

Appendix K

Service Letter Responses

LOS ANGELES PUBLIC LIBRARY
RESPONSE TO REQUEST FOR LIBRARY SERVICES INFORMATION
Proposed 6728 Sepulveda Boulevard
April 4, 2023

The Los Angeles Public Library location that would serve to project area of the Proposed 6728 Sepulveda Boulevard Project is:

- Van Nuys Branch Library

The requested information for this location is below.

There are no current plans to build new libraries that would serve this project area.

Any increase in the residential and/or commuter-adjusted population that is in close proximity to a library has a direct impact on library services with increased demands for library staffing, materials, computers, and information services. Therefore, mitigation measures may be necessary in order to lessen the impact to these services to a level that is appropriate for a given service population in accordance to the February 8, 2007 Board of Library Commissioners approved Branch Facilities Plan

On February 8, 2007, The Board of Library Commissioners approved a new Branch Facilities Plan. This Plan includes criteria for new Libraries, which recommends new size standards for the provision of LAPL facilities — 12,500 Square feet for community with less than 45,000 population and 14,500 square feet for community with more than 45,000 population and up to 20,000 square feet for a Regional branch. It also recommends that when a community reaches a population of 90,000, an additional branch library should be considered for the area.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for library materials, technology, and/or facilities improvement. It is recommended that mitigation fees be paid for by the developer.

If you have any questions or require additional information, please contact the Los Angeles Public Library Facilities & Event Management Division at FacilityManagement@lapl.org.

Los Angeles Public Library
Location Information for EIR/ Request for Information

Branch Name

Van Nuys Branch Library

Address

6250 Sylmar Ave
Van Nuys, CA 91401

Hours

Mon: 10-8, Tue: 12-8, Wed: 10-8, Thu: 12-8, Fri: 9:30-5:30
Sat: 9:30-5:30, Sun: Closed

Size of Facility (sq. ft.)

12,814

Collection Size

35,466

Annual Circulation

1,055

Staffing Level

9

Volunteers

28

Service Population

Estimated from LA Times Mapping L.A. database and branch library community boundaries

113,094

Special Features

All branch libraries provide free access to computer workstations which are connected to the Library's information network. In addition to providing Internet access, these workstations enable the public to search LAPL's many electronic resources including the online catalog, subscription databases, word processing, language learning, literacy and a large historic document and photograph collection.

All branch libraries have:
Free Public Wi-Fi
Wireless & Mobile Printing
Reserve a Computer

This branch also has:
Early Learning for Families Area
Friends of Library Group
Meeting Room Rental
Scanner



LOS ANGELES UNIFIED SCHOOL DISTRICT
Facilities Services Division

October 5, 2022

Jennifer Johnson
633 West 5th Street, 6th Floor
Los Angeles, CA 90071

Re: 6728 Sepulveda Boulevard Project

Dear Ms. Jennifer Johnson,

In response to your request for information, please find a ***LAUSD Schools Enrollments and Capacities Report*** for the schools and programs serving the 6728 Sepulveda Boulevard Project located at 6728 Sepulveda Boulevard, Van Nuys, CA 91411 and 6715 Columbus Avenue, Van Nuys, CA 91405. The project is planned to contain 405 residential units, (including 41 affordable housing units, which is 10 percent of the total Project units). At this time reporting is based on individual project address, without reporting on the combined impacts of other project addresses served by the same schools. This report contains the most recent data available on operating capacities and enrollments, and is designed to address any questions pertaining to overcrowding and factors related to school capacity. All schools operate on single track calendar.

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

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

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

MASTER PLANNING AND DEMOGRAPHICS RESPONSE TO SPECIFIC QUESTIONS

Questions: Please see LAUSD Schools Enrollments and Capacities Report details;
1 - 4

ATTACHMENTS

1. LAUSD SCHOOLS ENROLLMENTS AND CAPACITIES REPORT

Sincerely,

A handwritten signature in blue ink, appearing to read "Vincent Maffei".

Vincent Maffei, Director
School Management Services and Demographics

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police



Karen Bass
Mayor

P.O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 486-0150
TTY: (877) 275-5273
Ref #:11.3

May 11, 2023

Jennifer Johnson
EcoTierra Consulting, Inc.
633 W 5th Street, 26th floor
Los Angeles, CA 90071

Dear Jennifer Johnson:

[ENV-0000-0000-LIR]

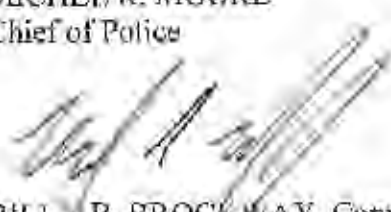
The proposed, "6728 Sepulveda Boulevard Project," is located at 6728 Sepulveda Boulevard, Van Nuys, CA 91411. This project has additional addresses. The project location is in Reporting District (RD) 0923. This RD falls within the geographical boundaries of the Los Angeles Police Department's (LAPD) Van Nuys Area. A project of this size could have an impact on police services within Northeast Area. The Department is available for advisement on crime prevention features appropriate for the design of the properties within the project.

Upon completion of the project, it is encouraged to provide the Commanding Officer of Van Nuys Community Police Station with a diagram copy of each portion of the property. Van Nuys Community Police Station's Commanding Officer is Captain III Marla Ciuffetelli. Van Nuys Community Police Station is located at 6240 Sylmar Avenue, Van Nuys, CA 91401 (RD 0935). Captain Ciuffetelli's phone number is (818) 374-9500. The diagram should include access routes and any additional information that might facilitate police response.

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

Respectfully,

MICHEL R. MOORE
Chief of Police



BILL B. BROCKWAY, Commander
Department Homeless Coordinator
Office of Operations

The following report was prepared for the "The 6728 Sepulveda Boulevard Project" in accordance with Section 15083 of the California Environmental Quality Act (CEQA).

Project Location / Description:

The "6728 Sepulveda Boulevard Project" site is located at 6728 Sepulveda Boulevard, Van Nuys, CA 91406. This project will be constructed within the boundaries of the City of Los Angeles and located in LAPD's Van Nuys Area. Some of the communities in this area are Sepulveda, Sherman Oaks, Valley Glen, Van Nuys, Ventura Business District and West Van Nuys. (LAPD's Operations Valley Bureau).

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

Purpose of Proposed Project:

The proposed "The 6728 Sepulveda Boulevard Project" site includes the construction of a 268,229 square foot, 405 unit (including 41 affordable housing units) residential development comprised of a six-story structure with three subterranean parking levels with a maximum height of 66 feet. The project site is currently vacant. The project will incorporate approximately 32,866 square feet of open space and recreational amenities, including approximately 18,496 square feet of exterior common open space and approximately 6,820 square feet of interior common open space. Additionally, the project will include 7,550 square feet of private open space in the form of balconies. The project will provide 556 total vehicular parking spaces and 194 bicycle parking spaces.

Project Distance and Times:

The 6728 Sepulveda Boulevard, Van Nuys, CA 91406 addresses are approximately 2 miles and 4 minutes from the Van Nuys Community Police Station.

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

The reporting district for Van Nuys Community Police Station is RD 0935. Their phone number is (818) 374-9500.

Divisional Geographic's / Demographics:

Van Nuys Community Police Station's geographical area of patrol is approximately 30 square miles. It consists of approximately 98 Reporting Districts. The service boundaries for Van Nuys Station are as follows:

To the **West** is Van Nuys Boulevard;

To the **North** Victory Boulevard,

To the **East** Hazeltine Avenue,

To the **South** Orange Line Busway

The proposed, "6728 Sepulveda Boulevard Project", will be in ***RD 0923 (Los Angeles Police Department's Van Nuys Division)***. The borders for ***RD 0923*** are as follows:

Reporting District 0923

To the **West** Sepulveda Boulevard.

To the **North** Vanowen Street;

To the **East** Van Nuys Boulevard,

To the **South** Victory Boulevard;

Van Nuys Division

Van Nuys Division has approximately 240 sworn personnel and 14 civilian support staff. Van Nuys staffing consists of 2 Captains, 5 Lieutenants, 31 Detectives, 30 Sergeants, 158 Police Officers and 14 Civilian employees.

To the north, Van Nuys Division borders LAPD'S Mission and Devonshire Divisions. To the west is LAPD's West Valley Division. To the south is LAPD's West Los Angeles Division. To the east is LAPD's North Hollywood Division.

Some of the communities in this area are Sepulveda, Sherman Oaks, Valley Glen, Van Nuys, Ventura Business District and West Van Nuys.

The residential population in the Van Nuys Area is estimated at 325,000 people, plus or minus (WIKIPEDIA and Los Angeles Almanac). The officer to resident ratio is 1 officer for every 993 residents (993:1). This is a given residential impact for a 30 square mile area. This population amount does not reflect citizens from outside the area visiting local businesses, churches, residences and educational institutions.

The Los Angeles Police Department

The Los Angeles Police Department currently has 9,035 sworn personnel and 3,318 civilian employees. These city police employees cater to a Los Angeles City population of approximately 3,985,516. This city population amount is current as of October 1, 2021 (according to 2010-2020 American Community Survey and the 2020 US Census for year 2020). Additionally, this amount does not include all residents and non-residents, but only reflects those individuals that responded to the 2020 Census.

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

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

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

Divisional Support and Communication:

There are many specialized support units, divisions, sections and services available to Van Nuys Division within the LAPD (i.e., Air Support, Detectives, Bike Unit, K9 and Metro/SWAT) to support any additional policing needs Van Nuys Division may encounter. These services are available to supplement and complement Van Nuys area policing. In utilizing these available resources, the Los Angeles Police Department can meet the demanded needs of police services for the 6728 Sepulveda Boulevard Project.

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

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

or have occurred in Los Angeles City and Los Angeles County regions.

Divisional and Citywide Response Times:

According to the Los Angeles Police Department's Computer Statistics (COMPSTAT) Division, the average police response time to emergency, high priority calls in the Van Nuys Area (Code 3 calls) was 4.1 minutes. This was done with a dispatch median time of 1.5 minutes. The medium high priority response time (Code 2) was 12.6 minutes. This was done with a dispatch median time of 4.0 minutes. Low priority, non-emergency response times, was 29.5 minutes. These low priority calls had a dispatch median time of 11.5 minutes.

Citywide response times during this same 4-week period was 4.8 minutes for emergency, high priority calls. The dispatch median time was 1.5 minutes. The medium high (Code 2 calls) priority response times were 15.8 minutes with a dispatch time of 4.5 minutes. Low priority response times were 31.0 minutes with a dispatch time of 13.7 minutes.

These response times were taken from the statistics submitted by Van Nuys Division to COMPSTAT, for a 4-week period between April 9, 2023 through May 6, 2023. During this same 4-week period, Van Nuys Division answered 313 emergency calls for service, 1,331 medium high priority calls and 991 low priority calls.

Citywide, for the same 4-week period, the Los Angeles Police Department answered 7,017 emergency calls for service, 26,740 medium high priority calls and 20,005 low priority calls. The response times stated are adequate performance times for this police division.

Statistics:

The following is one month of crime statistics for RD 0923 (The 6728 Sepulveda Boulevard Project) and Van Nuys Division 5-year crime statistics for the years 2019-2023. Also included are Citywide crime statistics, broken down by month for the same period.

Van Nuys Division Crime YTD and 5-year totals	2023	2022	2021	2020	2019	Crime in RD 0923 04-09-2023 / 05-06-2023
Violent Crime	308	308	261	265	276	8
Property Crime	1,628	1,501	1,417	1,457	1,613	28
Homicide	3	2	3	3	2	0
Rape	11	11	10	12	9	0
Robbery	87	82	65	84	95	1
Aggravated Assault	207	213	183	166	170	7
Burglary	257	316	201	195	251	6
Motor Vehicle Theft	373	337	383	257	219	8
Burglary Theft from Vehicle	482	486	497	548	509	11
Personal / Other Theft	516	362	336	457	634	3

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

Division -- Crime YTD and 5-year totals	2023	2022	2021	2020	2019	Crime in RD 0000 0-0-2022 / 0-0-2022
Violent Crime		--	--	--	--	--
Property Crime		--	--	--	--	--
Homicide		--	--	--	--	--
Rape		--	--	--	--	--
Robbery		--	--	--	--	--
Aggravated Assault		--	--	--	--	--
Burglary		--	--	--	--	--
Motor Vehicle Theft		--	--	--	--	--
Burglary Theft from Vehicle		--	--	--	--	--
Personal / Other Theft		--	--	--	--	--

Citywide 5-year crime totals:

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

Van Nuys Area		5 Year Comparison Report (Current v Previous)											
		Weeks Ending: April 29, 2023											
CRIME	2023	2022	% CHG	2022	2021	% CHG	2021	2020	% CHG	2020	2019	% CHG	2019
Homicide	3	2	60.0%	2	3	-33.3%	3	3	0.0%	3	2	50.0%	2
Rape(121,122,815,820,821)	11	11	0.0%	11	13	-10.0%	10	12	-16.7%	12	9	33.3%	9
Robbery	82	77	6.5%	77	63	22.2%	63	80	-21.3%	80	52	-13.3%	52
Aggravated Assault*	186	205	-9.3%	235	167	22.8%	167	154	8.4%	154	160	-3.8%	160
Total Violent Crimes	282	295	-4.4%	295	243	24.4%	243	249	-2.4%	249	263	-5.3%	263
Burglary	238	300	-20.7%	300	191	57.1%	191	173	8.7%	173	241	-25.7%	241
Motor Vehicle Theft	356	318	11.9%	318	365	-12.3%	365	241	51.5%	241	210	14.8%	210
BTFV	454	466	-2.6%	466	473	-1.5%	473	509	-7.1%	509	495	4.9%	495
Personal/Other Theft	475	341	39.3%	341	314	8.6%	314	439	-29.3%	439	600	-27.0%	600
Total Property Crimes	1523	1425	6.9%	1425	1343	6.1%	1343	1367	-1.6%	1367	1536	-11.0%	1536

Citywide

Citywide		5 Year Comparison Report (Current v Previous)											
		Weeks Ending: April 29, 2023											
CRIME	2023	2022	% CHG	2022	2021	% CHG	2021	2020	% CHG	2020	2019	% CHG	2019
Homicide	91	120	-24.2%	120	116	3.4%	116	91	27.5%	91	82	11.0%	82
Rape(121,122,815,820,821)	381	513	-25.7%	513	492	4.3%	492	557	-11.7%	557	604	-7.8%	604
Robbery	2573	3074	-18.3%	3074	2574	19.4%	2574	2699	-4.6%	2699	3144	-14.2%	3144
Aggravated Assault*	6922	6336	6.6%	6336	5974	6.1%	5974	5187	15.2%	5187	5297	-2.1%	5297
Total Violent Crimes	6867	10043	-10.7%	10043	9166	8.7%	9166	8534	7.3%	8534	9427	-6.5%	9427
Burglary	4358	4743	-1.8%	4743	4166	13.9%	4166	4421	-5.8%	4421	4706	-6.1%	4706
Motor Vehicle Theft	7744	8702	-11.0%	8702	7502	16.0%	7502	6147	22.0%	6147	5256	17.0%	5256
BTFV	10176	10703	-4.8%	10703	9266	15.5%	9266	10070	-8.0%	10070	10064	0.1%	10064
Personal/Other Theft	10004	9258	8.1%	9258	7276	27.2%	7276	9036	-19.5%	9036	11299	-20.0%	11299
Total Property Crimes	32683	33406	-2.5%	33406	28213	18.4%	28213	29676	-4.9%	29676	31325	-5.3%	31325

There are no planned improvements to the Van Nuys Area Community Police Station and or it's protection facilities currently. These planned project improvements and or non-planned improvements are intended only for the service areas of the "6728 Sepulveda Boulevard Project" site.

Additionally, at this time, there are no special police protection requirements needed by law enforcement because of the specific attributes of the 6728 Sepulveda Boulevard site.

The 6728 Sepulveda Boulevard, individually or combined with other past or present projects, will not result in the need for new or altered police facilities.

This concludes the 6728 Sepulveda Boulevard Project, Environmental Impact Report. If there are any further questions regarding this report, please email them to CPTED@lapd.online for the fastest response time.

Thank you for your patience.

Prepared by:

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



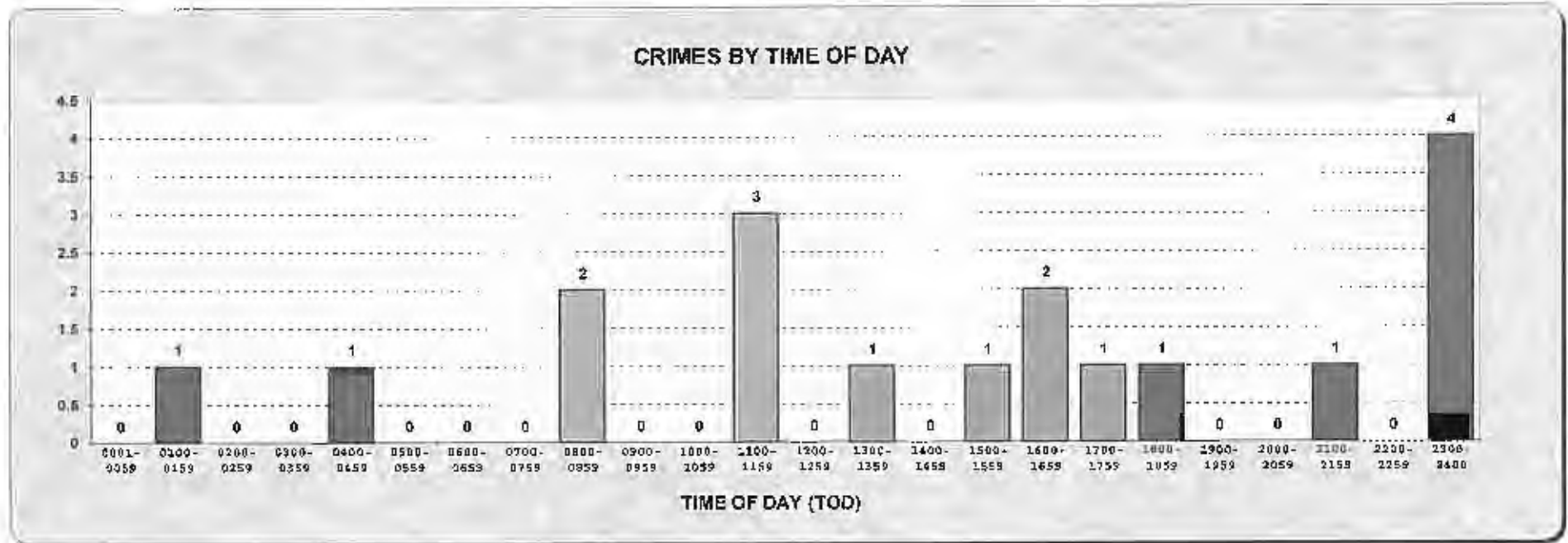
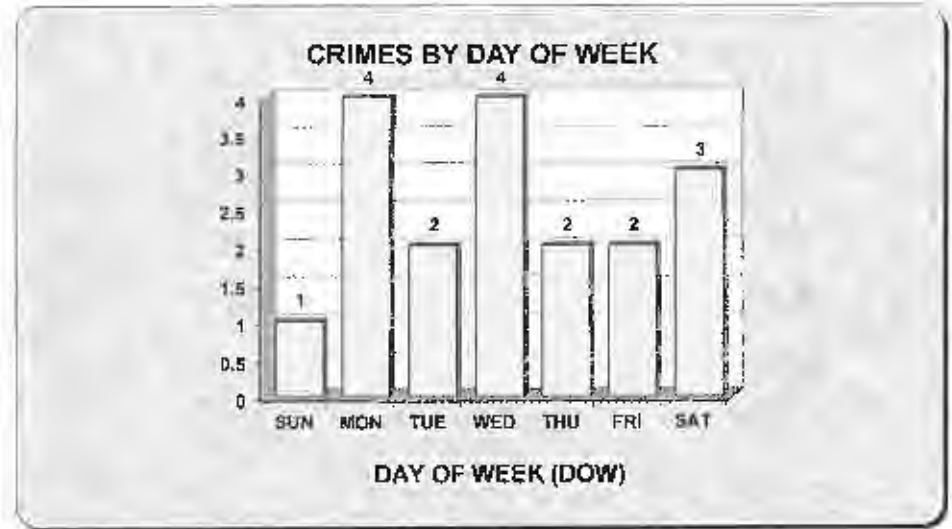
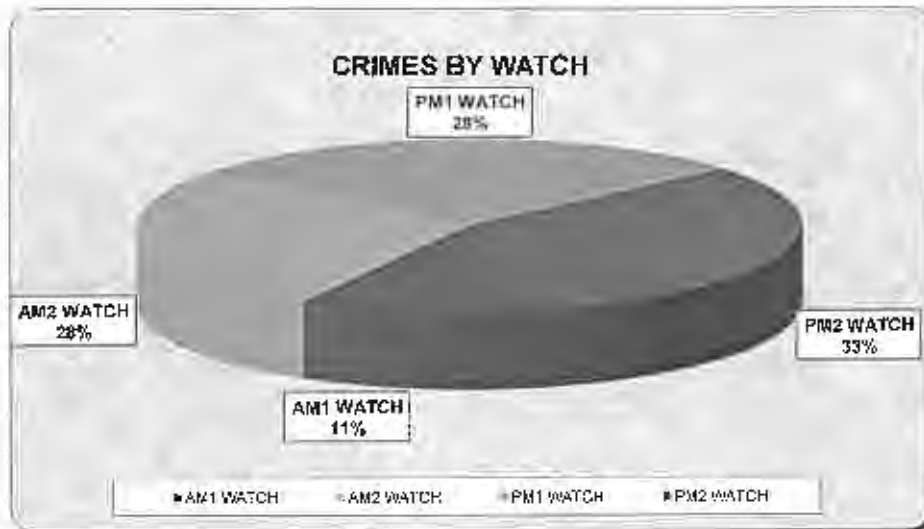
100 West 1st Street, RM 250
Los Angeles, CA, 90012
E-mail: CPTED@lapd.online
213-486-6000

**VIOLENT CRIMES BY WATCH REPORT
BY AREA
REPORT COVERING THE WEEK OF 05/07/2023 THRU 05/13/2023**

AREA_DESC Van Nuys

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

VIOLENT CRIMES BY WATCH REPORT

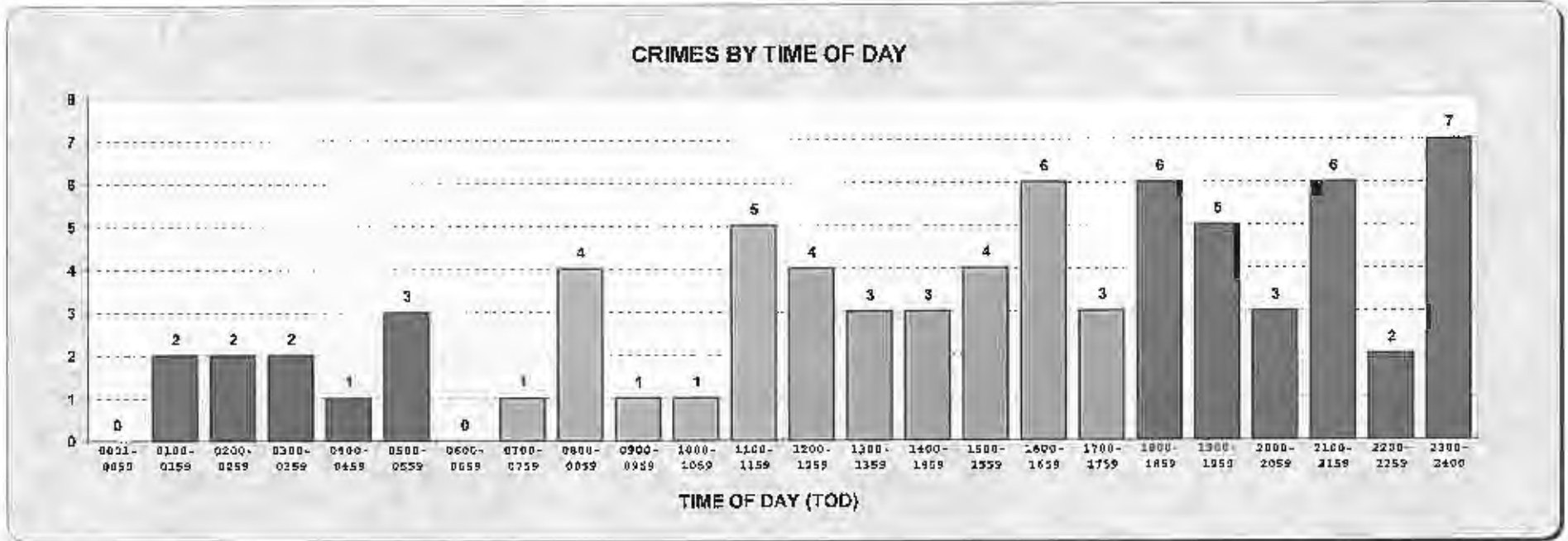
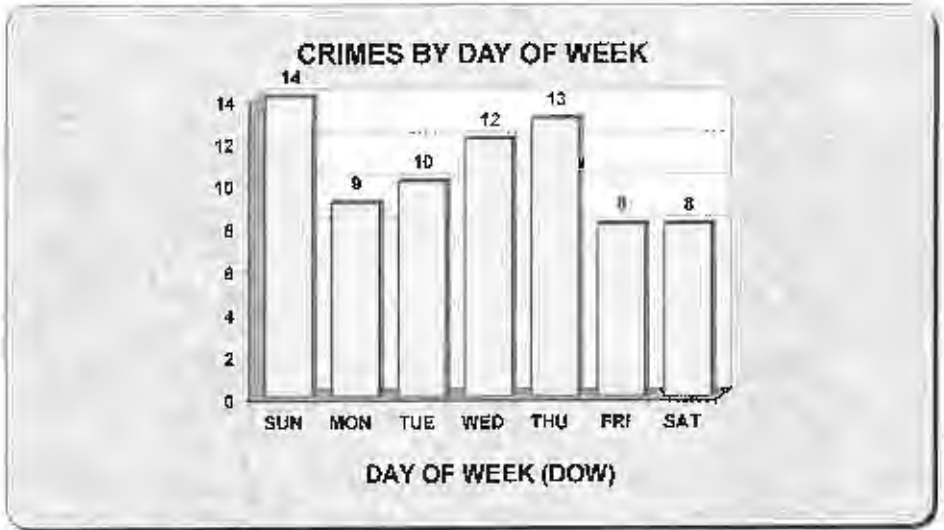
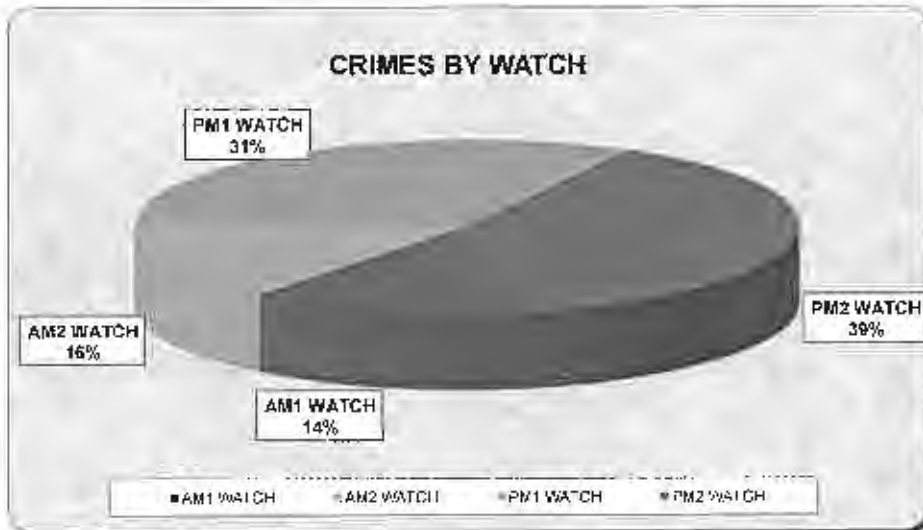


**PART 1 CRIMES BY WATCH REPORT
BY AREA**
REPORT COVERING THE WEEK OF 05/07/2023 THRU 05/13/2023

AREA_DESC Van Nuys

Watch	TIME OF DAY	SUN	MON	TUE	WED	THU	FRI	SAT	Grand Total
AM1 WATCH	0001-0059	0	0	0	0	0	0	0	0
	0100-0159	0	0	1	0	0	1	0	2
	0200-0259	1	0	0	0	0	0	1	2
	0300-0359	2	0	0	0	0	0	0	2
	0400-0459	0	0	1	0	0	0	0	1
	0500-0559	1	0	0	1	0	1	0	3
AM1 WATCH Total		4	0	2	1	0	2	1	10
AM2 WATCH	0600-0659	0	0	0	0	0	0	0	0
	0700-0759	0	0	0	0	0	1	0	1
	0800-0859	0	0	2	0	2	0	0	4
	0900-0959	1	0	0	0	0	0	0	1
	1000-1059	1	0	0	0	0	0	0	1
	1100-1159	0	3	0	1	0	0	1	5
AM2 WATCH Total		2	3	2	1	2	1	1	12
PM1 WATCH	1200-1259	0	2	0	1	1	0	0	4
	1300-1359	0	0	1	0	2	0	0	3
	1400-1459	3	0	0	0	0	0	0	3
	1500-1559	0	1	1	1	1	0	0	4
	1600-1659	1	0	0	1	2	0	2	6
	1700-1759	0	1	1	0	1	0	0	3
PM1 WATCH Total		4	4	3	3	7	0	2	23
PM2 WATCH	1800-1859	0	0	1	3	0	2	0	6
	1900-1959	1	0	1	1	2	0	0	5
	2000-2059	1	0	0	1	0	0	1	3
	2100-2159	1	1	1	1	1	1	0	6
	2200-2259	0	0	0	0	0	1	1	2
	2300-2400	1	1	0	1	1	1	2	7
PM2 WATCH Total		4	2	3	7	4	5	4	29
Grand Total		14	9	10	12	13	8	8	74

PART 1 CRIMES BY WATCH REPORT



6728 SEPULVEDA BOULEVARD PROJECT ADDENDUM

The 6728 Sepulveda Boulevard planned project, located at 6728 Sepulveda Boulevard, Van Nuys, CA 91411 and 6715 Columbus Avenue, Van Nuys, CA 91405 in the Van Nuys – North Sherman Oaks Community Plan Area and served by these schools:

- Columbus Elementary School
- Van Nuys Middle School
- Van Nuys High School

The Van Nuys – North Sherman Oaks Community Plan is an area which continues to experience rapid residential development growth. Within the localized Project area which is served by 3 schools identified above. There are currently several known residential developments under construction which would be served by all of the same schools as the Project address.

As a demonstration of the scale and concentration of developments within the Van Nuys – North Sherman Oaks Community Plan. There are over 7 other developments already in construction or planned for the general area, which will also be served by one or more of the same schools. Depending on the number of families with children housed in the new developments, schools may be impacted by additional enrollments. Note that student generation rates developed at the District level are designed to deliver macro-level rates and may not reflect variances in more localized rates of students generated by new developments.

As seen in the LAUSD Enrollment and Capacities Report, there is a potential for resident area seating shortages at Van Nuys Middle School and Van Nuys High School in the future. Therefore, when considering the combined impacts of developments, planned and under construction, there is an increasing potential for future seating shortages among the schools serving the Project area. Studies are initiated for schools which have a shortage of seats to determine how to adjust for enrollments exceeding capacity. Modifications to school capacities have been addressed through attendance boundary changes, transporting students to neighboring schools that have space available (Capacity Adjustment Program, or CAP), by implementing year round calendars at schools, or the building of additions at existing schools. At this time, no new school construction is planned. The District is committed to maintaining single-track calendars at all schools.

PROJECT SERVED: 6728 Sepulveda Boulevard Project located at 6728 Sepulveda Boulevard, Van Nuys, CA 91411 and 6715 Columbus Avenue, Van Nuys, CA 91405. The project is planned to contain 405 residential units, (including 41 affordable housing units, which is 10 percent of the total Project units).

SCHOOL YEAR: 2020-2021

1	2	3	4	5	6	7	8	9	10
Cost Center Code	School Name	Capacity	Resident Enrollment	Actual Enrollment	Current seating overage/(shortage)	Overcrowded Now?	Projected Enrollment	Projected seating overage/(shortage)	Overcrowding Projected in Future?
1743201	Columbus Ave El	454	479	427	(25)	Yes	387	67	No
1843401	Van Nuys MS	1108	1366	788	(258)	Yes	1211	(103)	Yes
1889301	Van Nuys SH	2264	3725	2182	(1461)	Yes	3710	(1446)	Yes

Schools Planned to Relieve Known Overcrowding

NONE

NOTES:

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

BOARD OF COMMISSIONERS

SYLVIA PATSAOURAS
PRESIDENT

LYNN ALVAREZ
VICE PRESIDENT

TAFARAI BAYNE
NICOLE CHASE
JOSEPH HALPER

TAKISHA SARDIN
BOARD SECRETARY
(213) 202-2640



ERIC GARCETTI
MAYOR

JIMMY KIM
GENERAL MANAGER

MATTHEW RUDNICK
EXECUTIVE OFFICER

ANTHONY-PAUL (AP) DIAZ, ESQ.
ASSISTANT GENERAL MANAGER

CATHIE SANTO DOMINGO
ASSISTANT GENERAL MANAGER

BELINDA JACKSON
ACTING ASSISTANT GENERAL MANAGER

(213) 202-2633 FAX (213) 202-2614

October 11, 2022

Jennifer Johnson
Project Manager
633 West 5th Street, 26th Floor
Los Angeles, CA 90071

**REQUEST FOR INFORMATION REGARDING RECREATIONAL AND PARK SERVICES FOR
THE BLOC PROJECT IN THE CITY OF LOS ANGELES**

Dear Ms. Johnson:

The following has been prepared in response to your request for Recreation and Parks information relative to the proposed 6728 Sepulveda Boulevard Project. This project proposes the development of a residential project with 405 residential dwelling units on a site generally located at 6728 Sepulveda Boulevard and 6715 Columbus Avenue, and is located in the Van Nuys-North Sherman Oaks Community Plan.

1. Which parks and recreational facilities would serve the proposed project?

The following Department of Recreation and Parks facilities are classified as neighborhood parks and are located within a two-mile radius of the project site:

- Greenwood Square Park, located at 14101 West Sherman Way
- Hartland Mini-Park, located at 6830 North Woodman Avenue
- Marson Park, located at 15262 West Marson Street

The following Department of Recreation and Parks facilities are classified as community parks and are located within a five-mile radius of the project site:

- Andres and Maria Cardenas Recreation Center, located at 14740 West Blythe Street
- Branford Park, located at 13310 West Branford Street
- Cleveland High School Pool, located at 8120 North Vanalden Avenue
- Delano Park, 15100 West Erwin Street
- Encino Park, located at 16953 West Ventura Boulevard
- Fernangeles Recreation Center, located at 8851 North Laurel Canyon Boulevard
- North Hills Community Park, located at 8756 North Parthenia Place
- North Hollywood Park, located at 11430 West Chandler Boulevard



- Panorama City Recreation Center, located at 8600 North Hazeltine Avenue
- Porter Ranch Park, located at 11000 North Tampa Avenue
- Reseda Park, located at 18411 West Victory Boulevard
- Sepulveda Recreation Center, located at 8825 North Kester Avenue
- Sheldon-Arleta Park, located at 12455 Wicks Drive
- Strathern Park, North, located at 8041 North Whitsett Avenue
- Studio City Recreation Center, located at 12505 West Moorpark Street
- Tarzana Recreation Center, located at 5655 North Vanalden Avenue
- Tiara Street Park, located at 11480 West Tiara Street
- Valley Plaza Park, located at 12240 West Archwood Street
- Van Nuys – Shermon Oaks, located at 14201 West Huston Street
- Van Nuys Multipurpose Center, located at 6514 North Sylmar Avenue
- Van Nuys Recreation Center, located at 14301 West Vanowen Avenue

The following Department of Recreation and Parks facilities are classified as regional parks and are located within a ten-mile radius of the project site:

- Aliso Canyon Park, located at 18041 West Rinaldi Street
- Andres Pico Adobe, located at 10940 North Sepulveda Boulevard
- Beverly Glen Park, located at 2448 North Angelo Drive
- Browns Creek Park, located at 11700 North Browns Canyon Road
- Campo De Cahuenga, located at 3919 North Lankershim Boulevard
- Caplow Property, located at 20856 West Mulholland Drive
- Chatsworth Reservoir Site, located at 8751-9461 North Valley Circle Boulevard
- Coldwater Canyon Park, located at 12601 North Mulholland Drive
- Corbin Canyon Park, located at 4720 North Corbin Avenue
- Deervale – Stone Canyon Park, located at 14890 West Valley Vista Boulevard
- Eddleston Park, located at 11820 North Reseda Boulevard
- Griffith Park, located at 4730 North Crystal Springs Drive
- Hansen Dam Recreation Area, located at 12074 West Osborne Street
- Holmby Park, 601 Club View Drive
- Laurel Canyon Mulholland Park, located at 8100 West Mulholland Drive
- Limekiln Canyon Park, located at 19585 West Rinaldi Street
- Mandeville Canyon Park, located at 2660 North Westridge Road
- Moonshine Canyon Park, located at 19900 West Sesnon Boulevard
- Oakridge Residence, located at 18700 West Devonshire Street
- Old Mission Trail, located at Between Oso Canyon and Limekiln Canyon Roads
- O'Melveny Park, located at 17300 North Sesnon Boulevard
- Orcutt Ranch Horticultural Center, located at 23600 West Roscoe Boulevard
- Palisades Park (Porter Ranch), located at 12100 North Tampa Avenue
- Pilson Property, located at 19900 West Mulholland Drive
- Rivas Canyon Park, located at Easterly Terminus of Oracle Place
- Runyon Canyon Park, located at 2000 North Fuller Avenue

- Rustic Canyon Park, located at SW of Sullivan Fire Road
- San Vicente Mountain Park, located at 17500 West Mulholland Drive
- Santa Ynez Canyon Park, located at 1100 North Palisades Drive
- Sepulveda Basin Recreation Area, located at 17017 West Burbank Boulevard
- Steers Property, located at South of Owen Brown Road
- Stoney Point Park, located at 10870 North Topanga Canyon Boulevard
- Sullivan Canyon Park, NE of Sullivan Fire Road
- Verdugo Mountain Park, located at 9999 South Edmore Place
- Villa Cabrini Park, located at 9401 West Cabrini Drive
- Wattles Garden Park, located at 1824 North Curson Avenue

For additional information regarding facilities and features available in these parks visit our website: www.laparks.org.

2. *Are the parks and recreational facilities mentioned above adequately meeting the Project area's current demand for parks and recreational facilities?*

No. While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

3. *Would the parks and recreational facilities included in your response to question one be able to meet the Project's demand for parks and recreational facilities?*

No. New residential dwelling units create an impact and increased demand on the existing park system. While data regarding the level of use for the recreational facilities that serve the project site is not available, parks within the surrounding community are heavily utilized and often overburdened.

4. *Does the City have any plans to develop new parks or recreational facilities or expand existing parks or recreational facilities within a two-mile radius of the project site?*

No.

5. *Please provide any recommendations that might help eliminate or reduce any potential impacts the Project would have on City parks and recreational facilities.*

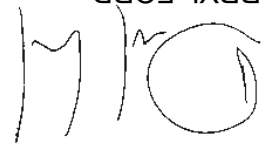
Per the provisions of Los Angeles Municipal Code Section (LAMC) 12.33, new developments that are constructing new dwelling units can be required to dedicate land, pay an in-lieu or provide a combination of land dedication and in-lieu fee payment in order to mitigate the impact of the new residents on the existing park system.

Thank you for the opportunity to provide information relative to the proposed project's impact on recreation and park services. Most subdivision projects that contain more than fifty residential dwelling units are required to meet with the Department of Recreation and Parks prior to filing in order to discuss any potential dedication requirements. If you have any questions or comments

regarding this information, please contact the RAP Park Staff at (213) 202-2682 or rap.parktees@lacity.org

Sincerely,

CATHIE M. SANTO DOMINGO
Assistant General Manager



DARRYL FORD

Superintendent

Planning, Maintenance, and Construction Branch

CSD/DF:sb

cc: Reading File

**BOARD OF PUBLIC WORKS
MEMBERS**

AURA GARCIA
PRESIDENT

M. TERESA VILLEGAS
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

VACANT
COMMISSIONER

VAHID KHORSAND
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE DIRECTOR

**CITY OF LOS ANGELES
CALIFORNIA**



MAYOR

BUREAU OF SANITATION

BARBARA ROMERO
DIRECTOR AND GENERAL MANAGER

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

VACANT
CHIEF FINANCIAL OFFICER

JULIE ALLEN
NICOLE BERNSON
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

October 06, 2022

Ms. Jennifer Johnson, Project Manager
EcoTierra Consulting, Inc.
633 W 5th Street, 26th Floor,
Los Angeles, CA 91411.

Dear Ms Johnson,

**PROPOSED 6728 SEPULVEDA BOULEVARD - REQUEST FOR WASTEWATER
SERVICES INFORMATION**

This is in response to your September 22, 2022 letter requesting a review of your proposed residential use project located at 6728 Sepulveda Boulevard and 6715 Columbus Avenue, Van Nuys, CA 91411. The project will consist of residential apartment units and amenities. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

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

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Recreational Amenities	50 GPD/KGSF	32,866 SF	1,643

zero waste - zero wasted water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Residential: APT- STUDIO	75 GPD/DU	94 DU	7,050
Residential: APT-1 BDRM	110 GPD/DU	183 DU	20,130
Residential: APT-1 BDRM+DEN	110 GPD/DU	12 DU	1,320
Residential: APT-2 BDRM	150 GPD/DU	115 DU	17,250
Residential: APT-3 BDRM	190 GPD/DU	1 DU	190
Total			47,583

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 15-inch line on Sepulveda Blvd. The flow from the existing 15-inch line feeds into another 15-inch line on Sepulveda Blvd before discharging into a 69-inch sewer line on Haynes St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 15-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
15	Sepulveda Blvd.	*	1.29 MGD
15	Sepulveda Blvd.	50	1.29 MGD
69	Haynes St.	32	9.30 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: <https://eng2.lacity.org/techdocs/stdplans/index.htm>

CONSTRUCTION REQUIREMENTS

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

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

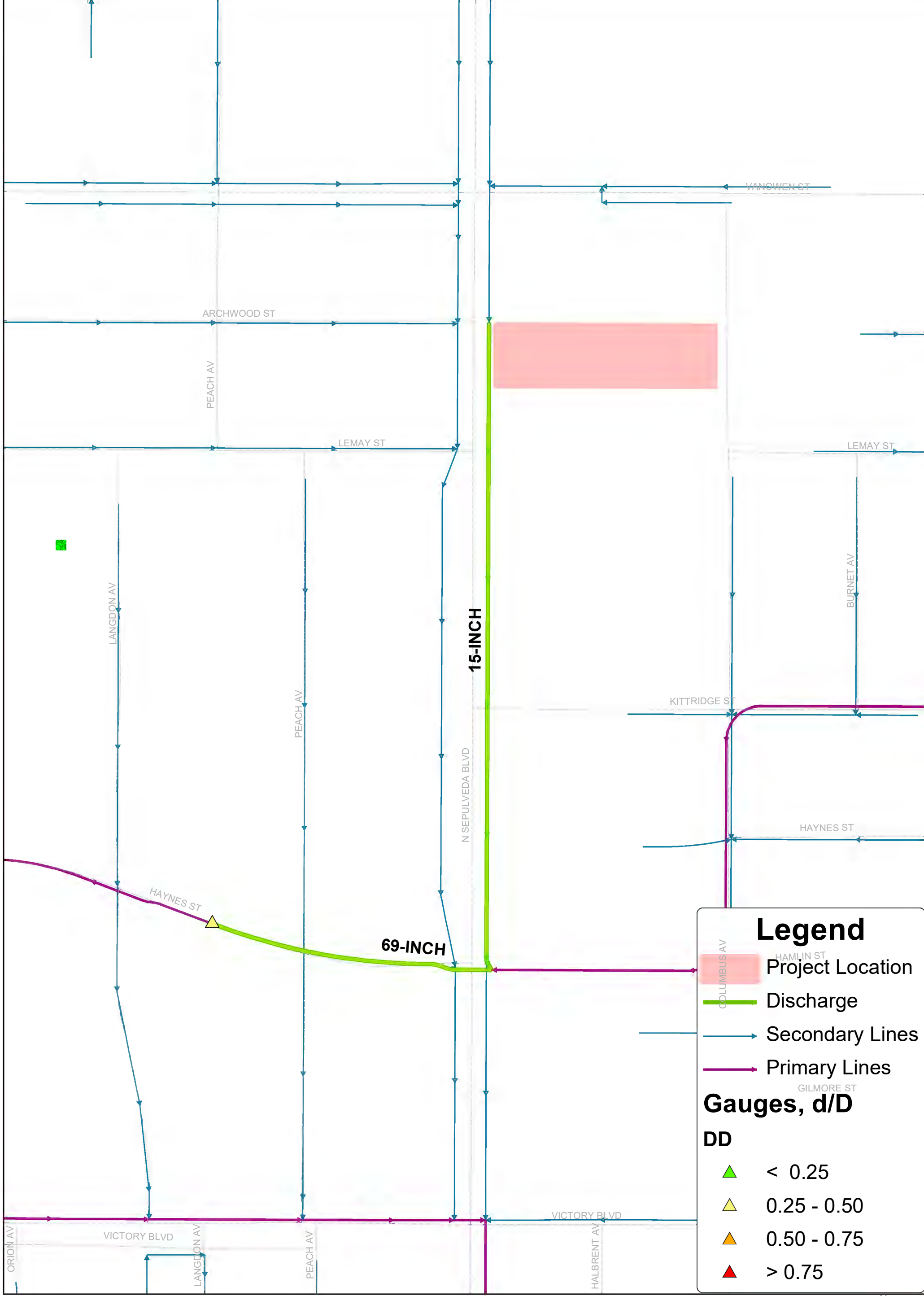


Rowena Lau, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

RL/CD: ra

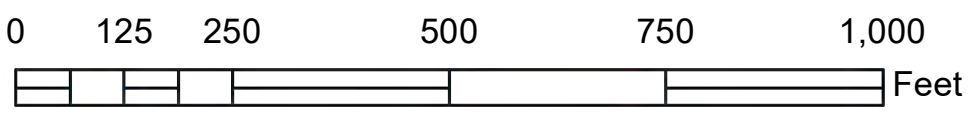
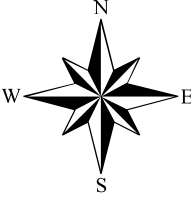
Attachment: Figure 1 - Sewer Map

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



Wastewater Engineering Services Division
 Bureau of Sanitation
 City of Los Angeles

Figure 1
PROPOSED 6728 SEPULVEDA BOULEVARD
Sewer Map



November 16, 2022

Ms. Jennifer Johnson
EcoTierra Consulting, Inc.
633 West 5th St, 26th Floor
Los Angeles, CA 90071

Dear Ms. Johnson:

Subject: Los Angeles Department of Water and Power
Water and Electricity Connection Services Request
6728 Sepulveda Boulevard Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated September 22, 2022 requesting LADWP's ability to provide water and electric services for the 6728 Sepulveda Boulevard Project (Project) (Thomas Brothers Map, Page 593, E5).

Project Description:

The Project is located at 6728 Sepulveda Boulevard and 6715 Columbus Avenue (the "Project Site") and is located in the Van Nuys-North Sherman Oaks Community Plan Area of the City of Los Angeles (the "City") (Thomas Brothers Map: 531-H6).

Existing Uses: The Project Site consists of one (1) parcel fronting Sepulveda Boulevard.

Proposed Project: The Project proposes the construction of a 268,229 square-foot, 405 unit (including 41 affordable housing units, which is 10 percent of the total Project units) residential development comprised of a six-story structure with three subterranean parking levels with a maximum height of 66 feet. The 94,951 square foot Project Site is currently vacant. The Project would incorporate approximately 32,866 square feet of open space and recreational amenities, including approximately 18,496 square feet of exterior common open space and approximately 6,820 square feet of interior common open space. Additionally, the Project would include approximately 7,550 square feet of private open space in the form of balconies. The Project would provide 556 total vehicular parking spaces and 194 bicycle parking spaces (176 long-term and 18 short-term.) Upon completion, the Project would have a maximum floor area ratio (FAR) of 2.83:1.

Ms. Jennifer Johnson

Page 2

November 16, 2022

We are providing information for consideration and incorporation into the planning, design, and development efforts for the proposed Project. Regarding water needs for the proposed Project, this letter does not constitute a response to a Water Supply Assessment (WSA) pursuant to California State Water Code Sections 10910-10915 for development projects to determine the availability of long-term water supply. Depending on the Project scope, a WSA by the water supply agency may need to be requested by the California Environmental Quality Act (CEQA) Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report (EIR).

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

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

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

Below you will find some information about water needs.

Water Needs

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

The following responses are provided regarding impacts to water service.

Water Service Questions:

1. Please describe the sizes, design capacities, and actual flow capacities of existing water mains that would serve the Project Site and the surrounding area. Under which streets are these water mains located? If possible, please include a map depicting the potable water infrastructure (and gray water, if applicable) in the project vicinity.

Please see the attached water service maps 182-144 and 182-147. On Sepulveda Blvd, there is an existing 8" cast iron water main. On Columbus Avenue, there is an existing 6" cast iron water main. Any new services for this project site will be tapped off either mains based on project/development needs.

2. Are there any known existing water service problems/deficiencies in the project area? If water service problems/deficiencies exist, how would they affect the Project, and how would you suggest those effects be mitigated by the project developer?

There are no known water service problems or deficiencies in the project area. The maximum pressure at this location is 190 psi and the minimum pressure is 120 psi.

3. What is the current average flow (daily, monthly, and/or yearly) at the designated water treatment plant? What is the maximum treatment capacity (daily, monthly, and/or yearly) of this facility? Do plans exist for either immediate or future expansion of water supply facilities?

The average flow at the Los Angeles Aqueduct Filtration Plant (LAAFP) is 278 million gallons per day (averaged over Calendar Year 2016).

The maximum treatment capacity at the LAAFP is 600 million gallons per day.

The LADWP does not have plans to expand the LAAFP at this time. In addition to the Los Angeles Aqueduct supplies, the LADWP has other water supply sources including Metropolitan Water District (MWD), recycled water, and groundwater well supply.

The LADWP does have plans to clean up groundwater contamination in the San Fernando basin. In addition, the LADWP has an aggressive conservation program and recycled water use program.

4. In order to predict the Project's future consumption of water, we propose to use the water consumption rates from the Draft City of Los Angeles CEQA Thresholds, 1998. Are these rates acceptable? If not please provide acceptable water consumption rates.

For estimating a project's indoor water demand, we use applicable sewer generation factors (sgf). Please refer to the current factors at the following link: <http://www.lacitysan.org/fmd/pdf/sfcfeerates.pdf> or contact the LADWP Water Resources' Development group for a copy of the factors.

For outdoor (landscape) water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

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

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

5. What is the current water supply service demand within the project area?

There are total of three services currently supplying water to the property: 1 - 4 inch fire service and 2-2 inch domestic services.

6. Do standard criteria exist for evaluating acceptable water supply service levels, and for assessing the significance of impacts to service levels imposed by implementation of the Project?

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

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

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

7. What is considered an adequate level of service?

Rule No. 2, Part 2-W, Section A from the "Rules Governing Water and Electric Service, Description of Water Service, Supply and Pressure" states the following:

The Department will endeavor to render a dependable supply of potable water, from available sources, in quantities adequate to meet the reasonable needs of its customers. The delivery of such supply will be at the service connection.

Generally, the LADWP will maintain operating pressures at the service connection of not less than 25 pounds per square inch. Pressures may be lower at times of maximum demand or because of unusual elevations or other conditions.

See attached link to the Rules Governing Water and Electric Service:
<http://www.ladwp.com/docs/QLADWP004601>.

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

If the proposed Project is within the City's General Plan and the C4 Zone's allowable use and area limits, LADWP should be able to provide the domestic needs of the project from the existing water system. LADWP cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination of the fire demands has been made, LADWP will assess the need for additional facilities, if needed.

9. Would the LADWP be able to accommodate the Project's demand for water supply service with the existing capacity at its designated treatment plant?

The LADWP is currently able to accommodate the demand of the project with the existing capacity of the LAAFP. Future Infrastructure upgrades may be required for specific project/development needs.

10. Would the water pressure and supply in the project area be adequate to meet the Los Angeles Fire Department's fire flow and residual water pressure requirements with implementation of the Project?

The private engineer shall request from the Los Angeles Fire Department (LAFD) the required fire flow requirements for the Project. Please contact the Hydrant and Access Unit of the Los Angeles Fire Department at (213)482-6543. The LADWP will then determine whether the existing system is capable of meeting these requirements. Water main replacement may be required if fire flow requirements cannot be met.

The water pressure and water supply in the Project area met the Los Angeles Department of Building and Safety (LADBS) and LAFD requirements at the time it was constructed. However, with implementation of the proposed Project, upgrades to the existing water system may be required to meet the current LADBS and LAFD requirements for specific projects.

To determine the residual pressure, applicant/owner must apply for a Service Advisory Request (SAR/Fire Flow Report). The applicant/owner must know what the fire demand is prior to applying for a SAR. Based on the fire service demand, existing water facilities may need to be upgraded. Applications and information can be found on our website at:

<https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-customerservice/c-cs-waterservices/c-cs-ws-waterpressure>.

11. Does LADWP anticipate any disruption in water service within the project area when "hooking-up" the Project? If "yes," how long would such disruption(s) last?

Water services are usually "hot tapped" so as to avoid any disruptions in water services. Disruptions to the property are controlled by the Developer in that they will "hook-up" to our meter after the service is installed.

"Hooking-up" rarely results in disruption in water service within the proposed project. In special instances, where the main needs to be isolated in order to install the service, a typical disruption may last for a few hours.

12. Please provide any recommendations that might reduce any potential water supply impacts that would be associated with the Project.

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

Power Needs

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

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

1. Please describe the voltages and types (overhead or underground) of existing electrical distribution lines that would serve the project site and the surrounding area. Along which streets or easements are these electrical distribution lines located? If possible, please include a map depicting the electrical infrastructure in the project vicinity.
 - a. **There are two overhead 4.8kV circuits in proximity of the project site which one of them runs along West Vanowen Street and the other one runs along North Sepulveda Boulevard.**
 - b. **There is one underground 4.8kV circuit in proximity of project site which runs along North Columbus Avenue.**
 - c. **There are three overhead 34.5kV circuits adjacent to project site which one of the runs along North Sepulveda Boulevard and two of them run along West Vanowen Street.**

LADWP does not release/provide electrical distribution maps.

2. Are there any existing electricity service problems/deficiencies in the project area? If electricity service problems/deficiencies exist, how would they affect the Project, and how would you suggest those effects be mitigated by the project developer?

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

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

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

3. Please provide the Receiving Station (and its address) that the circuits serving the project area originate from? What is the maximum demand that LADWP facilities could accommodate? Do plans currently exist for either immediate or future expansion of electrical facilities?

LADWP is neither able to release/provide electrical distribution maps nor able to provide the maximum demand able to host.

4. In order to assess the Project's future consumption of electricity, we propose to use the electricity consumption rates from SCAQMD, CEQA Air Quality Handbook, 1993. Are these rates acceptable? If not, please provide acceptable electricity consumption rates.

LADWP does not provide consumption rates.

5. What is the current electricity service demand within the project area?

The Department of Water and Power will provide service demands for each metered service at the request/authorization from the customer.

6. Do standard criteria exist for evaluating acceptable electricity service levels, and for assessing the significance of impacts to service levels imposed by implementation of the Project?

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

7. What is considered an adequate level of service?

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

8. Would LADWP be able to accommodate the Project's demand for electricity service with the existing infrastructure in the project area? If not, what new infrastructure would be needed to meet the Project's demand for electricity?

This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require the LADWP to construct additional distribution facilities in the future.

9. Would LADWP be able to accommodate the Project's demand for electricity with existing electricity supplies?

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

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

10. Would there be any disruption in electrical service in the project area when "hooking-up" the Project? If so, about how long would the disruption(s) last?

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

11. Please provide any recommendations that might reduce any potential electricity impacts that would be associated with the Project.

This cannot be answered without review of the Project developer's electrical drawings and load.

Water Conservation

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

Energy Efficiency

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

Solar Energy

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

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

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

Electric Vehicle Transportation

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

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

Ms. Jennifer Johnson
Page 12
November 16, 2022

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

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

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

Sincerely,

Charles C. Holloway
Manager of Environmental Planning and Assessment

MS:cy

Enclosures

c/enc: Mr. Delon Kwan

Mr. Yamen Nanne

Mr. Anselmo Collins

Mr. Mark Gentili

Mr. Arash Saidi

Ms. Lucia Alvelais

Mr. Peter Liang

Ms. Selamawit Azage

Mr. Hugo Torres

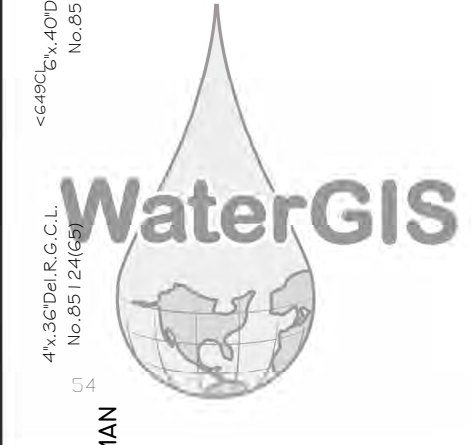
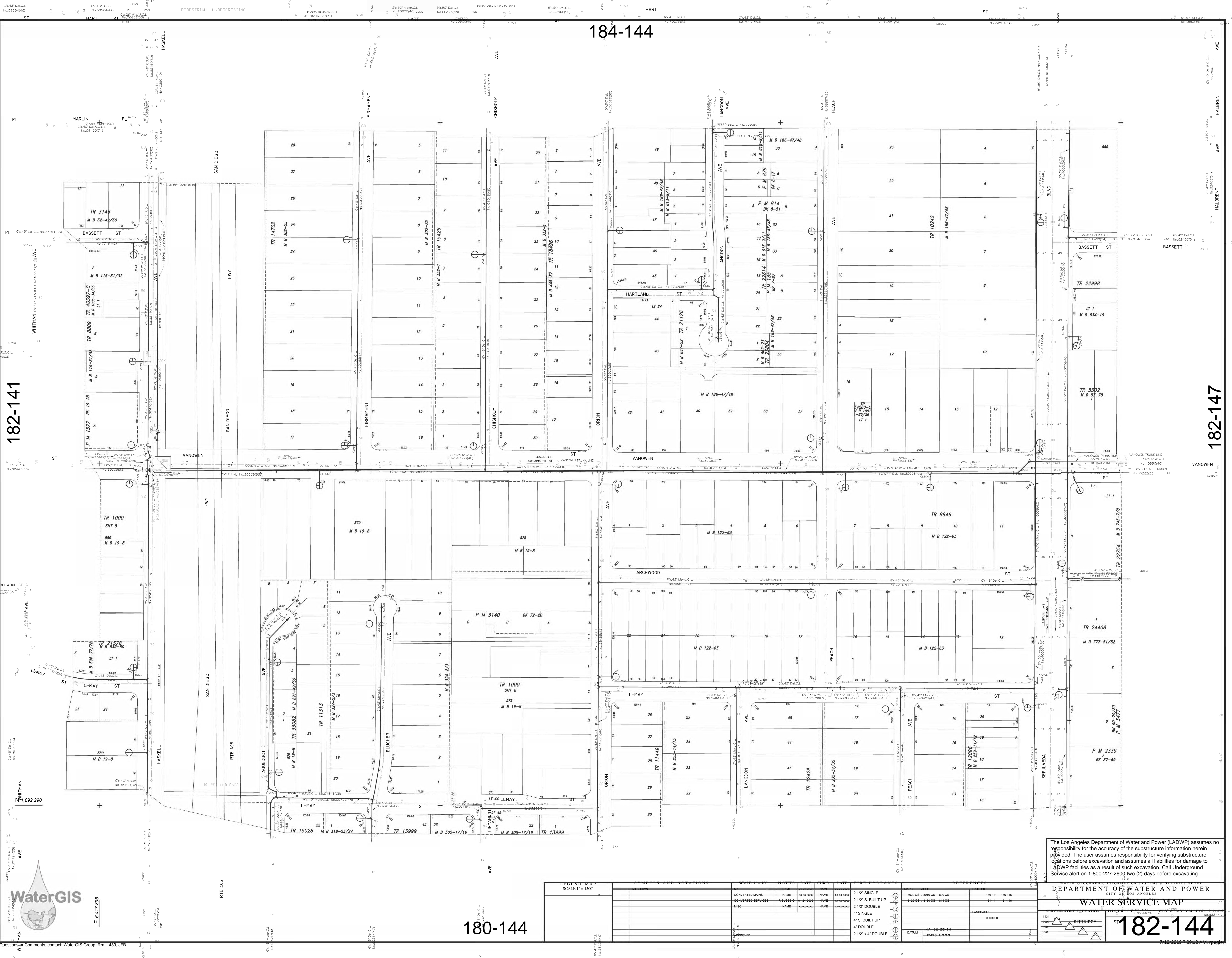
Mr. Steven Kuo

184-144

182-141

182-147

180-144



E. 6,417,896

LEGEND MAP	SYMBOLS AND NOTATIONS	SCALE 1" = 1500'	PLOTTED DATE	CHKD DATE	FIRE HYDRANTS	REFERENCES
CONVERTED MAIN	NAME	NAME	2 1/2" SINGLE		MAPS	0800-08-8000S-8000S
CONVERTED SERVICES	REUSE/NO	08-24-2009	2 1/2" S. BUILT UP			186-141-186-146
MISD	NAME	NAME	2 1/2" DOUBLE			181-141-181-146
			4" SINGLE			
			4" S. BUILT UP			
			4" DOUBLE			
			2 1/2" x 4" DOUBLE			

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.

DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES
WATER SERVICE MAP

182-144

184-147

182-144

182-150

180-147



LEGEND MAP
SCALE 1" = 1500'

Symbol	DESCRIPTION
(Symbol)	CONVERTED MAIN
(Symbol)	CONVERTED SERVICES
(Symbol)	4" SINGLE ST
(Symbol)	4" S. BUILT UP
(Symbol)	4" DOUBLE
(Symbol)	2 1/2" x 4" DOUBLE

SYMBOLS AND NOTATION	SCALE 1" = 1500'	PLOTTED DATE	DATE	FIRE HYDRANTS	REFERENCES
(Symbol)	NAME	DATE	DATE	NAME	2 1/2" SINGLE
(Symbol)	NAME	DATE	DATE	NAME	4" S. BUILT UP
(Symbol)	NAME	DATE	DATE	NAME	2 1/2" DOUBLE
(Symbol)	NAME	DATE	DATE	NAME	4" SINGLE ST
(Symbol)	NAME	DATE	DATE	NAME	4" S. BUILT UP
(Symbol)	NAME	DATE	DATE	NAME	4" DOUBLE
(Symbol)	NAME	DATE	DATE	NAME	2 1/2" x 4" DOUBLE

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.

DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES
WATER SERVICE MAP

182-147