Appendix M

Utility Infrastructure Technical Report

UTILITY TECHNICAL REPORT
Water Infrastructure & Energy

FOR

New Beatrice West
12575 Beatrice Street
Los Angeles, CA

Date: September 22, 2022

PREPARED FOR:

Michael Chait
CHAIT & COMPANY, INC.
7306 Coldwater Canyon Avenue #12
North Hollywood, California 91605

PREPARED BY:

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318 West Evergreen Avenue
Monrovia, CA 91016
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Table of Contents

INTRODUCTION & PROJECT DESCRIPTION

The purpose of the Utility Technical Report is to determine the estimated utilities demand resulting from the Project and determine any impacts to the existing public utilities systems. This report is based on information provided by local utilities responsible for providing utility services to the proposed Project, Southern California Gas Company, Los Angeles Department of Water and Power and Los Angeles Bureau of Sanitation. The existing conditions; thresholds for determining significance; impacts; system upgrades; and the level of significance after system upgrades are described.

EXISTING CONDITIONS

The proposed New Beatrice West (Project) Project site is located within the City of Los Angeles in the Palms-Mar Vista-Del Rey Community Plan Area. The Project is located at the northeast corner of Beatrice and Jandy. The Project addresses are 12575 W. Beatrice Street, 12553–12575 W. Beatrice Street, and 5410–5454 South Jandy Place.

Existing zoning for this site is M2-1, and the General Plan Land Use Designation is Light Industrial. Existing facilities at the site include an existing 23,072 SF office building, an existing 87,881 SF office building, two accessory structures (2,144 SF and 5,044 SF respectively), 84,600 square feet of parking area, and 13,780 square feet of landscape. Public infrastructure is presently in place to provide utility services to the Project site.

A geotechnical report was prepared for the proposed Project, entitled Geotechnical Engineering Investigation, Proposed Office Building 12575 Beatrice Street, Los Angeles - File Number: 21194, prepared by Geotechnologies, Inc. The Project site is also in a Methane Zone. A Methane Survey Report was prepared by Citadel Environmental, Project Number 1257.1001.0, dated April 12, 2018 and updated April 9, 2020.

The properties surrounding the Project Site are fully developed commercial sites and are characterized by gently sloping topography. The Project Site's topography slopes gradually from the north to south, generally towards Beatrice.

The City of Los Angeles Department of Water and Power (LADWP) provides and maintains potable and fire water and electric power services to the site. Southern California Gas Company (SCG) provides natural gas service to the site.

The Project area is served by an existing LADWP 8-inch water main in Jandy Place. The building has an existing 8-inch combination domestic/fire service lateral. The existing water main in Jandy Place is 8-inch diameter. The existing water main in Beatrice Street is also 8-inch diameter. There are four existing fire hydrants near the site, all of which are within 300 feet of the Project site. One at the southwest corner of Beatrice and Jandy, a second one is at the north end of the cul-de-sac on Jandy, a third is at the southeast corner of Beatrice and Westlawn, and the fourth is at the northwest corner of Grosvenor and Beatrice.

LADWP has overhead service to the site frontage via existing power poles on Jandy Place and Beatrice Street. Service from the power pole in Jandy is overhead to a second power pole on site

with pole mounted transformers, near the middle of the west property line.

SCG has facilities in both Beatrice Street and Jandy Place. The Project area is served by a 4-inch gas main in Beatrice Street and a 3-inch gas main in Jandy Place.

PROPOSED PROJECT

The Project proposes construction of a new building totaling 199,500 square feet. The building will have 196,100 square feet of office space, and 3,400 square feet of ground floor commercial space. In addition, the Project provides 811 parking spaces on two subterranean parking levels and three above ground parking levels. The Project will be developed in one phase. Twenty surface parking stalls will be provided outside of the structure.

The site work consists of 54,583 Square feet of new hardscape and 38,033 square feet of landscaping throughout the Project site and on new terraces on the upper levels of the building.

The existing 87,881 square foot office building located on the site at 12541 Beatrice will remain and will be incorporated into the Project. New site landscape and hardscape improvements are proposed around the existing building which are coordinated with the new structure and improvements.

The Project will be served fire and domestic water from the 8-inch water main in Jandy Place at a location near the existing service point. The service size is estimated to be 6-inch for fire sprinkler and 4-inch for domestic. There are four existing fire hydrants within 300 feet of the Project site.

A separate Drainage Technical Report was prepared for the Project to determine if there are any impacts to the existing drainage system. This report is provided under separate cover.

Project Fire Protection Requirements

The Project will result in the need for additional fire protection in the form of increased fire flow than the existing office use. The Los Angeles City Fire Department prepared an Interdepartmental Correspondence memorandum in response to the Notice of Preparation of an Environmental Impact Report which discusses the proposed Project and identifies the fire flow requirements for the development. A copy of this memorandum can be found in Appendix A.

Based on the requirements of Section 507.3 and Table 507.3.1 of the 2020 Los Angeles Fire Code and the existing Project zoning of M2-1, the required fire flow for this Project is 12,000 gpm at a minimum residual pressure of 20 psi.

To meet this fire flow demand, application was made to LADWP to determine fire flow availability in the existing water system for two fire flow conditions. The first is 12,000 gpm fire flow required by Table 507.3.1 for the existing zoning of M2-1. The second condition was for a lesser fire flow requirement of 9,000 gpm, which is compatible with the proposed density and use of the Project

as commercial and office.

The results of the analyses performed by LADWP water division can be found in Appendix A.

To meet the demand for 12,000 gpm fire flow, the existing water system requires upgrades. The installation of approximately 865 linear feet of 16-inch diameter ductile iron pipe, 600 linear feet of 12-inch ductile iron pipe and 4 new fire hydrants are required to meet the demand. The total number of fire hydrants required is 8. Each fire hydrant is required to flow at 1,500 gpm.

The new 16-inch pipe will extend in Beatrice Street from Jandy Place to Grosvenor Blvd. The new 12-inch pipe will be constructed in Jandy Place from the Cul de Sac end to Beatrice Street, and extend westerly on Beatrice St approximately 200 linear feet, replacing the existing 8 inch water main in those streets. The system diagram showing the upgrades can be found in Appendix A.

To meet the demand for 9,000 gpm fire flow, the existing water system also requires upgrades. The installation of approximately 550 linear feet of 16-inch diameter ductile iron pipe, 325 linear feet of 12-inch ductile iron pipe and 2 new fire hydrants are required to meet the demand. The total number of fire hydrants required is 6. Each fire hydrant is required to flow at 1,500 gpm.

The new 16-inch pipe will extend in Beatrice Street from Westlawn Avenue to Grosvenor Blvd, replacing the existing 8-inch water main. The new 12-inch pipe will be constructed in Beatrice Street from Jandy Place to Westlawn Avenue, replacing the existing 8-inch water main. The system diagram showing the upgrades can be found in Appendix A.

Project Energy Requirements

Electrical

The Project will generate more demand for electricity than the existing office use. Table 3 summarizes the estimates domestic electricity demand by site use. A will-serve letter was provided by LADWP Electrical Division for this Project. It can be found in Appendix B.

Natural Gas

The Project will generate more demand for natural gas than the existing office use. Table 3 summarizes the estimates domestic natural gas demand by site use. A will-serve letter was provided by SCG for this Project. It can be found in Appendix C.

Table 3: Summary of Annual Net New Energy Use During Project Operation

Source	Estimated Energy Demand	
	Project without Design Features	**Project with Design Features**
Electricity		
Building	3,064,974 kWh	2,651,509 kWh
Water[b]	362,379 kWh	362,379 kWh
EV Chargers[c]	3,011 kWh	3,011 kWh
Total Electricity[d]	**3,430,364 kWh**[f]	**3,016,899 kWh**
Natural Gas		
Building	2,219,716 cf	2,219,716 cf
Total Natural Gas[d]	**2,219,716 cf**	**2,219,716 cf**

cf = cubic feet

kWh = thousand kilowatt hours

[a] *Detailed calculations are provided in Energy Calculations for the New Beatrice West Project prepared by Eyestone Environmental. Totals may not precisely add up due to rounding.*

[b] *Calculations assume compliance with Project Design Feature GHG-PDF-1 provided in Section IV.F, Greenhouse Gas Emissions, of this Draft EIR and a 20 percent reduction in water usage required by the Los Angeles Green Building Code.*

[c] *As discussed in Section IV.F, Greenhouse Gas Emissions, of this Draft EIR, the Project would provide at least 30 percent of Code-required parking spaces with the capability of supporting electric vehicle supply equipment (EVSE) and that a minimum of 10 percent of Code-required parking spaces would be further equipped with EV charging stations consistent with City building codes.*

[d] *Electricity and natural gas estimates assume compliance with applicable CALGreen requirements and implementation of Project Design Feature GHG-PDF-1 in Section IV.F, Greenhouse Gas Emissions, of this Draft EIR. Project Design Feature GHG-PDF-1 assumes use of light emitting diodes (LED) lighting which will reduce lighting energy usage by 25 percent.*

Source: Eyestone Environmental, 2021.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

This section analyzes the potential for significant impacts on utility systems that would occur from implementation of the Project. The threshold for determining if significant impacts on utilities and service systems would occur is based on Appendix G of the California Environmental Quality Act Statutes and Guidelines. Because the initial study prepared for the Project demonstrates that all utility related impacts would be less than significant, except potentially for those related to water and energy infrastructure, this report evaluates the likelihood for significant impacts on utilities and service systems based on the potential for the proposed Project to:

- 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.

The Project will trigger water system upgrades necessary to meet the fire flow demand mandated by the 2020 Los Angeles Fire Code. The system upgrades required to meet the 12,000 gpm flow requirement are due to existing zoning and not due to the Project's proposed use or density. The system upgrades required to meet the 9,000 gpm fire flow more appropriately meet the Project's actual needs.

To analyze the greatest potential impacts, this report assumes that the system upgrades required to accommodate the 12,000 gpm fire flows would be installed as part of the project design. Upgrades required under both scenarios are identified in the LADWP responses to the Information of Fire Flow Availability Requests submitted by this office. These include replacing the existing 8-inch diameter water mains in Beatrice Street and Jandy Place and adding fire hydrants in the area to increase fire flow protection.

Electrical infrastructure sufficient to serve the site exists in the area along the perimeter streets. The existing commercial/industrial uses require significant electrical power. The Project does not result in a need for new electrical infrastructure, nor does it substantially alter existing electrical facilities.

System Upgrades

The Project triggers water system upgrades required to meet the fire flow demand mandated by the 2020 Los Angeles Fire Code. These system upgrades provide increased fire flow due to existing zoning not directly related to the Project use or density. System upgrades required to meet the fire flow demand are identified in the LADWP responses to the Information of Fire Flow Availability Requests. These include replacing the existing 8-inch diameter water mains in Beatrice

Street and Jandy Place and adding fire hydrants in the area to increase fire flow protection.

The Project does not result in the need for new systems or supplies, or result in substantial alteration to existing utilities, including power, local or regional water treatment or distribution facilities, local or regional sewer system, or local or regional water supplies. Therefore, system upgrades measures are not recommended for these systems.

Appendix A: Los Angeles Department of Water & Power - Water Capacity Report

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 12, 2021

To: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: William Lamborn

From: Los Angeles Fire Department

Subject: Notice of Preparation of an Environmental Impact

CASE NO.: ENV-2020-3533-EIR
PROJECT NAME: New Beatrice West Project
PROJECT APPLICANT: NSB Associates
PROJECT LOCATION: 12541 West Beatrice Street, 12575 West Beatrice Street, 12553-12575 West Beatrice Street, and 5410-5454 South Jandy Place, Los Angeles, CA 90066

PROJECT DESCRIPTION: The New Beatrice West Project (Project) includes the construction of an eight story, 199,500-square-foot office building with 196,100 square feet of office space and 3,400 square feet of ground floor commercial space. As part of the Project, the existing structures at 12575 W. Beatrice Street would be removed while the existing office building at 12541 W. Beatrice Street would be retained. As part of the Project, the existing property lot lines would be adjusted to accommodate a corner landscaped parcel, a building site for the construction of the proposed new building (at 12575 W. Beatrice Street, 12553-12575 W. Beatrice Street, and 5410-5454 S. Jandy Place), and a parcel for the existing building (12541 W. Beatrice Street). When the lot line adjustment is complete, the lot at 12575 W. Beatrice Street would contain approximately 103,281 square feet (2.37 acres) and the lot at 12541 W. Beatrice Street would contain approximately 93,182 square feet (2.14 acres). An approximately 389-square-foot lot would also be created at the corner of Jandy Place and Beatrice Street for landscaping and open space purposes.
The Project would provide 811 parking spaces, exceeding the requirements of the Los Angeles Municipal Code. The majority of the parking spaces (791 spaces) would be provided in a five-level parking structure, including three levels above grade and two subterranean levels, with the remaining spaces (20 spaces) provided in a surface parking area. The Project would include landscaped courtyards and walkways to connect and integrate the proposed building with the

office building to remain to create an integrated creative office campus. The project would provide approximately 38,033 square feet of landscaping throughout the Project site. Construction of the Project is anticipated to be completed in 2024.
The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **12,000 G.P.M. available to any block (where local conditions indicate that consideration must be given to simultaneous fires, and additional 2,000 to 8,000 G.P.M. will be required).**

Improvements to the water system in this area may be required to provide 2,000 G.P.M.* fire flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 12,000 G.P.M., the first-due Engine Company should be within

¾ mile(s), the first-due Truck Company within 1 mile(s).

William Lamborn
March 12, 2021
ENV-2020-3533-EIR
FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **12541 West Beatrice St.**

DISTANCE	Fire Station No. 67	SERVICES & EQUIPMENT	STAFF
1.3	5451 Playa Vista Drive Los Angeles, CA 90094	Assessment Engine BLS Rescue Ambulance	6
2.8	**Fire Station No. 62** 11970 Venice Blvd. Los Angeles, CA 90066	Assessment Engine, Paramedic Rescue Ambulance	6
3.5	**Fire Station No. 5** 8900 Emerson Avenue Los Angeles, CA 90045	Light Force, Assessment Engine, Paramedic Rescue Ambulance, EMS Battalion, Back-up US&R Apparatus	14
3.7	**Fire Station No. 63** 1930 Shell Ave Los Angeles CA 90291	Task Force, Paramedic Rescue	12
4.8	**Fire Station No. 51** 10435 Sepulveda Bl. Los Angeles CA 90045	Assessment Engine, Paramedic Rescue Ambulance	6

Based on these criteria (response distance from existing fire stations), fire protection would be considered **Inadequate.**

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

William Lamborn
March 12, 2021
ENV-2020-3533-EIR
Access for Fire Department apparatus and personnel to and into all structures shall be required.

One or more Knox Boxes will be required to be installed for LAFD access to the project. location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within a 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this

proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543 or lafdhydrants@lacity.org.**

Very truly yours,

Kristin Crowley
Fire Marshal

KC:RED:jb

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 12,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- 41248	F- 41250	F- 41251
Location:			
Distance from Neareast Pipe Location (feet):			
Hydrant Size:			
Water Main Size (in):			
Static Pressure (psi):			
Residual Pressure (psi):			
Flow at 20 psi (gpm):			

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** _____

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

Signtature: _____ *Title:* _____

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hope Street - Room 1425
Los Angeles, CA 90012

*** 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.: #104-159, #104-162

LAFD Fire Flow Requirement: 12,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- 41252	F- NEW	F- NEW
Location:			
Distance from Neareast Pipe Location (feet):			
Hydrant Size:			
Water Main Size (in):			
Static Pressure (psi):			
Residual Pressure (psi):			
Flow at 20 psi (gpm):			

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** _____

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

Signtature: _____ *Title:* _____

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
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City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 12,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- NEW	F- NEW	F-
Location:			
Distance from Neareast Pipe Location (feet):			
Hydrant Size:			
Water Main Size (in):			
Static Pressure (psi):			
Residual Pressure (psi):			
Flow at 20 psi (gpm):			

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** _____

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

Signtature: _____ *Title:* _____

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
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Los Angeles, CA 90012

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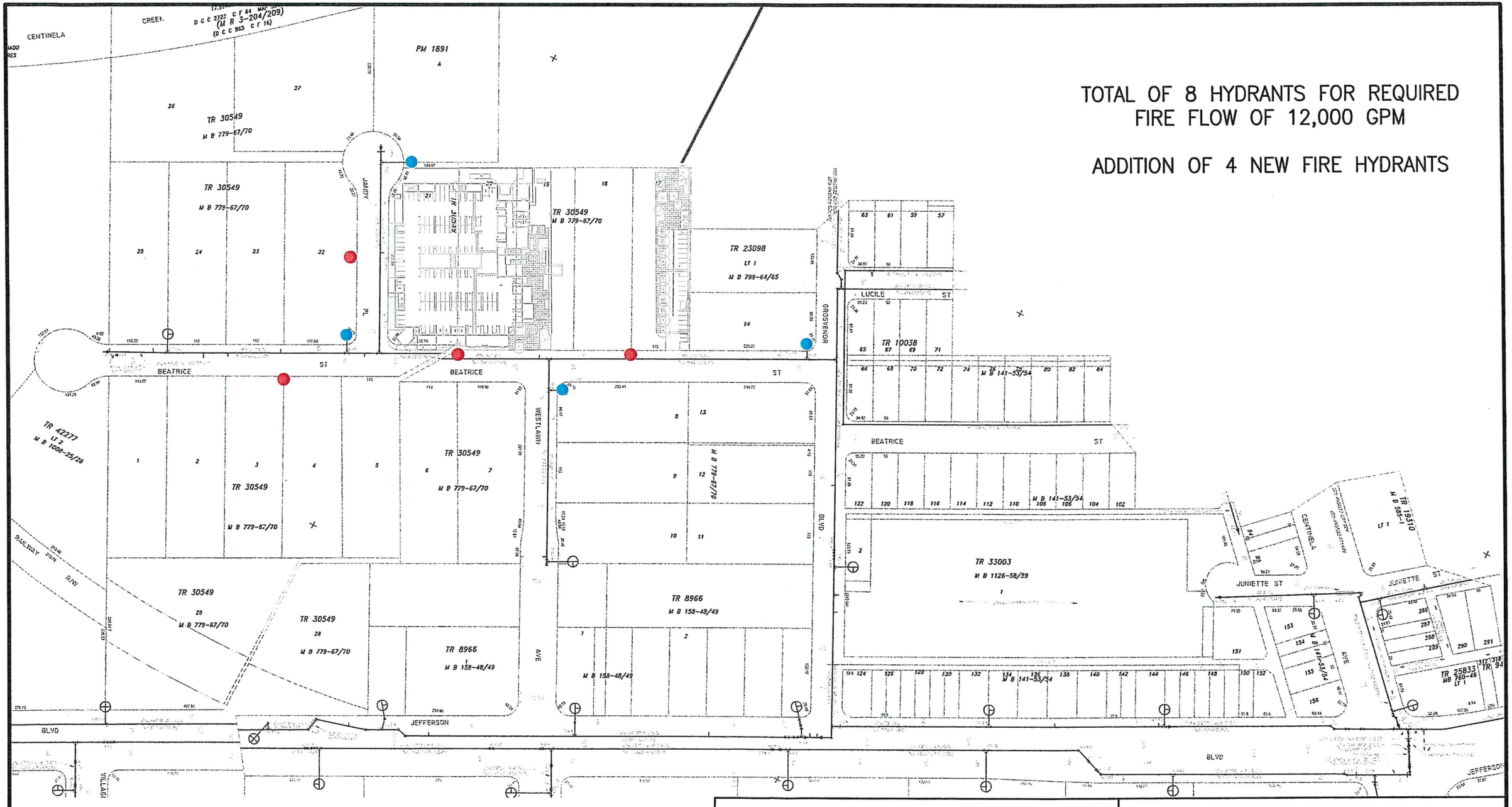
TOTAL OF 8 HYDRANTS FOR REQUIRED
FIRE FLOW OF 12,000 GPM

ADDITION OF 4 NEW FIRE HYDRANTS



LEGEND

- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

Barbara L. Hall, P.E., Inc.

318 West Evergreen Avenue
Monrovia, CA 91016
Phone: (626) 256-3220
Fax: (626) 256-3218

FIRE HYDRANT EXHIBIT

FIRE FLOW = 12,000 GPM

12575 BEATRICE STREET
LOS ANGELES, CA 90066

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 9,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- 41248	F- 41250	F- 41251
Location:			
Distance from Neareast Pipe Location (feet):			
Hydrant Size:			
Water Main Size (in):			
Static Pressure (psi):			
Residual Pressure (psi):			
Flow at 20 psi (gpm):			

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** _____

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

Signtature: _____ *Title:* _____

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hope Street - Room 1425
Los Angeles, CA 90012

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 9,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- 41252	F- NEW	F- NEW
Location:			
Distance from Neareast Pipe Location (feet):			
Hydrant Size:			
Water Main Size (in):			
Static Pressure (psi):			
Residual Pressure (psi):			
Flow at 20 psi (gpm):			

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** _____

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

Signtature: _____ *Title:* _____

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Los Angeles, CA 90012

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TOTAL OF 6 HYDRANTS FOR REQUIRED
FIRE FLOW OF 9,000 GPM

ADDITION OF 2 NEW FIRE HYDRANTS

LEGEND

- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

Barbara L. Hall, P.E., Inc.

318 West Evergreen Avenue
Monrovia, CA 91016
Phone: (626) 256-3220
Fax: (626) 256-3218

FIRE HYDRANT EXHIBIT

FIRE FLOW = 9000 GPM

12575 BEATRICE STREET
LOS ANGELES, CA 90066

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 12,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F-41248	F-41250	F-41251
Location:	E side Jandy Pl, 346' NN Beatrice St	NW corner Beatrice St & Jandy Pl	N side Beatrice St, 25' WW Grosvenor Blv
Distance from Neareast Pipe Location (feet):	16'	16'	16'
Hydrant Size:	2 1/2" x 4" DFH	2 1/2" x 4" DFH	2 1/2" x 4" DFH
Water Main Size (in):	proposed 12"	proposed 12"	proposed 16"
Static Pressure (psi):	83 max	85 max	88 max
Residual Pressure (psi):	73	72	75
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** W20220715001

Fire flows on this report require Installation of 865'-16" DI pipe + 600'-12" DI pipe and 4 new fire hydrants to achieve 12,000 gpm combined flow from 8 fire hydrants flowing 1500 gpm each.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 7/15/2022

Signtature: Mark Patterson *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
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Los Angeles, CA 90012

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 12,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- 41252	F- NEW #1	F- NEW #2
Location:	SE corner of Westlawn Av & Beatrice St	N side Beatrice St, 250' WW Grosvenor Blv	N side Beatrice St, 130' EE Jandy Pl
Distance from Neareast Pipe Location (feet):	16'	16'	16'
Hydrant Size:	2 1/2" x 4" DFH	2 1/2" x 4" DFH	2 1/2" x 4" DFH
Water Main Size (in):	proposed 12"	proposed 12"	proposed 16"
Static Pressure (psi):	85 max	87 max	85 max
Residual Pressure (psi):	72	73	72
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** W20220715001

Fire flows on this report require Installation of 865'-16" DI pipe + 600'-12" DI pipe and 4 new fire hydrants to achieve 12,000 gpm combined flow from 8 fire hydrants flowing 1500 gpm each.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 7/15/2022

Signtature: Mark Patterson *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hope Street - Room 1425
Los Angeles, CA 90012

*** 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.: #104-159, #104-162

LAFD Fire Flow Requirement: 12,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- NEW #3	F- NEW #4	F-
Location:	N side Beatrice St, 170' WW Jandy Pl	W side Jandy Pl, 185' NN Beatrice St	
Distance from Neareast Pipe Location (feet):	16'	16'	
Hydrant Size:	2 1/2" x 4" DFH	2 1/2" x 4" DFH	
Water Main Size (in):	proposed 12"	proposed 12"	
Static Pressure (psi):	85 max	85 max	
Residual Pressure (psi):	72	72	
Flow at 20 psi (gpm):	1500	1500	

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** W20220715001

Fire flows on this report require Installation of 865'-16" DI pipe + 600'-12" DI pipe and 4 new fire hydrants to achieve 12,000 gpm combined flow from 8 fire hydrants flowing 1500 gpm each.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 7/15/2022

Signtature: Mark Patterson *Title:* Civil Engineering Associate

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Los Angeles, CA 90012

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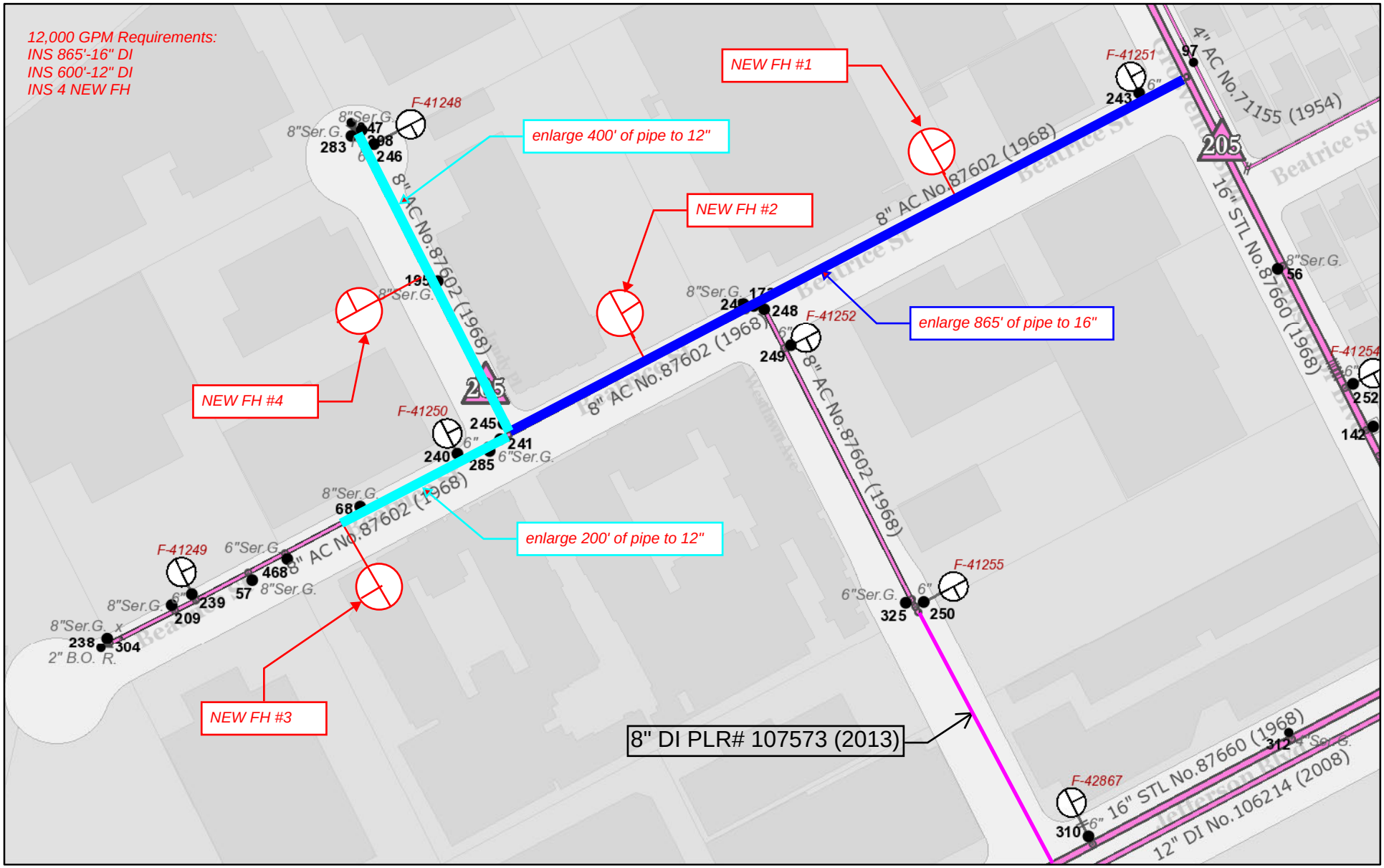
12575 Beatrice_NAV LADWP



July 14, 2022

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 9,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F-41248	F-41250	F-41251
Location:	E side Jandy Pl, 346' NN Beatrice St	NW corner Beatrice St & Jandy Pl	N side Beatrice St, 25' WW Grosvenor Blv
Distance from Neareast Pipe Location (feet):	16'	16'	16'
Hydrant Size:	2 1/2" x 4" DFH	2 1/2" x 4" DFH	2 1/2" x 4" DFH
Water Main Size (in):	8"	proposed 12"	proposed 16"
Static Pressure (psi):	86 max	85 max	88 max
Residual Pressure (psi):	73	72	75
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** W20220715001

Fire flows on this report require Installation of 550'-16" DI pipe + 325'-12" DI pipe and 2 new fire hydrants to achieve 9,000 gpm from 6 fire hydrants flowing 1500 gpm each

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 7/15/2022

Signtature: Mark Patterson *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
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Distribution Engineering Section - Water
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Los Angeles, CA 90012

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

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: #104-159, #104-162

LAFD Fire Flow Requirement: 9,000 gpm

LAFD Signature: _____

Date Signed: _____

Applicant: Wendy Balvaneda

Company Name: B.L. Hall, P.E., Inc.

Address: 318 West Evergreen Avenue, Monrovia, CA 91016

Telephone: 323-973-9564

Email Address: wbalvaneda@blhallpe.net

	F- 41252	F- NEW #1	F- NEW #2
Location:	SE corner Westlawn Ave & Beatrice St	N side Beatrice Av, 250' WW Grosvenor Blv	N side of Beatrice St, 130' EE Jandy Pl
Distance from Neareast Pipe Location (feet):	16'	16'	16'
Hydrant Size:	2 1/2" x 4" DFH	2 1/2" x 4" DFH	2 1/2" x 4" DFH
Water Main Size (in):	8"	proposed 16"	proposed 12"
Static Pressure (psi):	85 max	87 max	85 max
Residual Pressure (psi):	71	73	72
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: **ECMR No.** W20220715001

Fire flows on this report require Installation of 550'-16" DI pipe + 325'-12" DI pipe and 2 new fire hydrants to achieve 9,000 gpm from 6 fire hydrants flowing 1500 gpm each

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 7/15/2022

Signtature: Mark Patterson *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
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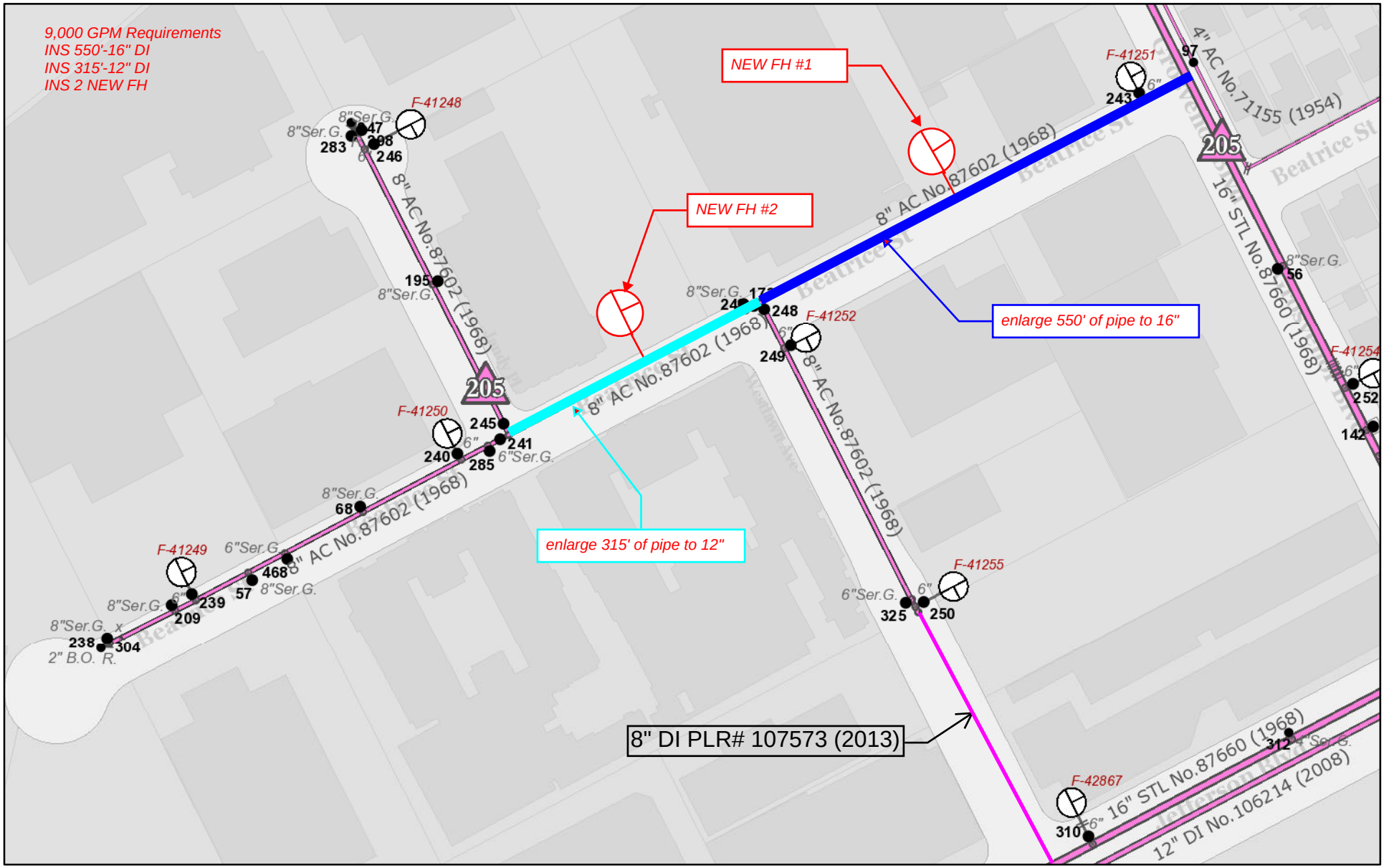
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hope Street - Room 1425
Los Angeles, CA 90012

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

12575 Beatrice_NAV LADWP



July 14, 2022

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Appendix B: Los Angeles Department of Water & Power Will Serve Letters

POWER SYSTEM
ENGINEERING
DIVISION

NEW BUSINESS & CUSTOMER
SUPPORT SUBSECTION

METROPOLITAN SERVICE PLANNING

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

Antoine S. Raad
District Engineer

March 30, 2020

Mr. Michael Chait
7306 Coldwater Canyon Av. Unit 12
North Hollywood, CA 91605

Dear Mr. Chait:

12575 Beatrice St.

This is in response to your letter dated March 19, 2020 regarding electric service for the proposed project at the above address.

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

If you have any questions regarding this matter, please call Mr. Daniel Rostom at (213) 367-8067.

Sincerely,

ANTOINE S. RAAD
District Engineer
Metro West Service Planning

Los Angeles Department of Water & Power

CUSTOMERS FIRST

March 18, 2020

Map No: 104-159

Mr. Micahel Chait
Chait & Co., Inc.
7306 Coldwater Canyon Avenue, Unit 12
North Hollywood, California 91605

Dear Mr. Chait:

Subject: Water Availability - Will Serve
12575 Beatrice Street
APN: 4211-006-009, Tract: TR 30549, Lot: 20 & 21

This is in reply to your request regarding water availability for the above-mentioned location. This property can be supplied with water from the municipal system subject to the Water System rules of the Los Angeles Department of Water and Power (LADWP). It is also subject to all conditions set by LADWP.

Correspondence may be addressed to:

LADWP – Water Business Arrangements
P.O. Box 51111, Room 1425
Los Angeles, California 90051-5700

Should you require additional information, please contact Ms. Cristina Reyes at (213) 367-1318.

Sincerely,

Liz Gonzalez
Manager-Business Arrangements
Water Distribution Engineering

CR:rp
c: Ms. Cristina Reyes

Appendix C: Southern California Gas Company Will Serve Letter

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

March 24, 2020

Chait Company
7306 Coldwater Canyon Ave Unit 12
North Hollywood,CA 91605
Attn: Michael Chait

Subject: Will Serve - 12575 Beatrice st Los Angeles, CA 90066

`

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

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

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

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

Sincerely,

Jason Sum

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ