Appendix IS-14

Utility Infrastructure Technical Report

700 S. Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201
kpff.com

1811 SACRAMENTO STREET
(1811 SACRAMENTO STREET, LOS ANGELES CA 90021)

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY

SEPTEMBER 7, 2023

PREPARED BY:

KPFF Consulting Engineers

700 S. Flower Street, Suite 2100

Los Angeles, CA 90017

(213) 418-0201

Table of Contents

Appendix

Exhibit 1- LADWP "Service Advisory Report" (SAR) Results

Exhibit 2- LADWP "Information of Fire Flow Availability Request" (IFFAR) Results

Exhibit 3- City of Los Angeles "Request for Wastewater Services Information" (WWSI) Letter

Exhibit 4- Sewer Capacity Availability Request (SCAR)

Exhibit 5- LADWP Approved Will-Serve Letter

Exhibit 6- Existing Water & Wastewater Infrastructure Exhibit

Exhibit 7- Proposed Water & Wastewater Infrastructure Exhibit

1. INTRODUCTION

1.1. PROJECT LOCATION AND EXISTING ON-SITE USES:

The Project Site is located at 1727-1829 East Sacramento Street in the Central City North Community Plan Area of the City and within the Arts District. The Project Site is located approximately 0.4 miles west of the Los Angeles River and approximately 13 miles east of the Pacific Ocean. As shown in Figure 1 and Figure 2 on pages 2 and 3, the Project Site is an irregular-shaped corner site generally bounded by adjacent developed properties to the north and southwest, Sacramento Street to the south, and Wilson Street to the east.

Regional access to the Project Site is provided by the Santa Monica Freeway (I-10) approximately 0.2 miles to the south, the Hollywood Freeway (US-101) approximately 0.8 miles to the east, and the Golden State Freeway (I-5) approximately 0.8 miles to the east. Local access to the Project Site is provided by Sacramento Street and Wilson Street. The Project Site is well served by a variety of public transit options, including local and regional bus lines, subway stations, and regional rail service providing ample connections to local and regional destinations. In particular, the Project Site is located within 0.5 miles of Los Angeles County Metropolitan Transit Authority (Metro) Bus Lines 60 and 62 located at 7th Street and Alameda Street, and 66 located at Olympic Boulevard and Alameda Street.. The Project Site is also located approximately 1.2 miles from the Metro A Line Washington Station and 1.5 miles from the Metro L Line Little Tokyo/Arts District Station, both of which provide connections to regional destinations.

1.2. PROJECT DESCRIPTION

The 1811 Sacramento Street Project ("Project") includes the development of a commercial office building on a 74,277 square foot (1.71-acre) site located at 1727–1829 East Sacramento Street ("Project Site") in the Central City North Community Plan area in the City of Los Angeles ("City"). The Project would include approximately 277,700 square feet of office space inclusive of approximately 232,500 square feet of interior office space and approximately 45,200 square feet of exterior covered office space. The Project also includes, approximately 8,000 square feet of restaurant space, and approximately 5,200 square feet of retail space, resulting in a total floor area of approximately 290,900 square feet and a floor area ratio (FAR) of approximately 3.92:1 upon completion of the Project. Additionally, the Project would include approximately 41,500 square feet of uncovered outdoor areas throughout the Project Site that include exterior office space, outdoor dining space, a rooftop deck and an outdoor amenity deck. The proposed uses would be located within a 15-story building (maximum height of 232 feet). The proposed net zero carbon office building has been designed to redefine the workplace by maximizing the use of indoor and outdoor spaces and further creating a convertible design of the parking garage to be adaptable for potential future office uses. A total of 582 parking spaces would be provided within an above-ground and visually concealed parking garage that would be integrated into levels one through six of the building. The three existing warehouse structures totaling approximately 40,479 square feet of floor area would be removed as part of the Project.

1.3. SCOPE OF WORK

The purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure system.

2. REGULATORY FRAMEWORK

2.1. WATER

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

Below are the State and Regional water supply regulations:

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- California Code of Regulations, Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014, updated in the 2016 California Green Building Standards Code, Title 24, Part 11, effective January 2017, requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:
    1) A proposed residential development of more than 500 dwelling units.

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

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

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

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

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

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

Based on the proposed building program the project falls under category 3 above and therefore does require a WSA. This development is anticipated to generate a total of 80,925 gpd of water use.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. To comply with Waste Discharge Requirements (WDRs), a Sewer System Management Plan (SSMP) was prepared for each of these systems.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In February 2017, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Resources Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)[1].

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

[1] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2020.

and 35 percent for non-residential projects).

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

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

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

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

2.3. ENERGY

[2] City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006. http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf

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

2.3.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP) [4]document serves as a comprehensive 20 year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. This year's 2017 SLTRP re-examines and expands its analysis on the 2016 Integrated Resource Plan (IRP) recommended case with updates in line with latest regulatory framework, primarily the recently approved state legislation of a 65 percent renewable portfolio standard by 2036.

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. This SLTRP also includes numerous updates including new renewable projects, associated transmission upgrade cost and fuel cost assumptions, along with a host of other updates. The SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case that is cost effective in reducing greenhouse gas emissions and maintains superior system reliability.

This SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment will not be as detailed and extensive as the financial analysis that was completed for 2015/16 fiscal year rate action, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is our desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill our City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Early coal replacement and energy efficiency continue to be key strategies to reduce greenhouse gas emissions. Increasing the RPS to 55 percent by 2030 and 65 percent by 2036, including increased amounts of energy efficiency, local solar and energy storage, are other key initiatives to reduce greenhouse gas emissions. This SLTRP analyzed electrification of the transportation sector as a strategy to further reduce overall greenhouse gas emissions and to significantly reduce local emissions such as VOC, NOx, CO, and PM 2.5 that would result from electrifying local transportation and therefore recommends expanding existing programs to promote increased workplace and residential electric vehicle charging stations to support greater electric vehicle adoption while collaborating with regulatory agencies to develop mutually beneficial policies. The 2017 SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

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

2.3.3 ELECTRICITY LEGISLATION

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change, and deliver cost-effective savings for ratepayers. The Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.[5]

Last, California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030.[6]

3. ENVIRONMENTAL SETTING

The northern portion of the Project Site is occupied by commercial properties and Bay Street. The southern portion of the site is occupied by commercial properties and Sacramento Street. The eastern portion of the site is occupied by commercial and Wilson Street. The western portion of the site is occupied by commercial and Lawrence Street. The site consists of one block in the Arts District of Los Angeles with two buildings separated by ground parking. Based on the Phase I Environmental Site Assessment (Phase I ESA), the adjacent existing structures do not seem to have existing subterranean levels.

3.1. WATER

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

5 C.A. Legislative Assembly, SB 32, 2015-2016.
6 C.A. Legislative Assembly, SB 32, 2015-2016.

3.1.1. REGIONAL

Primary sources of water for the LADWP service area are the Los Angeles Aqueduct (LAA), State Water Project (supplied by MWD) and local groundwater. The LAA has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the LAA has been limited due to environmental concerns, and the City's water supply relied heavily (average of 57% in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been a reliable water source, providing an average of 12% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City's recycled water supply is limited to specific projects within the City at this time.[7]

3.1.2. LOCAL

Current and historic addresses associated with the Site include 1805, 1811, 1813, 1825, and 1899 Sacramento Street. The Site occupies approximately 1.76 acres at an elevation of 245 feet above mean sea level (MSL). Site topography is generally flat and slopes slightly to the southwest. The nearest surface water body is the Los Angeles River (channelized) located approximately one-half mile east of the Site. The Site is developed with two large warehouse buildings. Most of the Site is paved with portions of bare soil located in planters and near the former railroad tracks south of the Site.

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by LADWP, there is a 6-inch water main in Sacramento Street, a 8-inch water line in Wilson Street, and a 8-inch water line Lawrence Street. Based on existing record information the Project Site has multiple domestic water and fire water connections coming off of all three adjacent streets. The following is a detailed account of the existing water infrastructure serving the project site:

- Sacramento Street:
  - 3 Water Meters
  - 2 Fire Hydrants (FH ID: 8511, 8512)
- Lawrence Steet:
  - 2 Fire Hydrants (FH ID: 8514, 8516)
- Wilson Street:
  - 1 Fire Department Connection

Water consumption estimates have been prepared based on information provided by City of Los Angeles Department of City Planning in the Request for Water Supply Assessment and are summarized in the Table below.

Table 1 – Existing Water Demand

[7] LADWP, 2015 Urban Water Management Plan, accessed November 28, 2022.

Existing Use to be Removed [a]	Quantity	Water Demand	
		(gpd)	(afy)
Warehouse/Self-Storage	40,479 sf	336	0.38
Total Existing Water Demand to be Removed [c]		**336**	**0.38**

The existing 6-inch water main in Sacramento Street and 8-inch water main in Wilson Street Boulevard appear to service the existing development. An SAR application has been submitted to LADWP. SAR results indicate that the existing infrastructure can support the new domestic and fire water services.

The proposed development has the potential to increase the water and fire demand from these existing buildings. An IFFAR has been submitted for the Project, and the initial results indicate that the instantaneous impact that results from the required fire flow demand, will adversely affect the existing water infrastructure servicing the existing buildings. As a result, water main upgrades are expected for the project. An approved IFFAR signifies that the existing infrastructure has the capability and capacity to service the proposed renovated buildings.

3.2. WASTEWATER

3.2.1. REGIONAL

The Bureau of Sanitation (BOS) operates and maintains the wastewater treatment, reclamation and collection facilities serving most of the City of Los Angeles incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. The collection infrastructure consists of over 6,700 miles of local, trunk, mainline and major interceptor sewers, five major outfall sewers, and 46 pumping plants. The wastewater generated by the Project ultimately flows to the Hyperion Treatment Plant (HTP) System. The existing design capacity of the Hyperion Service Area is approximately 450 million gallons per day (mgd) and the existing average daily flow for the system is approximately 300 mgd.[8] However, the LA Sanitation's Customer Care Center Facts & Figures for Wastewater Collection and Treatment dated 01/25/2020 indicates the existing average daily flow for the system is approximately 350 mgd. As such, the more conservative value of 350 mgd has been used in the analysis.

3.2.2. LOCAL

Sanitary sewer is provided by the City of Los Angeles Bureau of Sanitation (BOS). It

[8] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2020.

appears that there are several existing sewer laterals serving the existing buildings. Please see Exhibit 6 for existing sewer lines and their size, direction of flow and slope.

There is an existing 8-inch Vitrified Concrete Pipe (VCP) sewer line in Sacramento Street and an existing 8-inch VCP sewer line in Wilson Street. Based on LA Bureau of Engineering's online Navigate LA database, the above-mentioned sewer lines along Sacramento Street and Wilson Street have capacities of 0.71 cfs (458,885 gpd) and 0.68 cfs (439,495 gpd), respectively.[9]

The City sewer network ultimately conveys wastewater to the Hyperion Sewage Treatment Plant.

Wastewater generation estimates have been prepared for the existing on-site uses based on the City of LA Bureau of Sanitation sewerage generation factors for commercial categories, and are summarized in Table 2 below.

Table 2 – Existing Wastewater Generation

Land Use	Size	Generation Factor (gpd)[a]	Wastewater Generation (gpd)
Warehouse/Manufacturing	40,296 sf	50/1,000 sf	2,015
Total Existing Wastewater Generation to be Removed			**2,015**

3.3. ENERGY

3.3.1. ELECTRICITY

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

3.3.1.1. REGIONAL

LADWP's Power system is the nation's largest municipal electric utility, and serves a 465-square-mile area in Los Angeles. The system supplies more than 23 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers including customers in the Owens Valley. LADWP has over 7,531 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,752 miles of overhead distribution lines and

[9] http://navigatela.lacity.org/navigatela/ Accessed November 28, 2022.

3,626 miles of underground distribution cables.[10]

3.3.1.2. LOCAL

Based on available substructure maps from the City of LA Bureau of Engineering's online Navigate LA database, the Project Site appears to receive electric power service from LADWP via existing underground conduits from Sacramento Street and Wilson Street.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

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

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

- Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

For this analysis, the Appendix G Thresholds are relied upon. The analysis utilizes factors and considerations identified in the 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions.

The L.A. CEQA Thresholds Guide (Thresholds Guide) identifies the following criteria to evaluate water supply and infrastructure impacts:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing, or employment for the Community Plan area to be exceeded in the year of project completion; and
- The degree to which scheduled water infrastructure or project design features would reduce or offset service impacts.

4.2. WASTEWATER

[10] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

In accordance with Appendix G, the Project would have a significant impact related to wastewater if it would:

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

- Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

For this analysis, the Appendix G Thresholds are relied upon. The analysis utilizes factors and considerations identified in the 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions.

The Thresholds Guide identifies the following criteria to evaluate wastewater:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or
- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

4.3. ENERGY

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

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

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

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

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

- The effects of the project on energy resources;

- The project's projected transportation energy use requirements and its overall

use of efficient transportation alternatives.

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

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities;
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

5. METHODOLOGY

5.1. WATER

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

Environmental Setting

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

Project Impacts

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

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

capacity of the existing facilities.

The existing and proposed water demand is based upon available site and occupancy information and 100% of the BOS sewerage generation factors.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the project fire hydrant flow needs based on existing infrastructure. See Exhibit 3 for the results of the Information of Fire Flow Availability Request (IFFAR). In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether they can meet the project needs based on existing infrastructure. See Exhibit 1 for the results of the Service Advisory Request (SAR).

Project water demand estimates incorporate proposed water conservation measures identified later in this report under Section 6: Project Characteristics.

5.2. WASTEWATER

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

Environmental Setting

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

Project Impacts

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

General Plan.

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

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. BOS's approach consisted of the study of a worst-case scenario which envisions peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. Refer to Exhibit 2 for the WWSI prepared for the Project, which contains the results of the BOS preliminary analysis.

5.3. ENERGY

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

Environmental Setting

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

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

Project Impacts

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

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

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

This report analyzes the potential impacts of the Project on existing energy infrastructure

by comparing the estimated Project energy demand with the available capacity. A Will-serve letter from LADWP (Exhibit 4) demonstrate the availability of sufficient energy resources to supply the Project's demand.

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

6. PROJECT CHARACTERISTICS

6.1. WATER

The proposed development is anticipated to be serviced by the existing water main in Sacramento Street. New domestic water laterals are expected to be required to service the proposed additions to the building. Water laterals are proposed to connect to the existing 6-inch main in Sacramento Street. Furthermore, the project is expected to reduce outdoor potable water use by a minimum of 20 percent compared to baseline water consumption pursuant to the City of Los Angeles No 184248, 2013 California Plumbing Code, 2013 California Green Building Code (CALGreen), 2014 Los Angeles Plumbing Code, and 2014 Los Angeles Green Building Code. In addition to Title 24 requirements, such as water conserving water closets, urinals and showerheads, reductions in water consumption would be achieved through:

Fixtures

- High Efficiency Toilets with flush volume of 1.0 gallons per flush (gpf), or less
- Showerheads with a flow rate of 1.5 gallons per minute (gpm), or less

Landscape and irrigation

- California Friendly® plants or native plants
- Drip/Subsurface Irrigation (Micro-Irrigation)
- Drought Tolerant Plants
- Proper Hydro-zoning/Zoned Irrigation (groups plants with similar water requirements together)

Utilities

- Individual metering and billing for water use for every commercial unit

The proposed Project is anticipated to be serviced by the existing 6-inch main in Sacramento Street and 8-inch main in Wilson Street. As stated prior, the existing main does not have adequate capacity to serve the aforementioned buildings. New connections to meet all Fire Department and Department of Building and Safety regulations would be provided to serve the new development.

6.1.1. WASTEWATER

The proposed development is anticipated to require new laterals in Wilson Street, to serve the proposed buildings. Both of the sanitary sewer connections for the proposed is expected to connect to the existing 8-inch sewer main along Wilson Street that flows toward Bay Street with a capacity of 0.68 cfs (439,495 gpd). Refer to Exhibit 7 for a diagrammatical representation of proposed and existing sewer lateral locations.[11]

7. PROJECT IMPACTS

7.1. CONSTRUCTION

7.1.1. WATER

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Considering temporary construction water use would be substantially less than the existing water consumption to be removed at the Project Site (estimated to be approximately 2,015 gpd), it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

The Project will require construction of new, on-site water distribution lines to serve the new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service.

Additionally, a Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required water infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

[11] http://navigatela.lacity.org/navigatela/ Accessed November 28, 2022

7.1.2. WASTEWATER

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

The Project will require construction of new on-site infrastructure to serve the new buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated.

A Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

7.1.3. ENERGY

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

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

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

would be less than significant.

7.2. OPERATION

7.2.1. WATER

7.2.1.1. INFRASTRUCTURE CAPACITY

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 3 and Exhibit 1 for the results of the IFFAR and SAR, respectively, which together demonstrate that adequate water infrastructure capacity does not exist.

7.2.1.2. FIRE WATER DEMAND

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project falls within the industrial and commercial category, which has a required fire flow of 6,000 to 9,000 gallons per minute (gpm) from four to six adjacent hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). This translates to a required flow of 1,500 gpm for each hydrant. However, per the LAFD letter, the Project's fire flow requirement is 12,000 gpm from hydrants on any block. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. Based on the results from the IFFAR, the combined fire flow from 6 hydrants was 7,000 gpm. Thus, as shown by the IFFAR, the Project Site does not have adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC under the Project. As part of the Project, required water service upgrades necessary to achieve the adequate fire flow would be implemented. The Project will replace the existing water mains in in the vicinity of the Project Site to increase fire flow protection based on a 12,000 gpm fire flow as determined necessary by LADWP and LAFD.

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

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

such required equipment or systems.

The Project will incorporate a fire sprinkler suppression system to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be noted on the approved SAR. An SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project.

DOMESTIC WATER DEMAND

Water consumption estimates have been prepared based off of the WSA approved for the 1811 Sacramento Street Project by the LADWP Board of Commissioners on March 7, 2023 and are summarized in Table 4 below. The approved SAR will indicate the capacity available from existing 6-inch water main in Sacramento Street. Also, the calculation summarized in Table 4 below shows the net water demand for the new development as 80,925 gpd (91 afy). An SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. The Project proposes to connect to the existing 6-inch main in Sacramento Street with laterals that will be adequately sized to simultaneously accommodate fire demand and domestic demand. In addition, the services will include backflows and be metered separately per City requirements.

Table 4 – Project Water Demand

Type of Use	**Size**	**Proposed Water Demand (gpd)**
Indoor Office Space	277,700 sf	33,324
Outdoor Office Space	25,500 sf	3,060
Retail	5,200 sf	130
Restaurant	528 seats	15,840
Base Demand Adjustment	N/A	1,474
Landscaping	6,551 sf	629
Covered Parking	173,100 sf	114
Cooling Tower	1,200 ton	42,768
Less Required Water Savings	N/A	-14,937
Proposed Subtotal		**82,402**

Less Existing to be Removed Total[(a)]	-336
Less Additional Conservation[(b)]	-1,141
Net Water Demand Upon Project Buildout	**80,925**

[(a)] Seating quantity was determined assuming 1 seat for every 15 square feet.
[(b)] Water conservation due to additional conservation commitments agreed by the Applicant..

7.2.2. WASTEWATER

7.2.2.1. SEWER GENERATION

The Project will generate approximately 67,514 gross gallons per day (gpd) of wastewater (a net increase of 65,499 gpd over existing wastewater generation at the Project Site). Wastewater generation estimates have been prepared based on the existing and proposed wastewater demand.

Table 5 – Project Waste Water Demand			
Type of Use	**Size**	**Generation Factor (gpd)[a]**	**Average Daily Flow (gpd)**
Indoor and Outdoor Covered Office Space	277,700 sf	170/1,000 sf	47,209
Outdoor Uncovered Office Space	25,500 sf	170/1,000 sf	4,335
Retail	5,200 sf	25/1,000 sf	130
Restaurant	528 seats	30/seat[(b)]	15,840
Proposed Subtotal			**67,514**
Less Existing to be Removed Total[(c)]			-2,015
Net Waste Water Demand Upon Project Buildout			**65,499**

[(a)] Proposed generation rates are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at http://www.lacotysan.org/fmd/pdf/sfcfeerates.pdf.
[(b)] Seating quantity was determined assuming 1 seat for every 15 square feet.

The sewer infrastructure in the vicinity of the project includes an existing 8-inch Vitrified Clay Pipe (VCP) sewer line in Sacramento Street and existing 8-inch Vitrified Clay Pipe (VCP) sewer line in Wilson Street. Based on the estimated flows, shown in Table 6 above, it appears the sewer system should be able to accommodate the total flow for the proposed development.

With respect to wastewater treatment capacity, as indicated previously, the existing design capacity of the Hyperion Service Area is approximately 450 million gallons per day, while the existing average daily flow treated by the System is approximately 350 mgd.[12] The Project's estimated net increase in wastewater generation of approximately 65,499 gpd would be far less than one percent of the Hyperion Treatment Plant's remaining available capacity. Consequently, adequate wastewater treatment capacity exists to serve the Project, and Project impacts on wastewater treatment capacity would be less than significant.

ENERGY

7.2.2.2. ELECTRICITY

The Project will increase the demand for electricity resources. The estimated projected

[12] City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwkld_4&_afrLoop=28344654751341747#!, accessed April 22, 2020.

electrical demand from the Project are provided in Table 6 below.

Table 6 - Estimated Proposed Electrical Demand		
Proposed Use Description	Annual Demand (kWh)	
Typical	7,502,027	
Total Proposed Electricity Demand for Project Site		**7,502,027**
[(a)] 1 MW (megawatt) = 1,000,000 Watts.		
[(b)] Source: California Emissions Estimator Model (CalEEMod)		

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

7.3. CUMULATIVE IMPACTS

7.3.1. WATER

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

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

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

irrigation, industrial use, and groundwater recharge.

Related projects connecting to the same water system are required to obtain a water connection permit and submit a Service Advisory Report to LADWP as part of the related project's development review. Impact determination will be provided following the completion of the SAR analysis. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and LADWP to construct the necessary improvements.

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

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

7.3.2 WASTEWATER

The Proposed Project will result in the additional generation of sewer flow. However, as discussed above the Bureau of Sanitation will conduct an analysis of existing and planned capacity and will determine that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a Request for Wastewater Services Information (WWSI) to the Bureau of Sanitation as part of the related project's development review. Impact determination will be provided following the completion of the WWSI analysis. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and the Bureau of Sanitation to construct the necessary improvements. At this time, the City's BOS has found that it has the capacity to serve the Project and related projects anticipated in growth forecast with the existing infrastructure. In addition, the City's BOS analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Project and anticipated growth of cumulative projects. Therefore, operation of the Project would have a less than significant impact on wastewater treatment facilities.

7.3.3 ENERGY

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

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its net energy for load in the 2028 fiscal year will be 27,662 GWhr of electricity.[13] Related projects connecting to the same power service are required to obtain a will serve letter from LADWP as part of the related project's development review. Impact determination will be provided following the confirmation from LADWP. If system upgrades are required as a result of a given project's power usage, arrangements would be made between the related project and LADWP to construct the necessary improvements.

The estimated net increase in energy demand resulting from the build-out of related projects combined with the proposed project, would represent a small percentage of the LADWPs forecast for the net energy load in the fiscal year 2028. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

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

[13] LADWP, 2017 Power Strategic Long-Term Resource Plan, Appendix A, Page A-6.

8. LEVEL OF SIGNIFICANCE

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

EXHIBITS

Exhibit 1

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **102843**

Fire Service Pressure Flow Report

SERVICE NUMBER **642278**

For: **1811 SACRAMENTO ST** Approved Date: **5-31-2023**

Proposed Service **8 INCH** off of the

8 inch main in **WILSON ST** on the **WEST** side approximately

52 feet **NORTH** of **NORTH** of **SACRAMENTO ST** The System maximum pressure is

63 psi based on street curb elevation of **241** feet above sea level at this location.

The distance from the DWP street main to the property line is **10** feet

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

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

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	55				
765	54				
1110	53				
1380	52				
1615	51				
1820	50				
2010	49				
2185	48				
2345	47				
2500	46				

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

Notes: OK to sell 8-inch FS

Meter Assembly Capacities

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

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

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

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

This SAR is valid for one year from 05-31-23. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **CENTRAL (213) 367-1216**

SAMUEL OLIDEN	**SAMUEL OLIDEN**	**122-216**
Prepared by	**Approved by**	**Water Service Map**

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **102844**

Fire Service Pressure Flow Report

SERVICE NUMBER **642279**

For: **1811 SACRAMENTO ST** Approved Date: **5-31-2023**

Proposed Service **6 INCH** off of the

6 inch main in **SACRAMENTO ST** on the **NORTH** side approximately

517 feet **EAST** of **EAST** of **LAWRENCE ST** The System maximum pressure is

63 psi based on street curb elevation of **241** feet above sea level at this location.

The distance from the DWP street main to the property line is **40** feet

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

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

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	55				
295	54				
425	53				
530	52				
620	51				
700	50				

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

Notes: OK to sell 6-inch DS

Meter Assembly Capacities

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

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

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

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

This SAR is valid for one year from 05-31-23. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **CENTRAL (213) 367-1216**

SAMUEL OLIDEN	**SAMUEL OLIDEN**	**122-216**
Prepared by	**Approved by**	**Water Service Map**

Exhibit 2

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 12,000 GPM FROM 8 FIRE HYDRANTS FLOWING SIMUTANEOUSLY

Water Service Map No.: 122-216

LAFD Signature:

Date Signed:

Applicant: Adam Vorwald

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street, Suite 2100

Telephone: (213) 418-0201

Email Address: adam.vorwald@kpff.com

KATHRINE CRUZ
MAY 16 2023

	F-8511	F-8512	F-8517
Location:	Sacramento Street	Sacramento Street	Wilson Street
Distance from Neareast Pipe Location (feet):	40.2'	31.5'	32.7'
Hydrant Size:	2-1/2 x 4D	2 1/2 X 4D	4D
Water Main Size (in):	6"	8"	8"
Static Pressure (psi):	63 Psi	63 Psi	62 Psi
Residual Pressure (psi):	55 Psi	55 Psi	54 Psi
Flow at 20 psi (gpm):	290 GPM	1500 GPM	420 GPM

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20230517002

IFFAR not approved. Main upgrade required. Request a special estimate for main upgrade. Hydrant F-8511,F-8514, F-8517, F-17130 cannot provide flow.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 5/19/2023

Signtature: *Title:* Civil Engineering Associate II

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 Hoe Street - Room 1425
Los Angeles, CA 90012

CYNTHIA TAYLOR
MAY 17 2023

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

Project Site Address: 1811 Sacramento Street, Los Angeles, CA 90021
Please run all 8 hydrants simultaneously.

Cynthia

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 12,000 GPM FROM 8 FIRE HYDRANTS FLOWING SIMUTANEOUSLY

Water Service Map No.: 122-216

LAFD Signature:

Date Signed:

Applicant: Adam Vorwald

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street, Suite 2100

Telephone: (213) 418-0201

Email Address: adam.vorwald@kpff.com

	F- 17130	F- 8514	F- 8516
Location:	BAY ST	BAY ST	LAWRENCE ST
Distance from Neareast Pipe Location (feet):	33.7'	33'	44'
Hydrant Size:	4D	2 1/2 X 4D	2 1/2 X 4D
Water Main Size (in):	8"	6"	8"
Static Pressure (psi):	62 psi	62 Psi	62 Psi
Residual Pressure (psi):	54 Psi	54 Psi	54 Psi
Flow at 20 psi (gpm):	220 GPM	540 GPM	1500 GPM

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W12023051 7002

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

Date: 5/19/2023

Signtature:

Title: Civil Engineering Associate II

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 Hoe Street - Room 1425
Los Angeles, CA 90012

CYNTHIA TAYLOR
MAY 17 2023

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

Project Site Address: 1811 Sacramento Street, Los Angeles, CA 90021
Please run all 8 hydrants simultaneously.

Cynthia

City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 12,000 GPM FROM 8 FIRE HYDRANTS FLOWING SIMUTANEOUSLY

Water Service Map No.: 122-216

LAFD Signature:

Date Signed:

Applicant: Adam Vorwald

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street, Suite 2100

Telephone: (213) 418-0201

Email Address: adam.vorwald@kpff.com

	F- 17131	F- 8518	F-
Location:	BAY ST	WILSON ST	
Distance from Neareast Pipe Location (feet):	40.5'	36.3'	
Hydrant Size:	4D	2 1/2 X 4D	
Water Main Size (in):	8"	8"	
Static Pressure (psi):	62 Psi	62 Psi	
Residual Pressure (psi):	54 Psi	54 Psi	
Flow at 20 psi (gpm):	1500 GPM	1500 GPM	

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W12023051700Z

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 5/19/2023

Signtature: *Title:* Civil Engineering Associate II

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 Hoe Street - Room 1425
Los Angeles, CA 90012

CYNTHIA TAYLOR
MAY 17 2023

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

Project Site Address: 1811 Sacramento Street, Los Angeles, CA 90021
Please run all 8 hydrants simultaneously.

Cynthia

Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

Receipt No. W20230517002

Water Revenue Fund

Office Issued By: .WD 1425-CTaylor
Date: 5/17/2023
Office Issued To: Accounting BU
Assigned To: CTaylor
Amount: EIGHT HUNDRED THIRTEEN DOLLARS And 00/100 CENTS
Received Of: SCD 1811 SACRAMENTO LLC
Telephone No.: (213) 418-0201
Collection Address: 389 Interpace Pkwy, Parsippany, NJ 07054
Comments: Information of Fire Flow Availability - LAFD City - 8 Fire Hydrants: F-8511, F-8512, F-8517, F-8514, F-8516, F-17130, F-8518, F-17131. Payment received 3 Checks:
Check No. 00001083 - $271.00
Check No. 00001084 - $271.00
Check No. 00001086 - $271.00

Fee Type	Size/other	Rate	Rate Per		Units		Amount	ID No. / Location / Map
Hydrant Work-Hydrant Flow Tests		$271.00	Flow Test	x	1.00	=	$271.00	
Hydrant Work-Hydrant Flow Tests		$271.00	Flow Test	x	1.00	=	$271.00	
Hydrant Work-Hydrant Flow Tests		$271.00	Flow Test	x	1.00	=	$271.00	

Payment Method: Check **Payment Ref. No.:** 1083, 1084, 1086 $813.00

Department Of Water & Power

Received By Cashier: _____ On: ___/___/_____ By: _____

Printed On: 5/17/2023

Internal Comments:

To check the status of your job, go to https://mywaterservice.waterapps.ladwp.com/
(Water Services ONLY)

Exhibit 3

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

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

June 14, 2023

Mr. Adam Vorwald, Project Engineer
KPFF Consulting Engineers
700 S Flower Street, #2100
Los Angeles, CA 90017

Dear Mr. Vorwald,

1811 SACRAMENTO ST (JUNE 2023) – REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your June 6, 2023 letter requesting a review of your proposed mixed-use project located at 1811 Sacramento St, Los Angeles, CA 90021. The project will consist of office building, retail, and restaurant. 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 cumulative capacity impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Proposed			
Office Building	120 GPD/1000 SQ.FT	303,200 SQ.FT	36,384

Retail	25 GPD/1000 SQ.FT	5,200 SQ.FT	130
Restaurant	30 GPD/1 Seat	528 Seats	15,840
Total			**52,354 GPD**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Wilson St. The sewage from the existing 8-inch line feeds into a 38-inch line on Bay St then into a 40-inch line on Alameda St before discharging into a 40-inch sewer line on 8TH St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Wilson St.	*	220,555 GPD
38	Bay St.	19	10.08 MGD
40	Alameda St.	26	13.52 MGD
40	8 TH St.	26	11.25 MGD
40	8 TH St.	24	11.25 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.

This response letter is not intended to address any potential utility conflicts associated with the wastewater or stormwater conveyance systems. Construction of any type near any wastewater or stormwater conveyance infrastructure in the public right of way, or in/near any conveyance easement must be evaluated separately.

If you have any questions, please call Than Win at (323) 342-6268 or email at than.win@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.

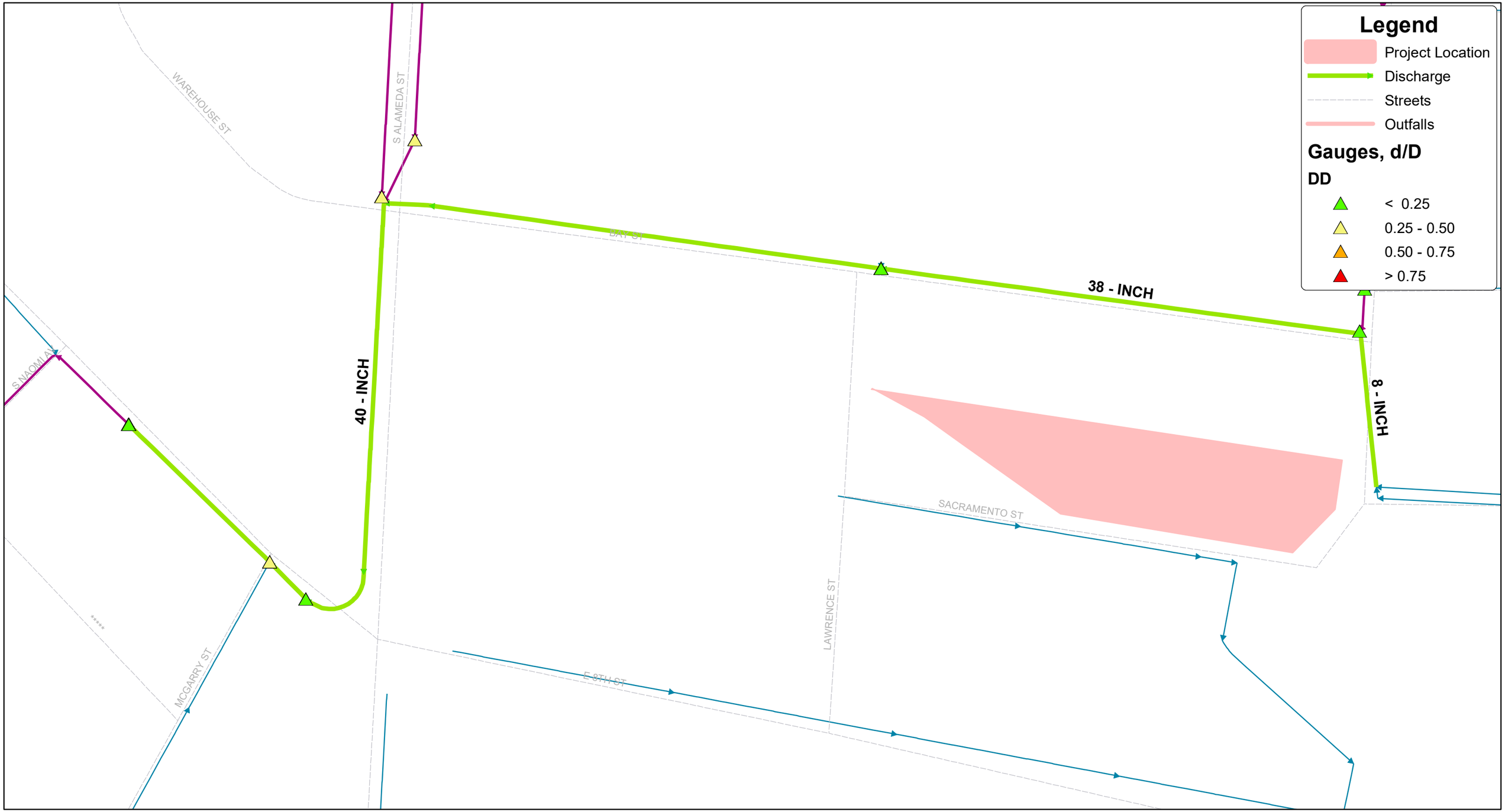
Sincerely,

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

RL/TW: sa

Attachment: Figure 1 - Sewer Map

c: Julie Allen, LASAN
Michael Scaduto, LASAN
Ryan Thiha, LASAN
Than Win, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
1811 Sacramento Street (June 2023)
Sewer Map

N
W E
S

0 62.5 125 250 375 500 Feet

Exhibit 4
City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

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

Job Address:	**1811 E Sacramento St**	Sanitation Scar ID:	**71-6653-0623**
Date Submitted	03/23/2023	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	KPFF LACivil		
Address:	700 South Flower, Suite 2100	City :	Los Angeles
State:	CA	Zip:	90017
Phone:	2134180201	Fax:	
Email:	lacivilbpermit@kpff.com	BPA No.	n/a
S-Map:	S-516	Wye Map:	123A213-D

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Wilson St	51513087	51513086	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	OFFICE BUILDING	120	KGSF	303,200	36,384
2	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	5,200	130
3	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	528	15,840
			Proposed Total Flow (gpd):		**52,354**

Remarks 1] Approved for the maximum allowable capacity of 52,354 GPD (36.36 gpm). 2] IWP required.

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

Date Processed:	07/11/2023	Expires On:	01/07/2024

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Gregory Cole
on 07/05/2023

Submitted by: Jeanette Vong
Bureau of Engineering
Central District
Phone:

Fees Collected	No	SCAR FEE (W:37 / QC:705)	$1,996.50
Date Collected		SCAR Status:	**Completed**

Scar Request Number: 5157

City of Los Angeles
Bureau of Engineering

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

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

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

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

Questions and Answers:

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

Scar Request Number: 5157

Exhibit 5

Los Angeles Department of Water & Power

BUILDING A STRONGER L.A.

January 25, 2023

Bryan Haworth
633 W 5th St Floor 68
Los Angeles, CA 90071

Subject: 1811 Sacramento St.
Permanent Power – New Station

Dear Mr. Haworth,

This is in response to your submittal regarding electric service for the proposed project located at the above address.

Electric Service is available and will be provided in accordance with the Los Angeles Department of Water and Power's Rules Governing Water and Electric Service. 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.

If you have any questions regarding this matter, please contact me at 213-556-8050.

Sincerely,

M.r.bashiri 1/26/2023

Bashiri, Mohammadreza
Engineer of Customer Station Design

FA

ENGR: Mr. Bashiri, Mohammadreza
FileNet