankershim Blvd.

Existing electrical demands are due to the Metro Orange Line Terminus functions, which include eBus charging distribution, bus platform and trailer distribution, Lankershim Depot distribution, and the Metro Red Line station portals on both the east and west sides of Lankershim, The distribution section of North Hollywood Bus Charging Station is rated at 4000 AMPS, 480V, 3-phase, 4-wire. After applying a 0.8 safety factor per National Electrical Code, it was concluded that 3,200 AMPS of electrical capacity is available from the switchgear (see Exhibit 6 for Kimley-Horn Temporary Transit Center – eBus Charging Station Technical Memorandum).

In addition, the project site also has three 1-story warehouses, a 1-story garage, and 430,000 square feet of surface parking.[17] Existing electricity consumption estimates have been prepared by Henderson Engineers and are summarized in Table 3 below.

Table 3- Estimated Existing Electricity Demand

Connection To:	Land Use	Electrical Demand (kVA)
Chandler Blvd. (S)	Lankershim Depot, bus platform, rest room and trailer @ Block 0	200
Tujunga Ave.	Plumbing Supply Warehouse @ Block 7	120
Tujunga Ave.	Light Industrial @ New West Lot	268
Lankershim Blvd.& Chandler Blvd (S)	Surface Parking @ New East Lot and Blocks 1-6 and 8	430
Tujunga Ave.	1-story Garage @ Block 7	43

[16] LADWP, 2017 Integrated Resource Plan, December 2017

[17] On December 21, 2020, a fire destroyed the existing building on Block 7. Nevertheless, because it was present at the time the NOP was published on July 7, 2020, it is considered part of the existing conditions.

Chandler Blvd. (N)	1-story warehouse/Light Industrial @ Block 0	129
Chandler Blvd. (S)	eBus Chargers, 4 @ 150 kVa each	2,000
	Total Existing Electricity Demand for Project Site	**3,190**

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.

Table 4- Estimated Existing Natural Gas Demand		
Connection To:	Land Use	Natural Gas Demand (CFH)
Chandler Blvd (N)	Plumbing Supply Warehouse @ Block 7	500
Chandler Blvd. (S)	Light Industrial @ New West Lot	1000
Chandler Blvd (N)	1-story Garage @ Block 7	200
Chandler Blvd. (N)	1-story warehouse/Light Industrial @ Block 0	400
	Total Natural Gas Demand for Project Site	**2,100[18]**

3.3.2.1. REGIONAL

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. 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 21.8 million customers through 5.9 million meters in more than 500 communities.[19]

3.3.2.2. LOCAL

[18] On December 21, 2020, a fire destroyed the existing building on Block 7. Nevertheless, because it was present at the time the NOP was published on July 7, 2020, it is considered part of the existing conditions.
[19] SoCalGas, Company Profile, https://www.socalgas.com/about-us/company-profile.

Based on substructure maps provided by the City, it appears that the Project Site receives natural gas service via a SoCalGas operated 2-inch services within Chandler Blvd. (N and S), Lankershim Blvd., Fair Avenue, and Bakman Avenue.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

The *L.A. CEQA Thresholds Guide* determines significance of a project on a case-by-case basis, considering the following factors:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout (Year 2037);
- 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

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

4.2. WASTEWATER

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

- The project would cause a measureable 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.[20]

Based on these factors, the Project would have a significant impact if the City's wastewater infrastructure would not adequately serve the Project and would result in an increase in wastewater such that it exceeds available infrastructure capacity requiring construction of new facilities.

4.3. ENERGY

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

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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

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

[20] The Wastewater Facilities Plan referenced in the L.A. CEQA Thresholds Guide has since been superseded by the Integrated Resources Plan. Accordingly, when analyzing the Project, the Integrated Resource Plan is the applicable threshold.

- 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.

In accordance with Appendix G and the *L.A. CEQA Thresholds Guide*, the following criteria will be considered in determining whether this threshold of significance is met:

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

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

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

- The degree to which the project complies with existing energy standards;

- The effects of the project on energy resources;

- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

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

- Whether the Project conflicts with adopted energy conservation plans.

Additionally, the Project will be evaluated for consistency with adopted energy conservation plans and policies relevant to the Project. Such adopted energy conservation plans and policies include Title 24 energy efficiency requirements, CalGreen and City building codes. Also, as discussed in Section IV.E, Greenhouse Gas Emissions, of this Draft EIR, the Project would also be consistent with the SCAG 2016 RTP/SCS which includes goals to reduce VMT and corresponding decrease in fuel consumption.

In accordance with Appendix G of the State CEQA Guidelines, the Project would have a significant impact related to electricity and natural gas infrastructure if it would:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?[21]

For this analysis, the Appendix G Threshold listed above is relied upon. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold question.

The L.A. CEQA Thresholds Guide identifies the following criteria to evaluate impacts to energy infrastructure:

- Would the project result in the need for new (off-site) energy supply facilities, or major capacity enhancing alterations to existing facilities?

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

5. METHODOLOGY

5.1. WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *L.A CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures as 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

[21] Stormwater drainage and telecommunications facilities are addressed in separate reports.

- Review the Project description and the information from the Environmental Setting and Evaluation of Screening Criteria.

- 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 consumption is based upon billing data and projections provided by LADWP in the Project's WSA.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model in the vicinity of 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).

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 as 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's 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 demand with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, LASAN 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. 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 wastewater will – serve letter which contains results of the LASAN preliminary analysis.

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.

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

Project Impacts

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

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

- Consult with the DWP or The Gas Company, if necessary, to gauge the anticipated supply and demand conditions at project buildout. (Year 2037)

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 (per Block). Although the project is large in scale, it will be constructed in phases on a rolling basis over the course of several years. Because there is capacity in the existing water infrastructure, it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Since anticipated water usage during construction will be significantly less than the water usage demand for the Project (which will be met following necessary infrastructure upgrades, as described below), impacts on the water infrastructure due to construction activity would be less than significant.

The Project will require construction of new, on-site water distribution lines to serve new buildings and potential relocation of existing lines. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the lines below surface. Installation of new water infrastructure will be limited to on-site water distribution, and minor off-site work associated with connections to the public main. No upgrades to public water mains are anticipated, at this time. A Construction Traffic Management Plan is recommended to ensure safe pedestrian access and vehicle travel in general, and emergency vehicle access, in particular, throughout the construction period. 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. Therefore, Project impacts on water associated with construction activities would be less than significant.

6.1.2. WASTEWATER

During construction, existing sewer laterals will be capped and no sewage will enter the public sewer system, from the project. Temporary facilities (such as portable toilet and hand wash areas) will be provided by the contractor at the Site. Sewage from these facilities will be collected and hauled offsite and not discharged into the public sewer system. Therefore, since the anticipated constructed wastewater generation to existing sewer facilities is zero, the impacts to the sewer infrastructure due to construction activity are considered less than significant.

As part of the Project, new sewer lines will be required within the Site. This new sewer system will collect sewage from the Project and connect to the existing public sewer laterals at the property line or at the existing sewer wye connections in the public right of way. At the time when the new onsite sewer lines will be constructed, the primary associated construction impacts will be trenching for the placement of pipe, and connection into the existing sewer wyes or laterals. Any offsite work that may affect services to the existing sewer line will be coordinated with the City of Los Angeles Bureau of Engineering (BOE). BOE will be able to provide for connection requirements, pipe depths, and connection location(s). In addition, as part of the Project, a Construction Traffic Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts during construction, including maintaining lanes of travel and ensuring safe pedestrian access and adequate emergency vehicle access. Therefore, Project impacts on wastewater infrastructure associated with construction activities will 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. The demand would be supplied from existing electrical services within the Project Site and would not affect other services. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. As mentioned previously, the project will be constructed in phases therefore temporary power requirements for one Block at a time will not be greater than existing electrical demands. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

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

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of Los Angeles requirements, which 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 Traffic 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 fire suppression is 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. See Exhibit 1 for the results of the IFFAR which demonstrates 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 6,000-9,000 gallons per minute (gpm) available to any block . An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The completed IFFAR, attached as Exhibit 1, shows 13 nearby hydrants flowing simultaneously for a combined 19,500 gpm. After further conversations with LADWP, there was concern about the 6" main in Chandler Blvd (S). An additional Service Advisory Request (SAR) was submitted to LADWP to confirm the water main has available pressure to serve the Project. The approved SAR is attached as Exhibit 2. Additionally, refer to Figure 1 for existing fire hydrant locations and Figure 2 for both existing and proposed hydrants. 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 in all buildings to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and acceptance 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. The project's fire flow impacts to water infrastructure would be less than significant.

6.2.1.3. DOMESTIC WATER DEMAND

The project will install new onsite fire and domestic water infrastructure to meet the proposed plumbing and fire suppression demands in compliance with Los Angeles Department of Building and Safety (LADBS) and LADWP requirements. New domestic service will be connected from the mains located within Lankershim Blvd, Cumpston St, Fair Ave, Chandler Blvds (N and S) and Bakman Ave. As previously stated, while domestic water demand is the main contributor to water consumption, fire demands have been shown to have the greatest instantaneous impact on infrastructure, therefore the results of the IFFAR can be utilized as indication that the existing water infrastructure is sufficient. The results of the IFFARs show that hydrants can be tested with an existing static pressure of greater than 20 psi and therefore the water infrastructure can meet the needs of the Project. In addition, the service laterals will be adequately sized to accommodate fire demand and domestic demand and will include backflows and be metered separately per City requirements. The approved WSA[22] for the Project demonstrates that the existing water distribution infrastructure has sufficient capacity to serve the Project. Therefore, domestic water impacts on water supply would be less than significant.

Water consumption estimates have been prepared based on the WSA data prepared by LADWP, summarized in Table 5 below.

Table 5-Estimated Water Demand

Land Use	Units	Average Daily Flow (gpd/unit)[(a)]	Average Daily Water Demand (gal)
Residential			
Studio	441 DU	75/DU	33,075
1 Bedroom	708 DU	110/DU	77,880

[22] The Water Supply Assessment (WSA) was approved by LADWP on February 24, 2021.

Table 5-Estimated Water Demand			
Land Use	**Units**	**Average Daily Flow (gpd/unit)[(a)]**	**Average Daily Water Demand (gal)**
2 Bedroom	299 DU	150/DU	44,850
3 Bedroom	79 DU	190/DU	15,010
Base Demand Adjustment			19,236
Residential Amenities			
NoHo Square Water Feature	250 SF	650/KGSF	163
Community Room	1,015 SF	120/KGSF	122
Resident Services	1,207 SF	120/KGSF	145
Business Center	1,297 SF	120/KGSF	156
Case Management	905 SF	120/KGSF	109
Classroom	27 students	11/student	297
Computer Lab	972 SF	120/KGSF	117
Conference Room	706 SF	120/KGSF	85
Courtyard	5,142 SF	120/KGSF	617
Dogwashing Area	370 SF	650/KGSF	241
Laundry Rooms	35 washers	185/washer	6,475
Media/Recording Studio	1,437 SF	120/KGSF	172
Screening Room	157 seats	3/seat	471
Fitness Center	6,584 SF	650/KGSF	4,280
Co-Work	3,301 SF	120/KGSF	396
Amenity Deck	84,909 SF	120/KGSF	10,189
Tenant Lounge	9,145 SF	50/KGSF	457
Pool Deck	23,535 SF	200/KGSF	4,707
Pool	4,255 SF	-	406
Spa	646 SF	-	62

Table 5-Estimated Water Demand			
Land Use	**Units**	**Average Daily Flow (gpd/unit)[(a)]**	**Average Daily Water Demand (gal)**
Clubhouse	1,230 SF	120/KGSF	148
Commercial and Office			
Retail	30,125 SF	25/KGSF	753
Restaurant	3,750 seats	30/seat	112,500
Office	580,374 SF	120/KGSF	69,645
Base Demand Adjustment[(a)]			1,537
Landscaping[(b)]	87,225 SF		8,279
Covered Parking[(c)]	1,894,810 SF	20/KGSF	1,246
Cooling Tower Total[(d)]	4,950 ton	35.64/ton	176,418
		Proposed Subtotal	590,244
		Required Ordinances Water Savings	-102,634
		Less Additional Conservation[(e)]	-1,338
		Existing Water Demand to be removed	-3,374
		Net Increase in Water Demand	482,898

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

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

[(c)] Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

[(d)] Assumed to operate 24 hours/day. 7 days/week and 55% of chiller capacity.

[(e)] Water conservation due to additional conservation commitments agreed by the Applicant.

6.2.2. WASTEWATER

6.2.2.1. SEWER GENERATION

In accordance with the *L.A. CEQA Thresholds Guide*, wastewater generation estimates have been prepared based on the WSA data prepared by LADWP and are summarized in Table 6 below.

Table 6-Estimated Wastewater Generation			
Land Use	**Units**	**Average Daily Flow (gpd/unit)[(a)]**	**Average Daily Water Demand (gal)**
Residential			
Studio	441 DU	75/DU	33,075
1 Bedroom	708 DU	110/DU	77,880
2 Bedroom	299 DU	150/DU	44,850
3 Bedroom	79 DU	190/DU	15,010
Base Demand Adjustment			19,236
Residential Amenities			
NoHo Square Water Feature	250 SF	650/KGSF	163
Community Room	1,015 SF	120/KGSF	122
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Business Center	1,297 SF	120/KGSF	156
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Classroom	27 students	11/student	297
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Conference Room	706 SF	120/KGSF	85
Courtyard	5,142 SF	120/KGSF	617
Dogwashing Area	370 SF	650/KGSF	241
Laundry Rooms	35 washers	185/washer	6,475
Media/Recording Studio	1,437 SF	120/KGSF	172
Screening Room	157 seats	3/seat	471
Fitness Center	6,584 SF	650/KGSF	4,280
Co-Work	3,301 SF	120/KGSF	396
Amenity Deck	84,909 SF	120/KGSF	10,189
Tenant Lounge	9,145 SF	50/KGSF	457

Table 6-Estimated Wastewater Generation

Land Use	Units	Average Daily Flow (gpd/unit)[a]	Average Daily Water Demand (gal)
Pool Deck	23,535 SF	200/KGSF	4,707
Pool	4,255 SF	-	406
Spa	646 SF	-	62
Clubhouse	1,230 SF	120/KGSF	148
Commercial and Office			
Retail	30,125 SF	25/KGSF	753
Restaurant	3,750 seats	30/seat	112,500
Office	580,374 SF	120/KGSF	69,645
Base Demand Adjustment[a]			1,537
Landscaping[b]	87,225 SF		8,279
Covered Parking[c]	1,894,810 SF	20/KGSF	1,246
Cooling Tower Total[d]	4,950 ton	35.64/ton	176,418
		Proposed Subtotal	590,244
		Required Ordinances Water Savings	-102,634
		Less Additional Conservation[e]	-1,338
		Existing Wastewater Generation to be removed	-3,374
		Net Increase in Wastewater Generation	482,898

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

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

[c] Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

[d] Assumed to operate 24 hours/day. 7 days/week and 55% of chiller capacity.

[e] Water conservation due to additional conservation commitments agreed by the Applicant.

A Wastewater Service Information Request (WWSI) was submitted to see whether the existing public infrastructure can accommodate the Project. LASAN will analyze the Project demands in

conjunction with existing conditions and forecasted growth and determine if the existing infrastructure has capacity to allow the net increase of sewer flow to discharge from the Project. Refer to Exhibit 3A for response from LASAN-Wastewater Engineering Services Division.

Additionally, to supplement the letter from LASAN, a Sewer Capacity Availability Request (SCAR) was submitted based on the sewer flow tabulated in Table 6. LASAN has analyzed the project demands and the results indicate that there is capacity within the existing sewer system.[23] Refer to Exhibit 3B for the results of the SCAR.

As previously mentioned, the existing design capacity of the Hyperion Service Area is approximately 550 MGD (consisting of 450 MGD at the HWRP, 80 MGD at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 MGD at the Los Angeles–Glendale Water Reclamation Plant).[24] The Project's proposed net wastewater generation is approximately 0.483 MGD. Currently up to 300 MGD is treated at the HWRP resulting in a treatment capacity of 150 MGD, which means the project would account for approximately 0.32 percent of the available capacity. Consequently, impacts on wastewater treatment capacity are less than significant. Due to this fact, and the will serve letter to be generated by the Bureau of Sanitation-Wastewater Engineering Services Division, impacts on wastewater infrastructure should be less than significant.

6.2.3. ENERGY

The Project will increase the demand for electricity resources. Based on analyses by Henderson Engineers, Donald F. Dickerson and Associates, and Glumac, the estimated projected electrical loads are provided in Table 7 below.

6.2.3.1. ELECTRICITY

The Project will increase the demand for electricity resources. Based on analyses by Henderson Engineers, Donald F. Dickerson and Associates, and Glumac, the estimated projected electrical loads are provided in Table 7 below.

[23] Results from SCAR slightly defer from what was presented in the WSA due to the WSA accounting for water demand for irrigation, cooling towers, water features and water savings ordinances.

[24] 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=2834465475134174 7#!, accessed December 26, 2019.

Table 7- Estimated Proposed Electrical Demand		
Connection To:	**Land Use**	**Electrical Demand (kVA)**
Block 0		
Chandler Blvd. (S) Lankershim Blvd.	Commercial/Bus Chargers	213
Block 1		
Lankershim Blvd.	Residential	1,909
	Commercial	2,365
Block 2		
Lankershim Blvd.	Residential	1,953
	Commercial	1,985
Block 3		
Lankershim Blvd.	Total Building	1,317
Block 4		
Chandler Blvd. (S)	Total Building	3,095
Block 5		
Chandler Blvd. (S)	Residential	2,424
	Commercial	3,278
Block 6		
Chandler Blvd. (S)	Total building	247
Block 7		
Lankershim Blvd.	Total building	1,069
Block 8		
Chandler Blvd. (S)	Commercial and Residential	8,100
	Electric Vehicle Charging Stations	825
Total Proposed Electrical Demand for Project Site		**28,780**
Net Increase in Electrical Demand for Project Site Due to Project		**27,320**
Estimates for Blocks 0, 6 and 8 were provided by Glumac. Estimates for Blocks 1, 2 and 5 were provided by Henderson Engineers. Estimates for Blocks 3,4 and 7 were provided by Donald F Dickerson and Associates.		

A new LADWP medium voltage electrical service, 4000A, 480/277V, 3PH, 3W, is proposed to serve every Block.

According to Kimley-Horn Temporary Transit Center-eBus Charging Stations Technical Memorandum, installation of 4 new 800 AMP/3P breakers would be required at the existing switchgear. It is possible that the additions and/or modifications to the switchgear would be required to increase the physical space to install these breakers. It is anticipated that 3,000 amps will be required to serve the proposed site. While additional onsite infrastructure will be required to provide this demand, the LADWP infrastructure surrounding the site is sufficient.

A will serve letter request was sent to LADWP to determine if there is sufficient capacity to serve the Project. The response from LADWP indicated that "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". Therefore, impacts related to electrical services would be less than significant. See Exhibit 4 for LADWP will serve letter.

6.2.3.2. NATURAL GAS

The Project will increase the demand for natural gas resources. Based on analyses by Henderson Engineers, Donald F. Dickerson and Associates, and Glumac, the estimated projected natural gas demand is provided in Table 8 below.

Table 8- Estimated Proposed Natural Gas Demand

Connection To:	Land Use	Peak Natural Gas Demand (CFH)
Block 0		
Chandler Blvd.	Total Building	172
Block 1		
Lankershim Blvd.	Total Building	20,400
Block 2		
Lankershim Blvd.	Total Building	19,400
Block 3		
Fair Ave.	Total Building	11,900
Block 4		
Fair Ave.	Total Building	20,610
Block 5		
Lankershim Blvd.	Total Building	40,800

Block 6		
Lankershim Blvd.	Total Building	582
Block 7		
Chandler Blvd.	Total Building	11,915
Block 8		
Bakman Ave.	Total Building	1,391
Total Proposed Natural Gas Demand for Project Site		**127,170**
Net Increase in Natural Gas Demand for Project Site Due to Project		**125,070**
Estimates for Blocks 0, 6 and 8 were provided by Glumac. Estimates for Blocks 1, 2 and 5 were provided by Henderson Engineers. Estimates for Blocks 3,4 and 7 were provided by Donald F Dickerson and Associates.		

A will serve letter request was sent to the Gas Company to determine if there is sufficient capacity to serve the Project. Based on the response from the SoCalGas (see Exhibit 5), there are facilities in the area, designed to handle projected increased flows thus impacts related to natural gas would be less than significant.

6.3 CUMULATIVE IMPACTS

6.3.1 WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). As discussed above, 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 Urban Water Management Plan 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. As described in the Regulatory Framework section above, 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 Urban Water Management Plan. 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, as discussed above, through LADWP's Urban Water Management Plan 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 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 demands of the Project and future growth through the estimated Project Buildout Date (2037) and beyond. Therefore, cumulative impacts on water supply would be less than significant.

6.3.2 WASTEWATER

The Project will result in the additional generation of sewer flow. However, as discussed above, LASAN will conduct an analysis of existing and planned capacity to determine that adequate capacity exists to serve the Project. Future projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to LASAN during the design phase of the project. This analysis takes into account consideration of previously approved SCARs as part of their review. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and the Bureau of Sanitation to construct the necessary improvements.

In addition to the City's analysis, a related projects list has been generated. There are 34 related projects, which consist of, but not limited to, residential buildings, schools, gas stations and office buildings. The total increase in wastewater generation is 0.47 million gallons per day (MGD). Refer to Exhibit 7 for a breakdown of the related projects and associated wastewater generation.

Wastewater generated by the Project and related projects would be conveyed via the existing wastewater conveyance systems for treatment at the HWRP system. As previously stated, based on information from LASAN, the existing design capacity of the Hyperion Service Area is approximately 550 MGD and the existing average daily flow for the system is approximately 300 MGD. The estimated wastewater generation increase of 0.483 MGD summarized in Table 6 comprises less than 0.32% of the available capacity in the system. The estimated wastewater generation increase from the Project and the related projects combined would be 0.804 MGD, which represents approximately 0.54% of the available capacity in the system.

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

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. The geographic context for transportation energy use is the City of Los Angeles. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. The Project is phased with each block having a different buildout year, but the final year is 2037. LADWP forecasts that its peak demand in the 2036-2037 fiscal year will be 6,716 MW of electricity.[25] Based on the Project's estimated net new electrical consumption of 27.32 MW and LADWP's current 7,640 MW capacity, the Project would account for approximately 0.4 percent of LADWP's projected available capacity for the Project's build-out year. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 IRP, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Strategic Long-Term Resource Plan incorporates the estimated electricity requirement for the Project. The Power Strategic Long-Term Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site- specific infrastructure improvements, as necessary. Each of the related projects would be

[25] LADWP, 2017 Power Integrated Resource Plan, Appendix A, Table A-1.

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 2020 California Gas Report, the California Energy Commission estimates the total capacity available within SoCal Gas' planning area will be approximately 3,095 million cubic feet per day[26] in 2035. (2035 is the latest projected year in the 2020 Gas Report) SoCalGas' forecasts take into account projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for 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 for water, wastewater, or energy for this Project.

[26] California Gas and Electric Utilities, 2020 California Gas Report, p. 89.

EXHIBIT 1

EV

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W172-171

LAFD Fire Flow Requirement: 12,000 gpm available to any block

LAFD Signature:

Date Signed:

Applicant: Morgan Bell

Company Name: KPFF Consulting Engineers

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

Telephone: (213) 266 - 5267

Email Address: morgan.bell@kpff.com

	F-_52185	F-_52184	F-_65271
Location:	Lankershim	Lankershim	Chandler
Distance from Neareast Pipe Location (feet):	26 ft	19 ft	20ft
Hydrant Size:	4 D	2 1/2 x 4 D	2 1/2 x 4 D
Water Main Size (in):	12"	6"	8"
Static Pressure (psi):	98 psi	98 psi	99 psi
Residual Pressure (psi):	75 psi	75 psi	79 psi
Flow at 20 psi (gpm):	1500 gpm	1500 gpm	1500 gpm

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W2019092701 9

MAXIMUM FLOW CAPACITY OF HYDRANTS IS 1500 GPM AT 20 PSI.

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

Signtature: *Title:* EAST VALLEY DISTRICT ENGINEER

Requests must be made by submitting this completed application, along with a $215.00 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

Ethel Perez

SEP 27 2019

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

EXHIBIT

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W172-174 & W174-174

LAFD Fire Flow Requirement: 12,000 gpm available to any block

LAFD Signature: _____

Date Signed: _____

Applicant: Morgan Bell

Company Name: KPFF Consulting Engineers

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

Telephone: (213) 266 - 5267

Email Address: morgan.bell@kpff.com

	F-_52550	F-_52205	F-_71028
Location:	Cumpston	Fair	Lankershim
Distance from Neareast Pipe Location (feet):	25 ft	20 ft	39 ft
Hydrant Size:	2 1/2 x 4 D	2 1/2 x 4 D	2 1/2 x 4 D
Water Main Size (in):	12"	4" 8"	12"
Static Pressure (psi):	100	102	99
Residual Pressure (psi):	79	79	78
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W20190927003

MAXIMUM FLOW CAPACITY OF HYDRANTS IS 1,500 GPM AT 20 PSI.

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

Signtature: _____ *Title:* EAST VALLEY DISTRICT ENGINEER

Requests must be made by submitting this completed application, along with a $215.00 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.**

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: 174-171&174

LAFD Fire Flow Requirement: 12,000 gpm available to any block

LAFD Signature: _____

Date Signed: _____

Applicant: Morgan Bell

Company Name: KPFF Consulting Engineers

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

Telephone: (213) 266 - 5267

Email Address: morgan.bell@kpff.com

	F-_52549	F-_52538	F-52532
Location:	Cumpston	Cumpston	Cumpston
Distance from Neareast Pipe Location (feet):	19 ft	33	19 ft
Hydrant Size:	2 1/2 x 4 D	4 D	2 1/2 x 4 D
Water Main Size (in):	12"	8" 12"	12"
Static Pressure (psi):	96	99	101
Residual Pressure (psi):	76	78	80
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W 2019 09 27004

MAXIMUM FLOW CAPACITY OF HYDRANTS IS 1,500 GPM AT 20 PSI.

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

Signtature: _____ *Title:* EAST VALLEY DISTRICT ENGINEER

Requests must be made by submitting this completed application, along with a $215.00 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.

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: W172-171

LAFD Fire Flow Requirement: 12,000 gpm available to any block

LAFD Signature: _____

Date Signed: _____

Applicant: Morgan Bell

Company Name: KPFF Consulting Engineers

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

Telephone: (213) 266 - 5267

Email Address: morgan.bell@kpff.com

	F-_52176	F-_52175	
Location:	Chandler (S)	Chandler (S)	
Distance from Neareast Pipe Location (feet):	19 ft	19 ft	
Hydrant Size:	2 1/2 x 4 D	2 1/2 x 4 D	
Water Main Size (in):	8"	8"	
Static Pressure (psi):	99psi	99psi	
Residual Pressure (psi):	77 psi	77 psi	
Flow at 20 psi (gpm):	1500 gpm	1500gpm	

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W26190927020

MAXIMUM FLOW CAPACITY OF HYDRANTS IS 1500 GPM. AT 20 PSI.

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

Signtature: _____ *Title:* EAST VALLEY DISTRICT ENGINEER

Requests must be made by submitting this completed application, along with a $215.00 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

Ethel Perez
SEP 27 2019

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

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

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 6,000-9,000 gpm

Water Service Map No.: w172-174
LAFD Signature: w172-171
Date Signed:

Applicant: Morgan Bell
Company Name: KPFF Consulting Engineers
Address: 700 S. Flower Street Suite 2100 Los Angeles, CA
Telephone: 213.266.5267
Email Address: morgan.bell@kpff.com

	F- ~~67992~~X	F- 52178	F- 59358
Location:	Vineland Ave/Chandler Ave	N. Chandler Ave/Tujunga Ave	N. Chandler Ave- 640' W of Tujunga Ave
Distance from Neareast Pipe Location (feet):	35	25	18
Hydrant Size:	2 1/2 x 4D	2 1/2 x 4D	2 1/2 x 4D
Water Main Size (in):	8	8	8
Static Pressure (psi):		75	74
Residual Pressure (psi):		72	64
Flow at 20 psi (gpm):		1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20210517002

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

Signtature: Erfan Danaei *Title:* Civil Engineering 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
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

RECEIVED/WDE
MAY 11 2021

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

Ethel

EXHIBIT 2

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **83790**

Fire Service Pressure Flow Report

SERVICE NUMBER **633661**

For: **11223 CHANDLER BLVD** Approved Date: **2-24-2020**

Proposed Service **6 INCH** off of the

12 inch main in **CHANDLER ST** on the **NORTH** side approximately

312 feet **EAST** of **CENTERLINE** of **LANKERSHIM BLVD** The System maximum pressure is

101 psi based on street curb elevation of **628** feet above sea level at this location.

The distance from the DWP street main to the property line is **57** 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	78				
965	77				
1400	76				

Meter Assembly Capacities

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

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

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

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

Notes: INCLUDES 4" DOMESTIC DEMAND OF 400GPM. SAR IS APPROVED FOR COMBO SERVICE AT THIS LOCATION ONLY.

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

This SAR is valid for one year from 02-24-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **E. VALLEY (213) 367-1242**

DARLINE TRUONG	**DARLINE TRUONG**	**172-174**
Prepared by	**Approved by**	**Water Service Map**

EXHIBIT 3A

CITY OF LOS ANGELES
CALIFORNIA

MAYOR

BUREAU OF SANITATION

ENRIQUE C. ZALDIVAR
DIRECTOR

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

LISA B. MOWERY
CHIEF FINANCIAL OFFICER

MAS DOJIRI
JOSE P. GARCIA
ALEXANDER E. HELOU
ASSISTANT DIRECTORS

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

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

September 17, 2020

Ms. Morgan Bell, Project Manager
KPFF Consulting Engineers
700 South Flower Street, Suite 2100
Los Angeles, CA 90071

Dear Ms. Bell,

DISTRICT NOHO UPDATE - REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your March 6, 2020 letter requesting a review of your proposed mixed-use project located at 11163–11347 Chandler Boulevard, 5311–5430 Lankershim Boulevard, 11204–11270 Cumpston Street, and 5300–5320 Bakman Avenue, Los Angeles, CA . The project will consist of residential units, store retail, restaurants full service and fast food, lounges, Laundromat, fitness Centers, swimming pools, and office building. 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)
Proposed			
Residential: Bachelor	75 GPD	125 UNITS	9,375
Residential: 1- BDRM	110 GPD	411 UNITS	45,210

Residential: 2-BDRM	150 GPD	184 UNITS	27,600
Residential: 3-BDRM	190 GPD	65 UNITS	12,350
Lounges	50 GPD/1000 SQ.FT	80,374 SQ.FT	4,019
Fitness Center	650 GPD/1000 SQ.FT	2,852 SQ.FT	1,854
Store: Retail	25 GPD/1000 SQ.FT	13,482 SQ.FT	337
Restaurant: Full Service	30 GPD/Seat	335 Seats	10,050
Laundromat	185 GPD/1 Machine	52 Machines	9,620
Swimming Pool (Block 1)	7.48 GAL/CU.FT	5,276 CU.FT	39,464
Swimming Pool (Block 2)	7.48 GAL/CU.FT	4,308 CU.FT	32,224
		BLOCK (1,2,3) Total	**192,103**
BLOCK (4 & 5)			
Proposed			
Residential: Bachelor	75 GPD	196 UNITS	14,700
Residential: 1- BDRM	110 GPD	267 UNITS	29,370
Residential: 2-BDRM	150 GPD	117 UNITS	17,550
Residential: 3-BDRM	190 GPD	14 UNITS	2,660
Lounges	50 GPD/1000 SQ.FT	39,691 SQ.FT	1,985
Fitness Center	650 GPD/1000 SQ.FT	3,376 SQ.FT	2,194
Store: Retail	25 GPD/1000 SQ.FT	15,450 SQ.FT	386
Restaurant: Full Service	30 GPD/Seat	1,365 Seats	40,950
Office Building	120 GPD/1000 SQ.FT	91,345 SQ.FT	10,961
Dog Wash Area	100 GPD/1000 SQ.FT	358 SQ.FT	36
Pool & SPA (Block 4)	7.48 GAL/CU.FT	(2,590+637)CU.FT	24,138
Swimming Pool (Block 5)	7.48 GAL/CU.FT	4,932 CU.FT	36,891
		BLOCK (4 & 5) Total	**181,821**
BLOCK (0,6)			
Proposed			
Restaurant: Full Service	30 GPD/Seat	755 Seats	22,650
		BLOCK (0 & 6) Total	**22,650**
BLOCK (7)			
Proposed			
Residential: Apt Bachelor	75 GPD	120 UNITS	9,000
Residential: Apt 1- BDRM	110 GPD	30 UNITS	3,300
Residential: Apt 2- BDRM	150 GPD	1 UNITS	150
Lounges	50 GPD/1000 SQ.FT	7,622 SQ.FT	381
Laundromat	185 GPD/1 Machine	21 Machines	3,885
		BLOCK (7) Total	**16,716**
BLOCK (8A & 8B)			
Proposed			
Restaurant: Take-out	300 GPD/1000 SQ.FT	10,284 SQ.FT	3,085
Restaurant: Full Service	30 GPD/Seat	336 Seats	10,080
Office Building	120 GPD/1000 SQ.FT	346,664 SQ.FT	41,600
		BLOCK (8) Total	**54,765**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes three (3) sewer systems. First system is for Block (1, 2, 3), and Block (4 & 5). Second sewer system is for Block (0, 6), and Block (8A, 8B). Third sewer system is for Block (7).

1st Sewer System:
In the Block (1,2,3) and Block (4 & 5) system, there is an existing 8-inch line on Cumpston St and an existing 12-inch line on Chandler Blvd. The sewage from the two existing lines join to feed into an 18-inch line on Vineland Ave before discharging into a 24-inch sewer line on Lankershim Blvd. Figure 1 and Figure 4 show the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line and the 12–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
8	Cumpston St.	*	362,591 GPD
12	Chandler Blvd.	*	828,074 GPD
18	Vineland Ave.	15	2.59 MGD
24	Lankershim Blvd.	55	4.07 MGD

* No gauging available

2nd Sewer System:
In the Block (0,6), Block (8A), and Block (8B) system, there is an existing 18-inch line on Lankershim Blvd, an existing 8-inch line on Bakman Ave for Block (8A), and an existing 8-inch line on Weddington St for Block (8B). The sewage from the existing Block (8A) on Bakman Ave feeds into an 8-inch line on Morrison St. The sewage from the existing 18-inch line on Block (0,6) join the sewage from the existing 8-inch line on Weddington St from Block (8B) before joining the sewage from the 8-inch line on Morrison St to feed into an 18-inch line on Lankershim Blvd before discharging into a 24-inch sewer line on Lankershim Blvd to join the other two systems. Figure 6, Figure (8A) and Figure (8B) show the details of the sewer system within the vicinity of the project.
The current flow level (d/D) in the 8-inch lines and the 18-inch lines 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
18	Lankershim Blvd.	*	2.82 MGD
8	Bakman Ave.	*	229,323 GPD
8	Morrison St.	28	229,323 GPD
8	Morrison St.	28	229,323 GPD
8	Weddington St.	*	229,323 GPD
18	Lankershim Blvd.	*	2.36 MGD
24	Lankershim Blvd.	55	4.07 MGD

* No gauging available

3th Sewer System:
In the Block (7) system, there is an existing 8-inch line on Tujunga Ave. The sewage from the existing 8-inch line feeds into an 8-inch line on Camarillo St before discharging into a 24-inch sewer line on Lankershim Blvd to join the other two systems. Figure 7 shows the details of the sewer system

within the vicinity of the project. The current flow level (d/D) in the 8-inch lines 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
8	Tujunga Ave.	*	229,323 GPD
8	Camarillo St.	*	229,323 GPD
24	Lankershim Blvd.	55	4.07 MGD

* No gauging available

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

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

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

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.

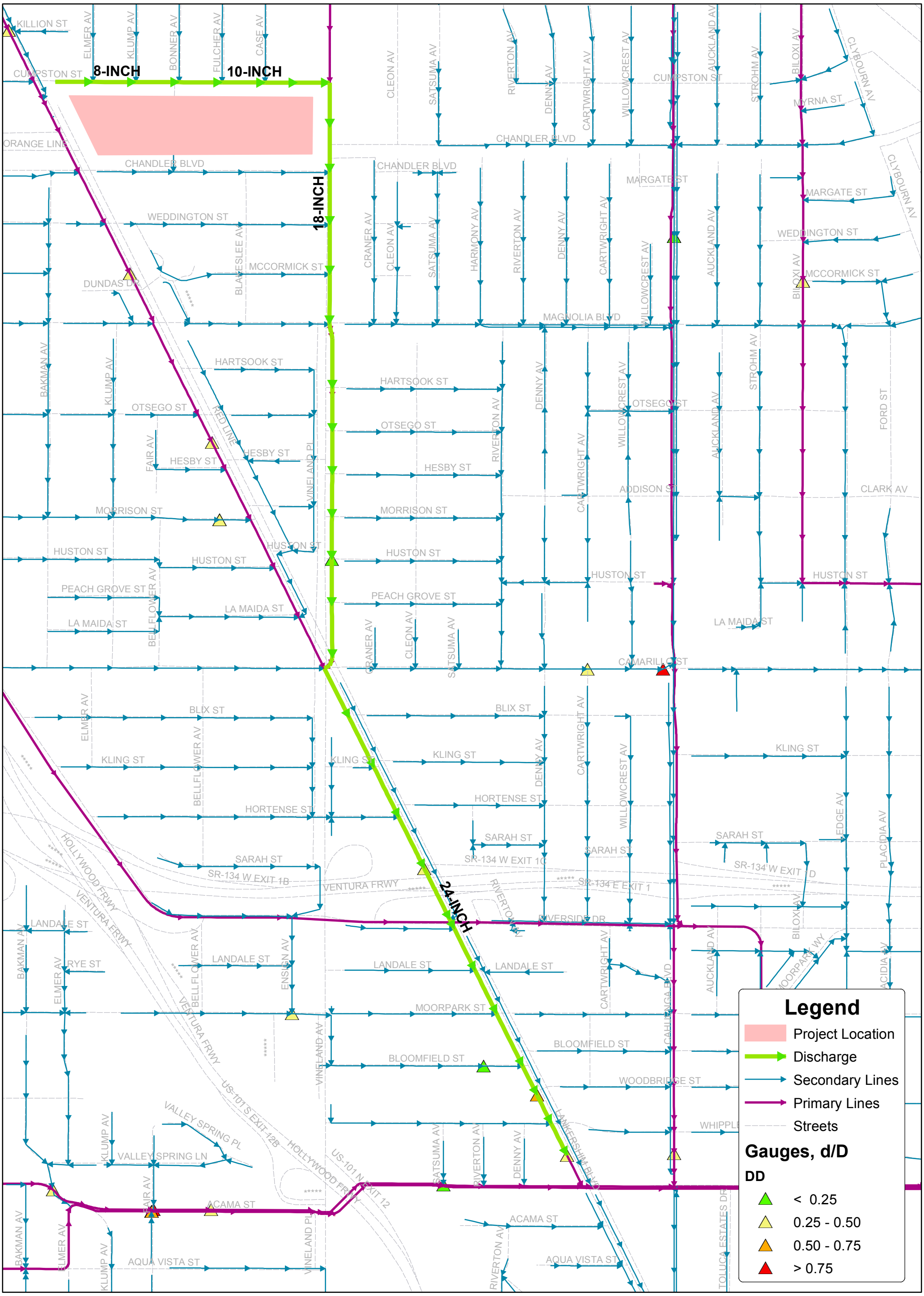
Sincerely,

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

AP/CD: 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
District NOHO (Block 1,2,3)
Sewer Map

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

12-INCH

18-INCH

24-INCH

Legend

- Project Location
- Discharge
- Secondary Lines
- Primary Lines
- Streets

Gauges, d/D

DD

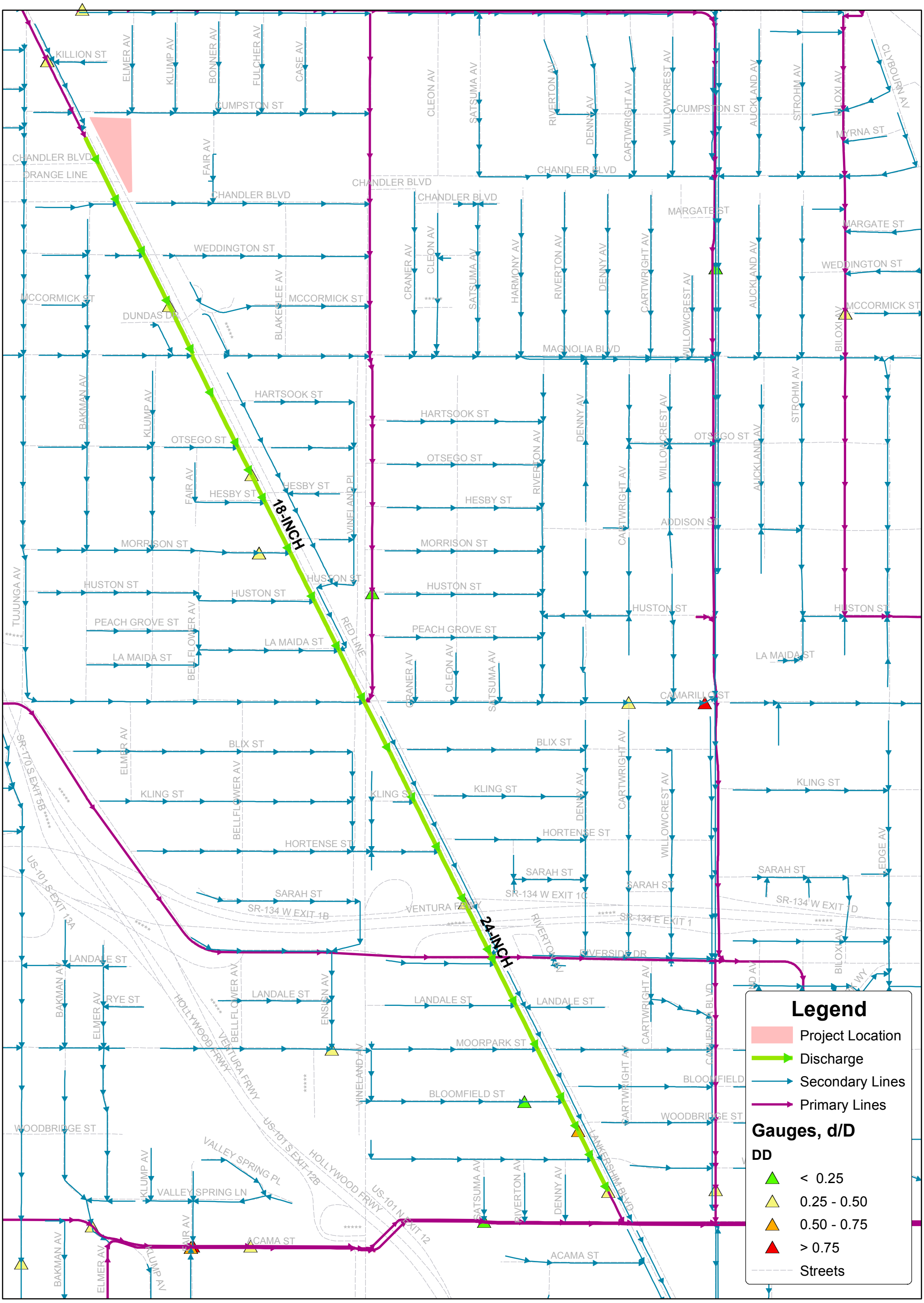
- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 2
District NOHO (Block 4,5)
Sewer Map

N W E S

0 250 500 1,000 1,500 2,000 Feet



Legend

- Project Location
- Discharge
- Secondary Lines
- Primary Lines

Gauges, d/D

DD

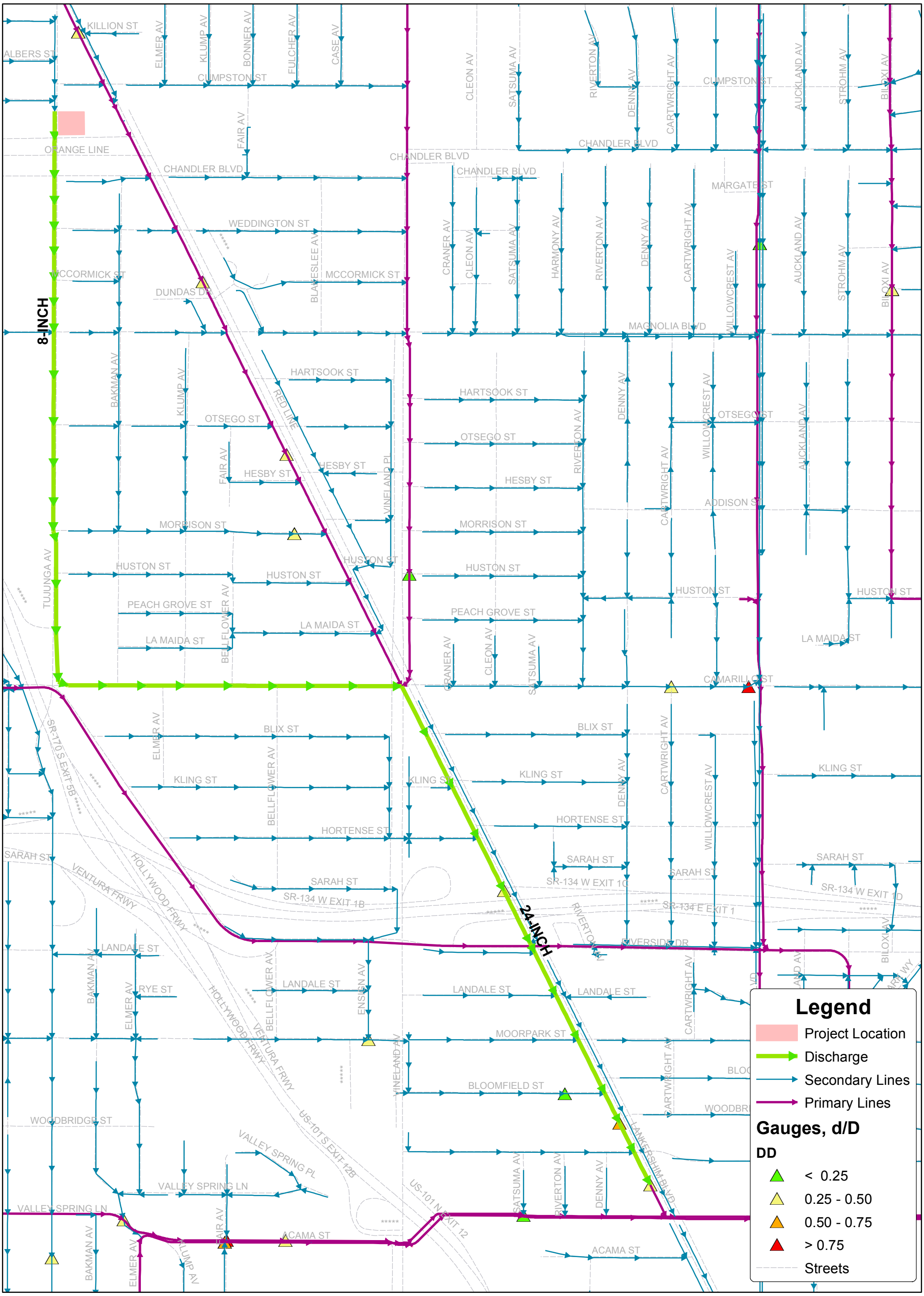
- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75
- Streets

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 3
District NOHO (Block 0,1,6)
Sewer Map

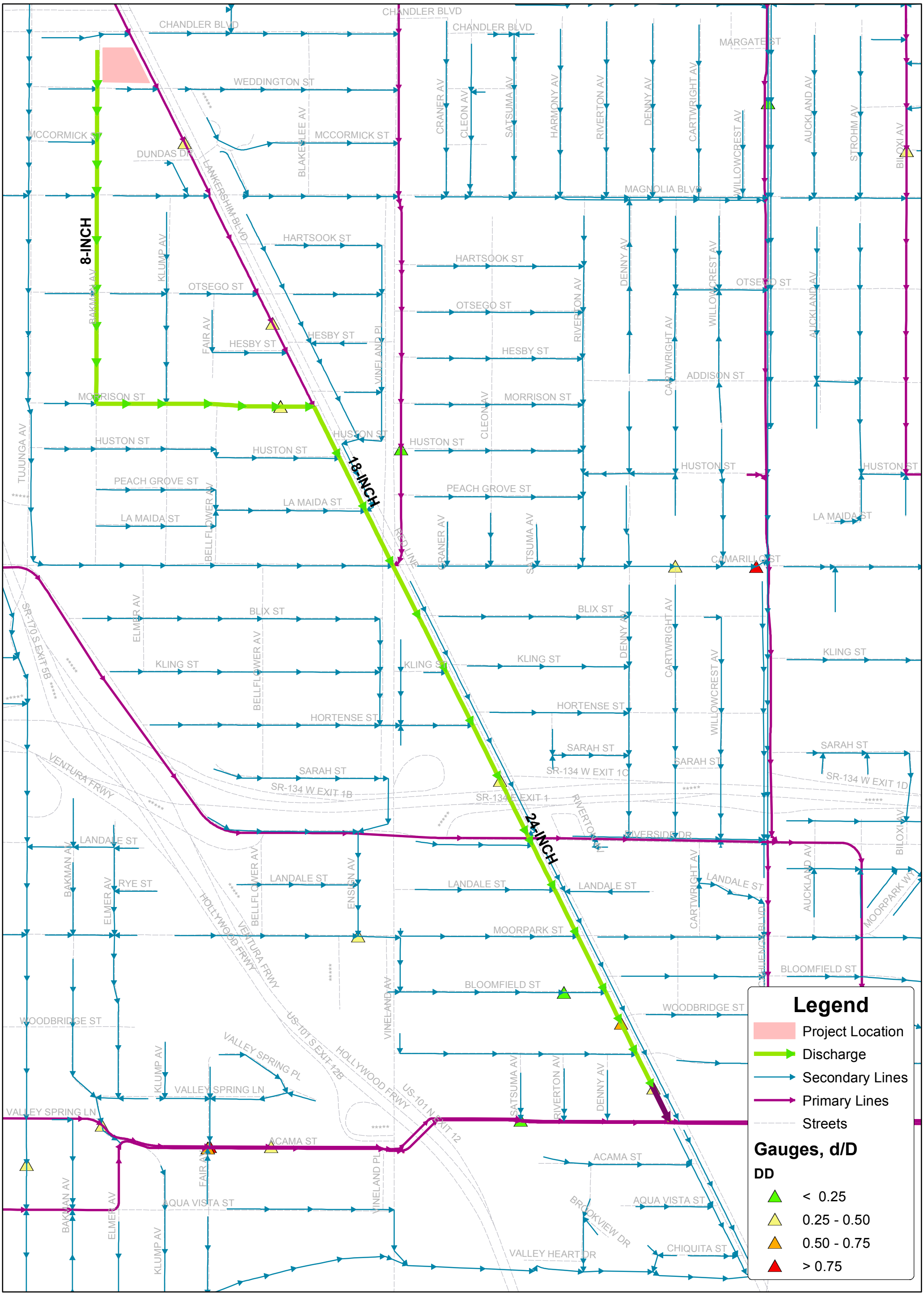
N W E S

0 250 500 1,000 1,500 2,000 Feet



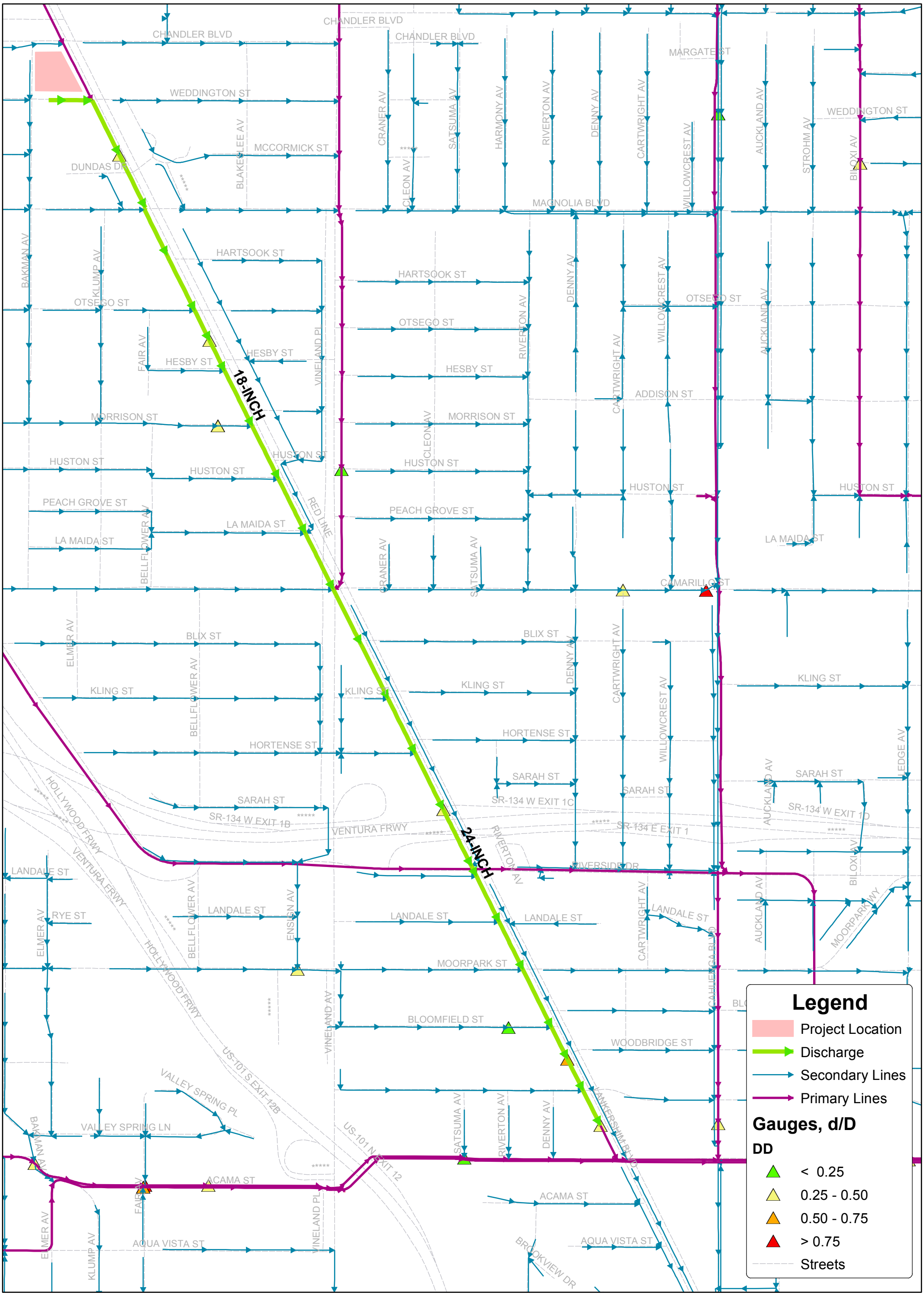
Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 4
District NOHO (Block 7)
Sewer Map



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 5
District NOHO (Block 8)
Sewer Map



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 6
District NOHO (Block 8)
Sewer Map

EXHIBIT 3B

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

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

Job Address:	**11275 W CHANDLER BLVD**	Sanitation Scar ID:	**68-5895-0122**
Date Submitted	01/19/2022	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	MORGAN BELL		
Address:	700 S FLOWER STREET, SUITE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213.418.0201	Fax:	
Email:	MORGAN.BELL@KPFF.COM	BPA No.	
S-Map:	sub-139C	Wye Map:	1355-D, 1355-A

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	CHANDLER BLVD	42714004	42714005	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	OFFICE BUILDING	120	KGSF	850	102
2	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	330	9,900
				Proposed Total Flow (gpd):	**10,002**

Remarks 1] Approved for the maximum allowable capacity of 10,002 GPD (6.95 gpm). 2] IWP required.

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

Date Processed:	01/26/2022	Expires On:	07/25/2022

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Gregory Cole
on 01/24/2022

Submitted by: Lee guilbeaux
Bureau of Engineering
Valley District
Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:704)	$1,430.00
Date Collected	06/08/2021	SCAR Status:	**Completed**

Scar Request Number: 4426

City of Los Angeles
Bureau of Engineering

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

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

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

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

Questions and Answers:

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

Scar Request Number: 4426

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

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

Job Address:	**5356 N LANKERSHIM BLVD**	Sanitation Scar ID:	**67-5607-0621**
Date Submitted	06/07/2021	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	MORGAN BELL		
Address:	700 S FLOWER STREET, SUITE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-418-0201	Fax:	
Email:	MORGAN.BELL@KPFF.COM	BPA No.	
S-Map:	427	Wye Map:	1355 A,B,C,D

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	CUMPSTON ST	42710163	42710164	8	46.00	MAXIMUM DISCHARGE 184,014 GPD
2	CHANDLER BLVD	42714009	42714010	12	33.00	MAXIMUM DISCHARGE 132,010 GPD
3	FAIR AVE	42714168	42714167	8	17.00	MAXIMUM DISCHARGE 68,005 GPD
4	LANKERSHIM BLVD	42710158	42710173	8	4.00	MAXIMUM DISCHARGE 16,002 GPD

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	321	24,075
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	678	74,580
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	404	60,600
4	RESIDENTIAL: APT - 3 BDRMS *6	190	DU	79	15,010
5	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	28,932	723
6	OFFICE BUILDING	120	KGSF	91,345	10,961
7	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	2,283	68,490
8	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	127,952	127,952
9	SPA/JACUZZI (COMMERICAL WITH BACKWASH FILTERS) *7		GPD	4,765	4,765
10	HEALTH CLUB/SPA *10	650	KGSF	6,586	4,281
11	LAUNDROMAT	185	MACHINE	14	2,590

Scar Request Number: 4065

12	LOUNGE *1	50	KGSF	120,065	6,003

Proposed Total Flow (gpd): **400,031**

Remarks 1] Approved for the maximum allowable discharge of 400,031 GPD (277.80 gpm). 2] Discharge as indicated on SCAR letter. 3] IWMD permit required.

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

Date Processed: 06/18/2021

Expires On: 12/15/2021

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Ricardo Avendano
on 06/16/2021

Submitted by: Lee guilbeaux
Bureau of Engineering
Valley District
Phone:

Fees Collected: Yes

Date Collected: 06/15/2021

SCAR FEE (W:37 / QC:708): $2,860.00

SCAR Status: **Completed**

Scar Request Number: 4065

City of Los Angeles
Bureau of Engineering

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

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

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

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
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3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
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Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
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Scar Request Number: 4065

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

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

Job Address:	**11345 W CHANDLER BLVD**	Sanitation Scar ID:	**67-5608-0621**
Date Submitted	06/08/2021	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	MORGAN BELL		
Address:	700 S FLOWER STREET,	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-418-0201	Fax:	
Email:	MORGAN.BELL@KPFF.COM	BPA No.	
S-Map:	427	Wye Map:	1355-A

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	TUJUNGA AVE	42710172	42714001	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	120	9,000
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	30	3,300
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	1	150
4	LOUNGE *1	50	KGSF	7,622	381
5	LAUNDROMAT	185	MACHINE	21	3,885
			Proposed Total Flow (gpd):		**16,716**

Remarks 1] Approved for the maximum allowable capacity of 16,716 GPD (11.61 gpm). 2] IWP required

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

Date Processed: 06/23/2021 Expires On: 12/20/2021

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Gregory Cole
on 06/22/2021

Submitted by: Lee guilbeaux
Bureau of Engineering
Valley District
Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:704)	$1,430.00
Date Collected	06/15/2021	SCAR Status:	**Completed**

Scar Request Number: 4071

Scar Request Number: 4071

City of Los Angeles
Bureau of Engineering

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

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

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

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

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
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Scar Request Number: 4071

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

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

Job Address:	**5311 N LANKERSHIM BLVD**	Sanitation Scar ID:	**67-5609-0621**
Date Submitted	06/08/2021	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	MORGAN BELL		
Address:	700 S FLOWER STREET, SUITE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-418-0201	Fax:	
Email:	MORGAN.BELL@KPFF.COM	BPA No.	
S-Map:	SUB-139C	Wye Map:	1355-D

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	BAKMAN AVE	42714024	42714029	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESTAURANT: TAKE-OUT	300	KGSF	10,284	3,085
2	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	336	10,080
3	OFFICE BUILDING	120	KGSF	346,664	41,600
				Proposed Total Flow (gpd):	**54,765**

Remarks 1] Approved for the maximum capacity of 54,765 GPD (38.03 gpm). 2] IWMD permit required.

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

Date Processed: 06/23/2021 Expires On: 12/20/2021

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Ricardo Avendano
on 06/22/2021

Submitted by: Lee guilbeaux
Bureau of Engineering
Valley District
Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:705)	$1,996.50
Date Collected	06/15/2021	SCAR Status:	**Completed**

Scar Request Number: 4072

City of Los Angeles
Bureau of Engineering

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

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

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

Questions and Answers:

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

Scar Request Number: 4072

EXHIBIT 4

POWER SYSTEM
ENGINEERING
DIVISION

NEW BUSINESS & CUSTOMER
SUPPORT SUBSECTION

VALLEY SERVICE PLANNING
7501 Tyrone Avenue, Van Nuys, CA 91405 (818) 771-4100 - *FAX*: (818) 771-4066

Rodolfo J. Monroy
District Engineer

October 3, 2019

Mrs. Daria Antonova
KPFF
700 South Flower Street, Suite 2100
Los Angeles, CA 90017

Dear Mrs. Antonova:

9999 Lankershim Blvd

This is in response to your email dated September 25, 2019 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. Daniel Rivera at (818) 771-4286.

Sincerely,

RODOLFO J. MONROY
District Engineer
Valley Service Planning

RECEIVED KPFF - L.A.
CC: _____

OCT 09 2019

JOB # _____
FILE # _____

EXHIBIT 5

Art Alfaro
Planning Associate

The Gas Company
PO Box 2300
Chatsworth, CA 91313

818-701-3496
AAlfaro3@SoCalGas.com

Southern California Gas Company

A Sempra Energy utility®

October 2, 2019

KPFF
700 S. Flower St., Suite 2100
Los Angeles, CA 90017

Attn: Daria Antonova

Job ID 44C-2019-10-0009
Subject: Will Serve Letter for Project 9999 Lankershim Blvd, North Hollywood, CA 91601

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 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 (Commission) 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. 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,

Art Alfaro

Planning Associate/ Northwest Region
Work # (818) 701-3496
AAlfaro3@SoCalGas.com

EXHIBIT 6

Kimley»Horn

TECHNICAL MEMORANDUM

To: Karen Shorr, Trammell Crow Company

From: Daren Peterson, P.E.
Kimley-Horn and Associates, Inc.

Date: March 28, 2019

Subject: ***District NoHo***
Temporary Transit Center – eBus Charging Stations

Introduction

Kimley-Horn has evaluated the electrical single line diagram for the North Hollywood Bus Charging Station and the electrical load requirements for the Siemens eBus Charging Stations. This technical memo summarizes three key features: 1) the available electrical capacity, 2) the electrical capacity required to add and serve (4) additional bus charging stations from the existing switchgear, and 3) the existing infrastructure at the existing switchgear. The electrical documents reviewed by Kimley-Horn do not explicitly state the electrical load requirements for the Siemens eBus Charging Stations. This technical memo assumes that 150kVA of electrical capacity is required to serve the offboard, on route charging stations, per Siemens eBus Charging|Offboard High-Power Charger.[1]

Available Electrical Capacity

The existing switchgear at North Hollywood Bus Charging Station is made up of three main switchgear sections: pull section, meter and main section, and distribution section. The distribution section is rated at 4000 AMPS, 480V, 3-phase, 4-wire. From these ratings and after applying a safety factor per National Electrical Code (NEC), it is evident that 4000 AMPS * 80% = 3,200 AMPS of electrical capacity is available from the switchgear.

The distribution section is further divided into three sections: 1) eBus charging distribution, 2) Lankershim Depot distribution, and 3) bus platform and restroom trailer distribution. After review of the existing single line diagram, it was determined that 200kVA, 240 AMPS @ 480V is required to serve Lankershim Depot, the bus platform, and the restroom and trailer. If the capacity to serve Lankershim Depot, bus platform, trailer and restroom are removed from the total capacity, the available capacity to serve additional eBus charging stations is 2960 AMPS.

Electrical Capacity Required to Add (4) eBus Charging Stations

Assuming the offboard, on route charging stations shown on the single line diagram consume 150kVA of electrical power, it was determined that 180 AMPS @ 480V are required to serve the proposed chargers. With (4) charging stations online, the existing chargers draw 720 AMPS. Adding

[1] https://w3.siemens.com/topics/global/de/elektromobilitaet/PublishingImages/ladetechnik-busse/pdf/ebus-brochure-en.pdf

(4) of these identical chargers to the existing switchgear would effectively double the electrical capacity required and would draw an additional 720 AMPS from the existing buss. The addition of (4) charging stations to the existing switchgear would bring the total power consumption to 1397kVA, 1680 AMPS @ 480V. With (8) chargers online and continuous electrical service to Lankershim Depot, bus platform and restroom trailer, the existing switchgear would be (1680 AMPS/3200 AMPS) = 53% loaded. This additional loading is allowable per NEC regulations.

Existing Infrastructure at Existing Switchgear

The electrical single line diagram at North Hollywood Bus Charging Station shows that there are (6) main distribution breakers located at the main switchgear. To serve (4) new charging stations, the installation of (4) new 225AMP/3P breakers would be required at the existing switchgear. It is probable that additions and/or modifications to the switchgear would be required to increase the physical space to install (4) new 225AMP/3P breakers. However, Kimley-Horn would need to verify by a site evaluation and/or review of current photographs that real estate (physical space) is available to install (4) new breakers within the existing switchgear and/or extend new switchgear to accommodate the additional space.

Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN

Daren Peterson, P.E.

Email: daren.peterson@kimley-horn.com
Direct Phone Number: (602) 216-1218

EXHIBIT 7

Related Projects Sewer Generation			
Land Use	**Units**	**Generation Rate[2] (gpd/unit)**	**Total Generation (gpd)**
Office	16,147 SF	120/1000	1,938
Retail	48,466 SF	50/1000 SF	2,423
Apartment	2,092 DU[1]	150/DU	313,800
Condo	60 DU[1]	150/DU	9,000
School	169 Students	11/Student	1,859
Health Club/Spa	2,690 SF	650/1000 SF	1,749
Market	23,733 SF	50/1000 SF	1,187
Gas Station (Expansion)	1818 SF	50/SF	91
		TOTAL	**340,933**

SF = square feet

gpd = gallons per day

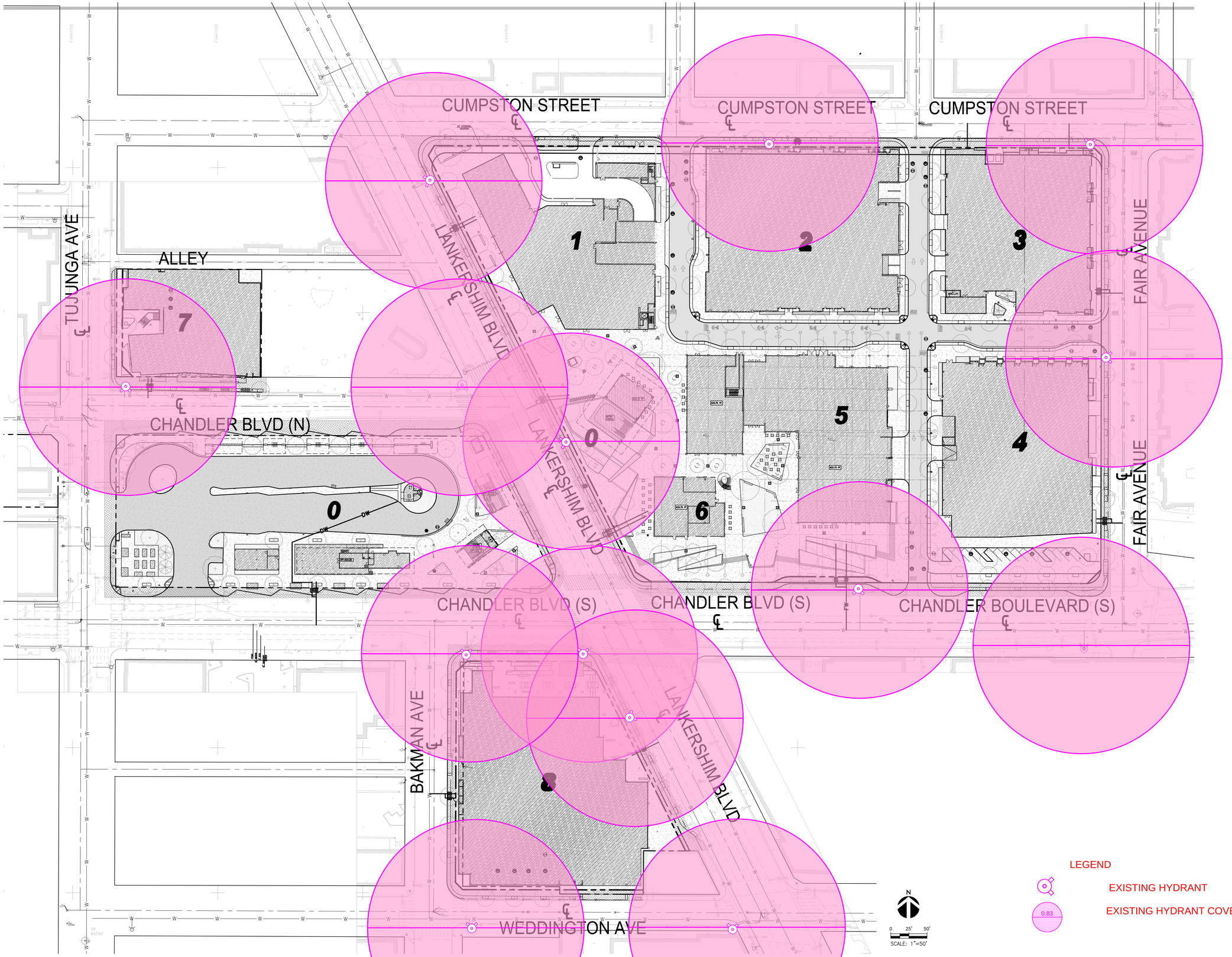
DU = dwelling unit

[1] Assumes all units as 2-bedroom units.

[2] Consumption Rates Based on Bureau of Sanitation Sewer Generation Factors for Residential and Commercial Categories.
https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf

[1] Assumes half of retail space is dedicated to restaurant.

FIGURE 1



UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 9, SHEET C5.00. SIZE AND SLOPE PER PLAN.
- (SD2) POINT OF CONNECTION 5 FEET AWAY FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SD3) CONTECH PRETREATMENT UNIT PER DETAIL 1 HEREON.
- (SD4) MAXWELL DRYWELL PER DETAIL 2 HEREON.
- (SD5) CAST-IN-PLACE CONCRETE CATCH BASIN. PER DETAIL 5, SHEET C5.00.

SANITARY SEWER

- (SS1) PVC, SDR-35 SANITARY SEWER PIPE. PER DETAIL 9, SHEET C5.00. SIZE AND SLOPE PER PLAN.
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DOMESTIC WATER

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- (W3) WATER METER VAULT. INSTALLATION BY LADWP. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LADWP.

FIRE WATER

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UTILITY LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- DEDICATION LINE
- SS — SANITARY SEWER
- W — WATER
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- AREA DRAIN/PLANTER DRAIN
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- OFFSITE WORK

EXISTING FIRE HYDRANT EXHIBIT

LEGEND

EXISTING HYDRANT

0.83 EXISTING HYDRANT COVERAGE

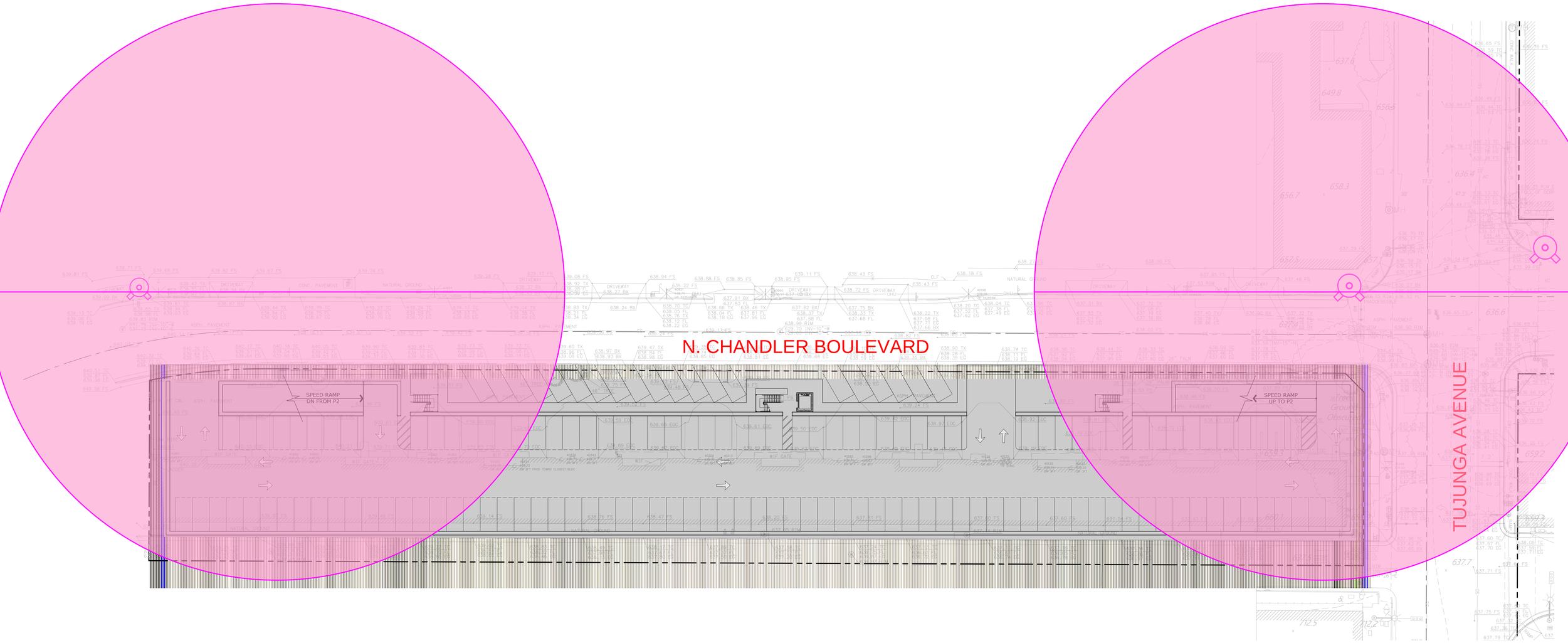
7	1	2	3
0	6	5	4
	8		

DISTRICT NOHO -

9999 LANKERSHIM BLVD. NORTH HOLLYWOOD, CA 91601

OVERALL UT MAP | **MP-C02**

HIGHSTREET RESIDENTIAL
Trammell Crow Company
kpff 700 South Flower Street Suite 2100 Los Angeles, CA 90017 O: 213.418.0201 F: 213.266.5294 www.kpff.com
RELM HKS



EXISTING FIRE HYDRANT EXHIBIT- WEST

LEGEND

EXISTING HYDRANT

16.68 ft — EXISTING HYDRANT COVERAGE

N

0 10' 20'

SCALE: 1"=20'

50% SCHEMATIC DESIGN SUBMITTAL

DISTRICT NOHO - WEST SIDE

9999 TUJUNGA AVE. NORTH HOLLYWOOD, CA 91601

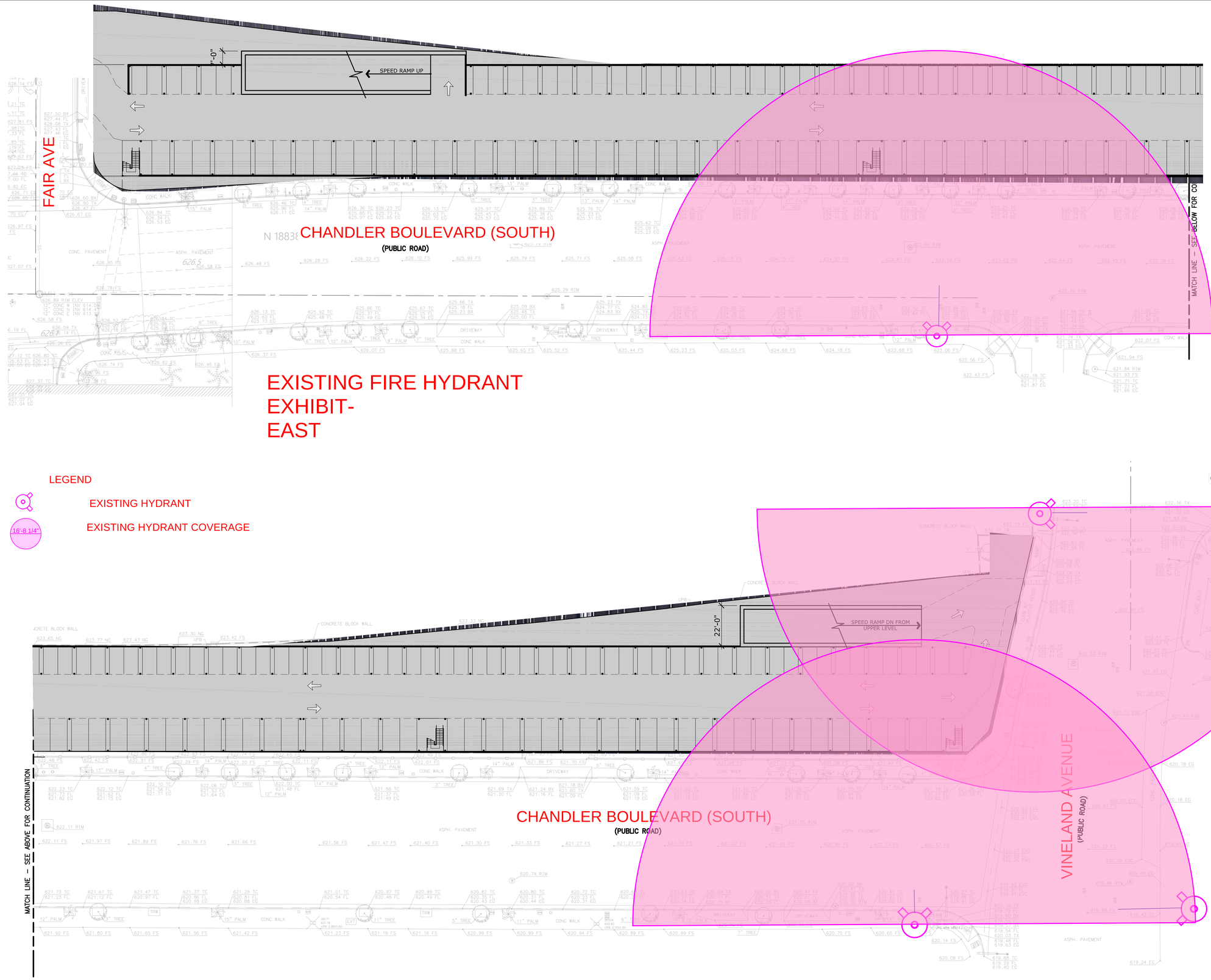
EROSION CONTROL PLAN | **WS-C1.10**

HIGHSTREET RESIDENTIAL

kpff 700 South Flower Street Suite 2100 Los Angeles, CA 90017 O: 213.418.0201 F: 213.266.5294 www.kpff.com

KFA RELM HKS

EXISTING FIRE HYDRANT EXHIBIT- EAST



LEGEND

EXISTING HYDRANT

16'-8 1/4" EXISTING HYDRANT COVERAGE

SCALE: 1"=20'

DISTRICT NOHO - EAST SIDE

NORTH HOLLYWOOD, CA

EROSION CONTROL PLAN | **ES-C1.10**

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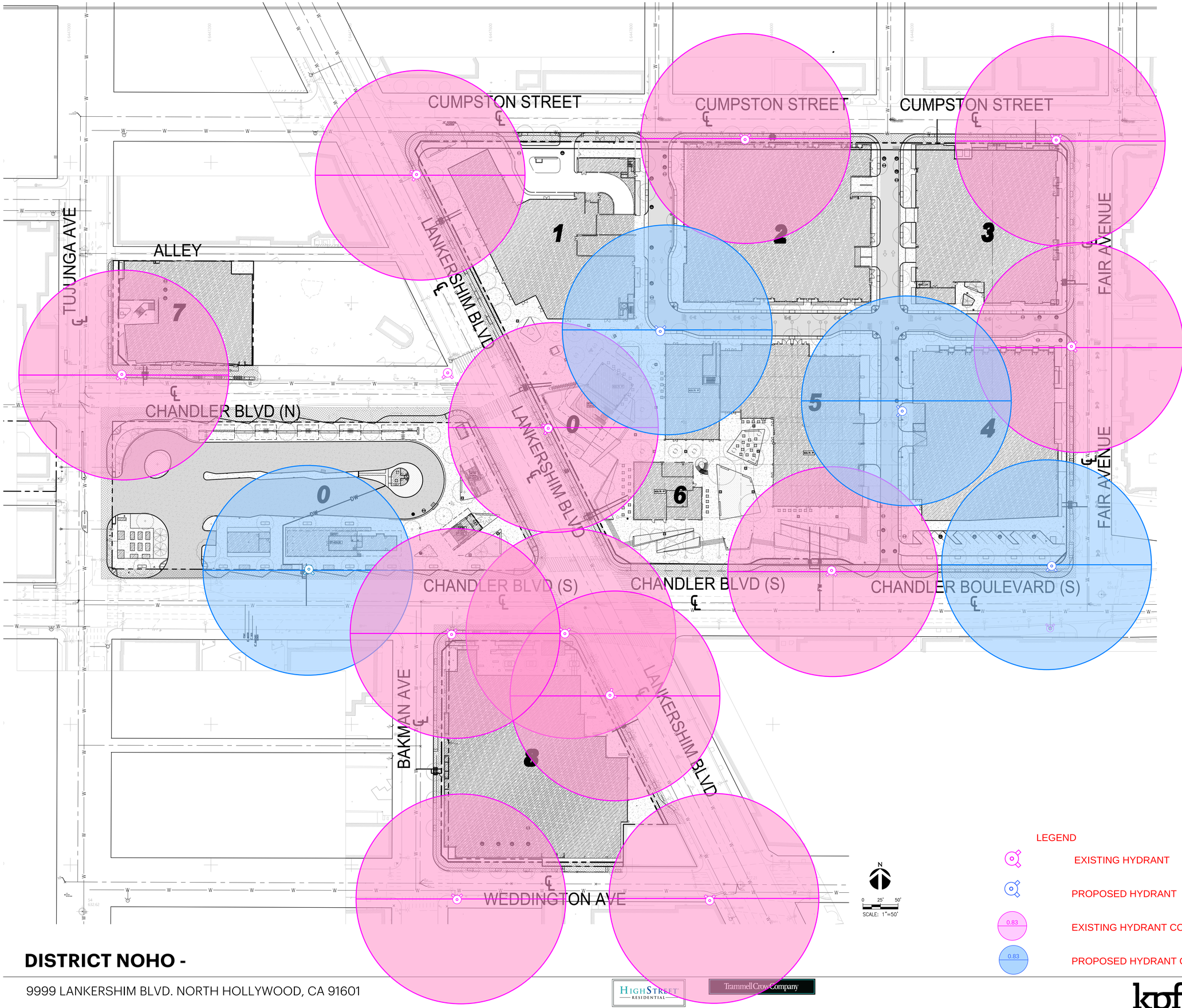
KFA RELM HKS

FIGURE 2



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FIRE HYDRANT EXHIBIT

LEGEND

- EXISTING HYDRANT
- PROPOSED HYDRANT
- 0.83 — EXISTING HYDRANT COVERAGE
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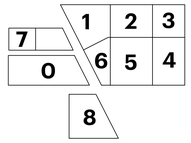

OVERALL UT MAP | **MP-C02**

DISTRICT NOHO -

9999 LANKERSHIM BLVD. NORTH HOLLYWOOD, CA 91601

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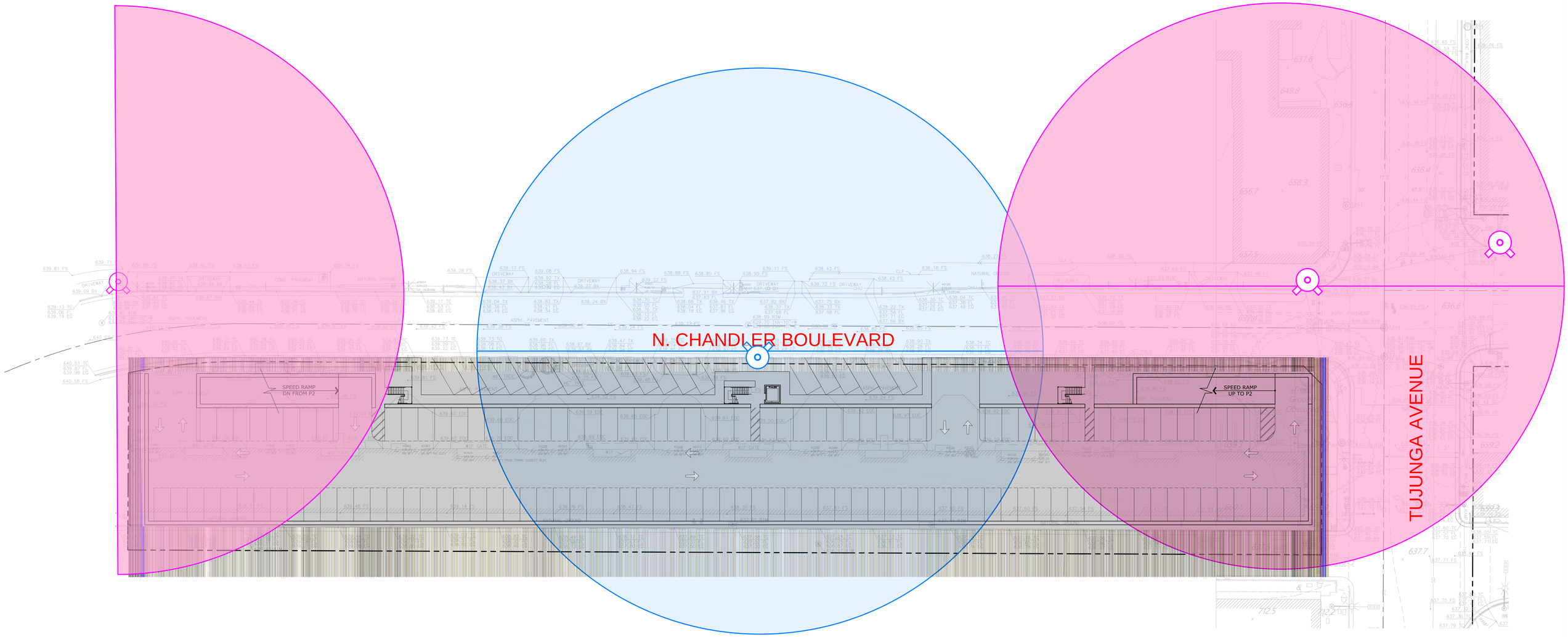

FIRE HYDRANT EXHIBIT- WEST

LEGEND

- EXISTING HYDRANT
- PROPOSED HYDRANT
- 16.68 ft — EXISTING HYDRANT COVERAGE
- 16.68 ft — PROPOSED HYDRANT COVERAGE

N

0 10' 20'
SCALE: 1"=20'

EROSION CONTROL PLAN | **WS-C1.10**

50% SCHEMATIC DESIGN SUBMITTAL

DISTRICT NOHO - WEST SIDE

9999 TUJUNGA AVE. NORTH HOLLYWOOD, CA 91601

HIGHSTREET RESIDENTIAL

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KFA RELM HKS

FIRE HYDRANT EXHIBIT- EAST

LEGEND

EXISTING HYDRANT

PROPOSED HYDRANT

EXISTING HYDRANT COVERAGE

PROPOSED HYDRANT COVERAGE

16'-8 1/4"

16'-8 1/4"

FAIR AVE

CHANDLER BOULEVARD (SOUTH)
(PUBLIC ROAD)

SPEED RAMP UP

7'-0"

MATCH LINE – SEE BELOW FOR CONTINUATION

CHANDLER BOULEVARD
(PUBLIC ROAD)

SPEED RAMP DN FROM UPPER LEVEL

22'-0"

CHANDLER BOULEVARD (SOUTH)
(PUBLIC ROAD)

VINELAND AVENUE
(PUBLIC ROAD)

MATCH LINE – SEE ABOVE FOR CONTINUATION

N

0 10' 20'

SCALE: 1"=20'

DISTRICT NOHO - EAST SIDE

NORTH HOLLYWOOD, CA

HIGHSTREET RESIDENTIAL

EROSION CONTROL PLAN | **ES-C1.10**

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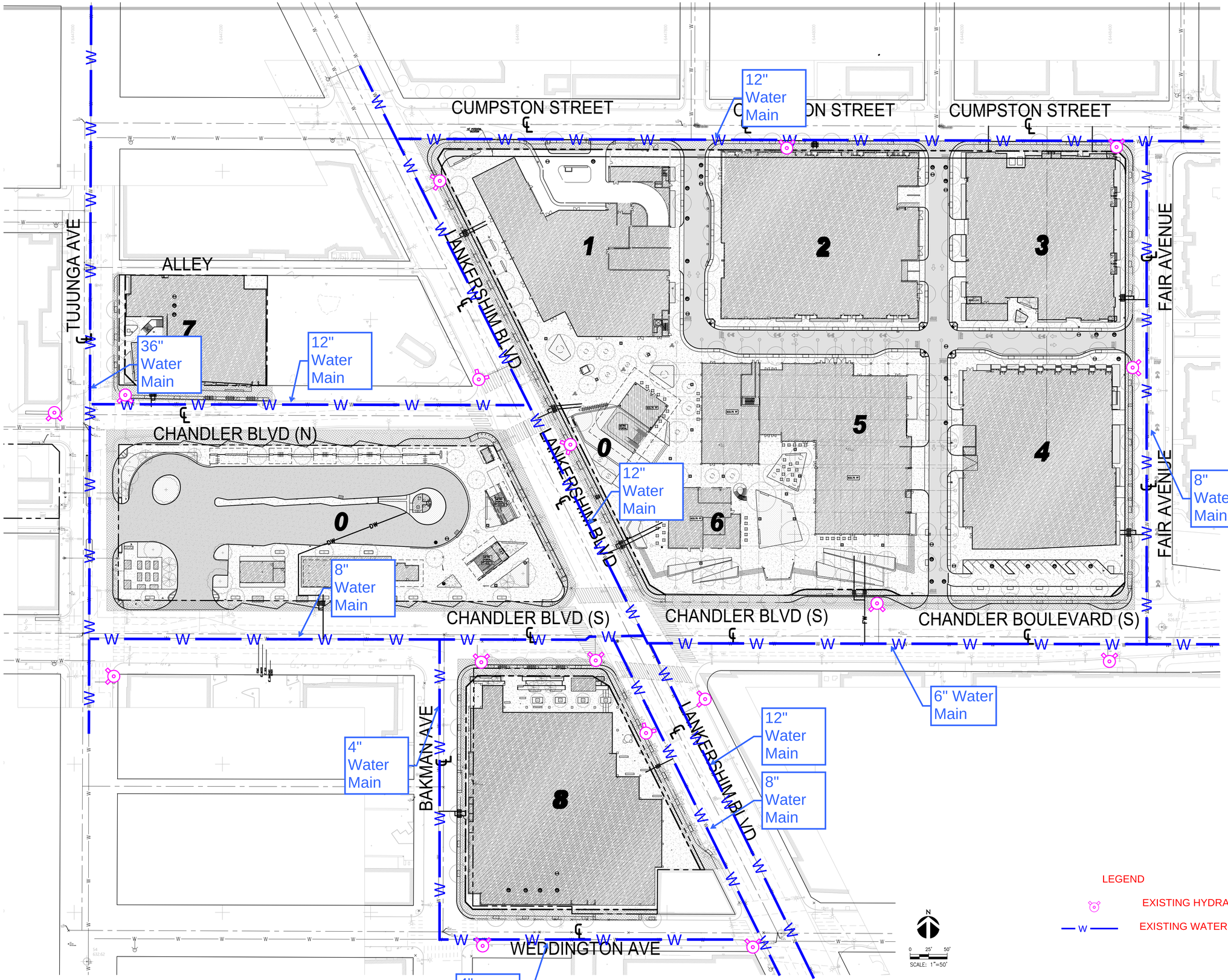
KFA RELM HKS

FIGURE 3



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- BACKFLOW ASSEMBLY
- UTILITY METER VAULT
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- OFFSITE WORK

EXISTING WATER SUPPLY INFRASTRUCTURE EXHIBIT

LEGEND

- EXISTING HYDRANT
- W — EXISTING WATER MAIN

7	1	2	3
0	6	5	4
	8		

50% SCHEMATIC DESIGN SUBMITTAL

DISTRICT NOHO - BLOCK 1

9999 LANKERSHIM BLVD. NORTH HOLLYWOOD, CA 91601

OVERALL UT MAP | MP-C02

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F: 213.266.5294
www.kpff.com

HIGHSTREET RESIDENTIAL | TrammellCrow Company | kpff | RELM | HKS

N. CHANDLER BOULEVARD

TUJUNGA AVENUE

8" Water Main

36" Water Main

SPEED RAMP UP TO P2

LEGEND

EXISTING WATER MAIN

EXISTING HYDRANT

EXISTING WATER SUPPLY INFRASTRUCTURE EXHIBIT- WEST

50% SCHEMATIC DESIGN SUBMITTAL

DISTRICT NOHO - WEST SIDE

9999 TUJUNGA AVE. NORTH HOLLYWOOD, CA 91601

SCALE: 1"=20'

EROSION CONTROL PLAN | **WS-C1.10**

HIGHSTREET RESIDENTIAL

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KFA RELM HKS

CHANDLER BOULEVARD (SOUTH)

EXISTING WATER SUPPLY INFRASTRUCTURE

EXHIBIT-
TEST

CHANDLER BOULEVARD (SOUTH)

R BOULEVARD (SOUTH)
(PUBLIC ROAD)

22'-0"

SPEED RAMP DN FROM UPPER LEVEL

SPEED RAMP UP

MATCH LINE – SEE BELOW FOR CONTINUATION

MATCH LINE – SEE ABOVE FOR CONTINUATION

8" Water Main

6" Water Main

6" Water Main

12" Water Main

VINELAND AVENUE

CHANDLER BOULEVARD (SOUTH)
(PUBLIC ROAD)

CHANDLER BOULEVARD
(PUBLIC ROAD)

VINELAND AVENUE
(PUBLIC ROAD)

N

0 10' 20'
SCALE: 1"=20'

DISTRICT NOHO - EAST SIDE

NORTH HOLLYWOOD, CA

HIGHSTREET RESIDENTIAL

EROSION CONTROL PLAN | **ES-C1.10**

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