

October 11, 2023

Ms. Katrina Hardt-Holoch  
Senior Project Manager  
EcoTierra Consulting, Inc.  
2244 Oak Grove Road, #30178  
Walnut Creek, CA 94598

Dear Ms. Hardt-Holoch,

**Subject:** Los Angeles Department of Water and Power  
Water and Electricity Connection Services Request  
Proposed Warehouse Project at 16201 Raymer Street

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated September 1, 2023 requesting LADWP's ability to provide water and electric services for the proposed warehouse project at 16201 Raymer Street (Project).

**Project Description:**

The Project is located at 16201 to 16275 Raymer Street (the "Project Site") and is located in the Reseda – West Van Nuys Community Plan Area of the City of Los Angeles (City).

**Proposed Project:** The project would demolish two existing warehouse buildings housing approximately 60,000 square feet of light industrial space, surface parking areas, and ornamental landscaping on the site to construct an approximately 123,468 SF single-story concrete tilt wall steel frame warehouse facility. One tree would be removed. The project would be operational in Fall/Winter 2025.

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.

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

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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](mailto: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 Ms. Flordeliza Gonzalez at (213) 367-1312 or by e-mail at [Flordeliza.Gonzalez@ladwp.com](mailto:Flordeliza.Gonzalez@ladwp.com) to make arrangements for water supply service needs.

The following responses are provided regarding impacts to water service.

- 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. On Raymer St, there is an existing 12” cast iron water mainline 14’ south of the centerline. In addition, on Woodley Ave, there is an existing 12” cast iron water mainline 22’ west of the centerline.**

- 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?

**The LADWP Water Distribution Engineering group ran a hydraulic analysis and concluded that the existing water facilities provide sufficient pressure for the current fire flow requirements. Also, the calculated maximum static pressure at Raymer St is 166 PSI and the minimum static pressure is 112 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 333 million gallons per day (averaged over 2023 year-to-date).**

**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 the 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 a 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: <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart> 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?

**The current water supply meets the current service demands in this area. The existing zoning is Industrial and per the Fire Code, 6,000 GPM from 4 adjacent fire hydrants is needed. The hydraulic analysis confirms the system is adequate to meet existing demands.**

- 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 the following 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 the 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, the 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 so, 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 online at [www.ladwp.com](http://www.ladwp.com)), for dealing with power services and infrastructure needs.

- 1) 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?

**LADWP's Power System Reliability Program provides a blueprint for ensuring continued reliable energy service for future generations of Los Angeles residents. LADWP implemented the Power System Reliability Program through a two-pronged approach—rebuilding infrastructure and proactive maintenance—and will invest more than \$1 billion in the program over the next 5 to 15 years.**

- 2) 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 doesn't provide the addresses of its stations in compliance with critical infrastructure protection policies. The Power Capacity Map provides the Los Angeles Department of Water and Power's customers with insight about the available load capacity throughout the City of Los Angeles.**

**[Los Angeles Department of Water and Power: Power Capacity Map \(arcgis.com\)](http://arcgis.com)**

- 3) 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.**

- 4) What is the current electricity service demand within the project area?

**The Power Capacity Map provides the LADWP's customers with insight about the available load capacity throughout the City.**

**[Los Angeles Department of Water and Power: Power Capacity Map \(arcgis.com\)](https://arcgis.com)**

- 5) 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?

**[LADWP Electric Service Website](#)**

- 6) What is considered an adequate level of service?

**[LADWP Electric Service Website](#)**

- 7) 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 will be determined during the review of the Project's electrical drawings and load schedules after submittal of plans for the electric service to your region's LADWP Service Planning Engineer. New project interconnections may require on-site transformation and line extension on public streets.**

**[LADWP Electric Service Website](#)**

- 8) Would LADWP be able to accommodate the Project's demand for electricity with existing electricity supplies?

**This will be determined during the review of the Project's electrical drawings and load schedules after submittal of plans for the electric service to your region's LADWP Service Planning Engineer. New project interconnections may require on-site transformation and line extension on public streets.**

**[LADWP Electric Service Website](#)**

- 9) 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.**

- 10) 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. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program, ([https://www.ladwp.com/ladwp/faces/wcnav\\_externalId/a-w-cstm-wtr-prjct-tap?\\_adf.ctrl-state=h8fsat92s\\_4&\\_afzLoop=3392823718109](https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_adf.ctrl-state=h8fsat92s_4&_afzLoop=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](mailto: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 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](mailto: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](mailto:Arash.Saidi@ladwp.com).

For more information about the Solar Programs, please visit the LADWP website: [www.ladwp.com/solar](http://www.ladwp.com/solar) or [www.ladwp.com/fit](http://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](http://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-save-money/c-sm-rebatesandprograms>



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### **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](mailto: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](http://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](mailto:PluginLA@ladwp.com).

Please include LADWP in your mailing list and address it to the attention of Ms. Jane Hauptman in Room 1044 for review of the environmental document for the proposed Project.

Ms. Jane Hauptman  
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 Ms. Jazmin Martin of the Environmental Planning and Assessment Group at (213) 367-1768.

Sincerely,

Jane Hauptman  
Manager of Environmental Planning and Assessment

JM:ea  
c/enc: Mr. Anselmo G. Collins  
Mr. Delon Kwan  
Mr. Yamen Nanne  
Mr. Mark Gentili  
Mr. Arash Saidi  
Ms. Lucia Alvelais  
Ms. Flordeliza  
Gonzalez Ms. Jazmin  
Martin