

Appendix L

Utility Report



1546 Argyle Avenue

Utility Infrastructure Technical Report: Water, Wastewater, Dry Utilities

February 21, 2019

Kimley»Horn

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Applicant, Mill Creek Residential Trust, proposes to develop a new 7-story mixed-use residential building (Project) on a 1.1 acre site located within the Hollywood community of the City of Los Angeles. The project includes 276 residential units, 13 (5% of project site's base density) of which would be restricted to 'very low income' households. The project proposes two options for commercial uses. Option 1 includes approximately 24,000 SF of neighborhood-serving commercial retail and restaurant uses, with 358 required vehicle parking spaces. Option 2 includes approximately 27,000 SF of grocery store use, with 364 required vehicle parking spaces. The proposed commercial uses would be located on the ground-floor level and mezzanine, below six levels of residential units, and above four levels of subterranean parking. The proposed building would contain approximately 260,250 SF of floor area. To provide for the new uses, the approximately 61,816 SF of existing commercial uses in six buildings and associated surface parking areas would be demolished.

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report (EIR) for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing water and wastewater infrastructure system, and to provide a description of the existing dry utility infrastructure system¹.

2. EXISTING CONDITIONS

The Project Site is currently occupied by four one-story commercial buildings, two two-story commercial buildings, and a surface parking lot. The existing Project site uses are retail, office, and warehouse. The total existing floor area is 61,816 square feet.

2.1. EXISTING WATER SERVICE AND DEMAND

Senate Bill (SB) 610 and SB 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large documents. Historically, public water suppliers simply provided a "will serve" letter to developers. SB 610, Public Resources Code 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 Urban Water Management Plan, 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 than or greater than the amount required by a 500-dwelling unit project.

¹ The assessment of the Project's potential impacts to dry utilities is provided in the EIR.

As this Project does not trigger any of the above thresholds, a WSA is not required for this Project. Water infrastructure in the Project area is maintained by the Los Angeles Department of Water and Power (LADWP). Based on the Water Service Map provided by LADWP, there is an existing 8-inch water line along Argyle Avenue and an existing 8-inch water line along Selma Avenue. See **Exhibit 1** for the Water Service Map.

Table 2.1 shows the existing water consumption for the Project site. Water consumption estimates have been prepared based on 100 percent of the City of LA Bureau of Sanitation (BOS) sewerage generation factors for commercial uses. The existing Project site uses are retail, office and warehouse. Existing irrigation water consumption is considered negligible, since existing landscape area is limited to one tree.

Based on correspondence with LADWP, the static water pressure range for the Project site ranges from 76 to 105 pounds per square inch (psi).

Table 2.1 – Existing Water Consumption

Land Use	Units	Consumption Rate (gpd)	Total Water Consumption (gpd)
Retail	14,000 SF	25/1,000 SF	350
Office	15,182 SF	120/1,000 SF	1822
Warehouse	32,634 SF	30/1,000 SF	979
<i>Total Existing</i>			3,151

2.1.1. DOMESTIC INFRASTRUCTURE

Based on correspondence with LADWP², the existing site has 2 domestic water services. A 2-inch domestic service is located on Argyle Avenue, at approximately 178 feet south of Selma Avenue. A 2-inch domestic service is also located on Selma Avenue, at approximately 168 feet west of El Centro Avenue.

2.1.2. FIRE INFRASTRUCTURE

Based on correspondence with LADWP³, there is no existing fire water service serving the Project site. In addition, there are no public fire hydrants along the property frontage. The three nearest public fire hydrants to the Project site are in the following locations: On the west side of Argyle Avenue, approximately mid-way between Selma Avenue and Sunset Boulevard; on the north side of Selma Avenue, by the intersection of Selma Avenue and El Centro Avenue; on the north side of Selma Avenue, by the intersection of Selma Avenue and Argyle Avenue.

² Telephone conversation with LADWP Water Distribution Western on March 22, 2017

³ Ibid.

2.2. EXISTING WASTEWATER

Sanitary sewer service to the Project site is provided by the City of Los Angeles through a sewer main system in the surrounding streets. Based on available record documents obtained from the City of Los Angeles' online Navigate LA database, there is an existing 12-inch reinforced concrete pipe (RCP) main along Argyle Avenue flowing south at a grade of 0.72%, an existing 8-inch vitrified clay pipe (VCP) main along Argyle Avenue flowing south at a grade of 1.8%, and an existing 8-inch VCP main along Selma Avenue flowing east at a grade of 0.4%. Available records indicate that Argyle Avenue has 7 sewer wyes and laterals and Selma Avenue has 4 sewer wyes and laterals serving the Project site. See **Exhibit 2** for the Navigate LA Sewer Map.

Table 2.2 shows the existing sewer consumption for the Project site. Sewer consumption estimates have been prepared based on BOS sewerage generation factors for the existing commercial uses.

Table 2.2 – Existing Wastewater Discharges

Land Use	Units	Average Daily Flow (GPD)	Total Sewer Discharge (GPD)
Retail	14,000 SF	25/1,000 SF	350
Office	15,182 SF	120/1,000 SF	1822
Warehouse	32,634 SF	30/1,000 SF	979
<i>Total Existing</i>			3,151

2.3. EXISTING DRY UTILITIES

2.1.3. GAS INFRASTRUCTURE

Gas service is provided by the Southern California Gas Company. A will-serve letter confirming gas service availability was received on February 1st, 2018, and a service map showing existing infrastructure was obtained on October 26, 2016. The service map shows that there is an existing 2" gas line along Argyle Avenue and an existing 2" gas line along a portion of Selma Avenue. See **Exhibit 3** for the will-serve letter and gas service map.

2.1.4. POWER SERVICE

Power service is provided by LADWP. A will-serve letter confirming electric service availability was obtained from the LADWP on October 20th, 2016. LADWP does not provide electric service maps for public use⁴, however electric infrastructure information is shown on the substructure map obtained from the City of Los Angeles' online Navigate LA database. The substructure map shows one (1) 2" electric line and four (4) 4" electric lines located within Selma Avenue to the west of the Project site. See **Exhibit 4** for the will-serve letter and Substructure Map.

⁴ Email confirmation from LADWP on October 14, 2016, and telephone conversations with LADWP on January 17, 2018 and February 21, 2018.

2.1.5. COMMUNICATION INFRASTRUCTURE

Based on service maps provided by Time Warner Cable (TWC), there are no overhead or underground lines owned by TWC on the Project site. However, there is an underground line located near the northwest corner of the Project site and an overhead line located near the northeast corner of the Project site. See **Exhibit 5** for the TWC service map.

Based on correspondence with Frontier Communications⁵, the Project site is outside of their service area.

3. METHODOLOGY

3.1. 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 *LA 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 water demand considering design or operational features that would reduce or offset the 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, as applicable.

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.

To determine if the existing infrastructure can meet the demand of the proposed Project, the LADWP completed a Service Advisory Request (SAR). The SAR was completed for Option 1, the option generating the most water consumption. The LADWP performed a flow test and reviewed both the static pressure (pressure available prior to applying proposed Project demand) and the dynamic pressure (pressure available at the maximum demand needed for the project). Based on the results, the LADWP determined that the existing water infrastructure is sufficient to provide adequate flow to the proposed project, at a system maximum pressure of 103 psi. See **Exhibit 6** for the SAR Results.

⁵ Email confirmation from Frontier Communications on November 13, 2016.

3.2. 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 *LA 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.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), considering design or operational features that would reduce or offset service impacts;
- Compare the Project's wastewater needs to the appropriate sewer's capacity.

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

To determine if the existing infrastructure can meet the demand of the proposed Project, a request for Waste Water Service Information (WWSI) was completed by the City of Los Angeles BOS. The WWSI is a preliminary evaluation of potential project impacts to the wastewater and stormwater systems. Using flow gauging data, the current approximate flow level and 50% design capacity of sewer lines adjacent to the Project site were analyzed. Based on the results, the 21-inch and 42-inch sewer lines downstream of the Project site are not yet at capacity, and therefore might be able to accommodate the flow from the proposed Project. Prior to construction, the Project will be required to obtain a Sewer Capacity Availability Request (SCAR) and a will-serve letter from the City of Los Angeles BOS. As part of the SCAR, further gauging will be conducted to determine a specific sewer connection point along the 12-inch line adjacent to the project site and to determine if any upgrades are necessary. The data used in this report is based on the findings of the WWSI. See **Exhibit 7** for the WWSI results.

4. PROJECT IMPACTS

4.1. CONSTRUCTION

4.1.1. WATER

Construction activities such as dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. will generate water demand for the Project. 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). This is substantially less than the net new water consumption of the Project at buildout, which as discussed in section 4.2.1 below is approximately 49,323 gpd for Option 1 and 32,455 gpd for Option 2, and which can be met by available supplies. This is also less than the existing water consumption of the Project, which is approximately 3,151 gpd as previously discussed in Section 2.1. Therefore, it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. The impact on water use due to construction activity will be temporary and less than significant.

The Project will require new construction and upgrades to existing water distribution lines on site to serve the proposed development. Construction impacts associated with the installation of water distribution lines would primarily involve trenching to place the lines below surface. Installation of new water infrastructure would include on-site water distribution improvements, off-site work associated with connections to the public main, new fire hydrant(s), and upgrades as required by LADWP and LAFD. 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 minimize disruption of water service. A Construction Traffic Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Traffic Management Plan, which would ensure safe pedestrian access and vehicle travel in general, and emergency vehicle access throughout the construction period. 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 to water associated with construction activities would be less than significant.

4.1.2. WASTEWATER

Construction activities for the Project would result in a temporary decrease in wastewater demand caused by the removal of existing uses and the use of portable restrooms during construction. Portable restrooms do not contribute to wastewater flows in the City's wastewater system. Therefore, wastewater generation from Project construction activities is anticipated to cause a decrease in wastewater flows. The Project construction impacts to the wastewater system would be less than significant.

The Project will require new construction of on-site wastewater infrastructure and potential minor upgrade of existing off-site wastewater infrastructure to serve the development. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and 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 Traffic Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Traffic Management Plan, which would ensure safe pedestrian access and vehicle travel in general, and emergency vehicle access throughout the construction period. 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, temporary Project impacts to wastewater associated with construction activities would be less than significant.

4.2. OPERATION

4.2.1. WATER

4.2.1.1. WATER CONSUMPTION

The LADWP water supply is treated at the Los Angeles Aqueduct Filtration Plant (LAAFP). Water entering the LAAFP undergoes treatment and disinfection, including ultraviolet light treatment, before distribution throughout the LADWP's water service area. The LAAFP has the capacity to treat approximately 600 million gallons per day (mgd)⁶. The average treatment flow is approximately 450 mgd during the non-summer months and 550 mgd during the summer months. Therefore, the LAAFP has the remaining capacity to treat approximately 50 to 150 mgd, depending on the season.

Table 4.2.1.1 shows the projected total and net water consumption for the Project Site for Option 1 and Option 2. Water consumption estimates have been prepared based on 100 percent of the City of Los Angeles BOS sewerage generation factors for residential and commercial categories, plus water consumption generated by proposed irrigation for landscape and pool areas. The amount of Restaurant seating was determined based of an assumption of 1 seat per 25 SF. Water consumption for both Option 1 and Option 2 represent a very small percentage of LAAFP's available capacity (0.008% and 0.005% respectively) and implementation of the Project is not expected to measurably reduce the LAAFP's capacity. No new or expanded water treatment facilities would be required. Therefore, the Project would have a less than significant impact with respect to water treatment facilities.

⁶ <http://laaqueduct100.com/wp-content/uploads/2013/01/Water-for-Los-Angeles-Brochure.pdf>
Modera Argyle – Environmental Impact Report
February 21, 2019

Table 4.2.1.1 – Projected Water Consumption

Land Use	Units	Consumption Rate (GPD)	Total Water Consumption (GPD)
Existing			
Retail	14,000 SF	25/1,000 SF	350
Office	15,182 SF	120/1,000 SF	1822
Warehouse	32,634 SF	30/1,000 SF	979
<i>Total Existing Water Consumption</i>			3,151
Proposed Option 1			
Residential: Apt - Bachelor	46 Units	75/Unit	3,450
Residential: Apt – 1 Bedroom	196 Units	110/Unit	21,560
Residential: Apt – 2 Bedroom	34 Units	150/Unit	5,100
Lounge	16,865 SF	50/1,000 SF	843
Irrigation	3,080 SF	47/1,000 SF	145
Retail	9,000 SF	25/1,000 SF	225
Restaurant	600 Seats*	30/Seat	18,000
<i>Total Proposed Option 1 Water Consumption</i>			49,323
<i>Net Increase in Water Consumption (Proposed Option 1– Existing)</i>			46,172
Proposed Option 2			
Residential: Apt - Bachelor	46 Units	75/Unit	3,450
Residential: Apt – 1 Bedroom	196 Units	110/Unit	21,560
Residential: Apt – 2 Bedroom	34 Units	150/Unit	5,100
Lounge	16,985 SF	50/1,000 SF	850
Irrigation	3,080 SF	47/1,000 SF	145
Grocery Store	27,000 SF	50/1,000 SF	1,350
<i>Total Proposed Option 2 Water Consumption</i>			32,455
<i>Net Increase in Water Consumption (Proposed Option 2 – Existing)</i>			29,304
Note: *Number of seats estimated based on a total of 15,000 square feet of restaurant space, divided by approximately 25 square feet per seat.			

4.2.1.2. DOMESTIC WATER DEMAND

Based on a review of projects of similar size, proposed fixture units, and the type of use, a conservative estimate of the domestic water demand for the Project is estimated to be 400 gpm. The SAR results confirmed that sufficient capacity is available for the Project, based on the option with the highest projected water consumption (Option 1).

4.2.1.3. FIRE WATER DEMAND

Based on the fire flow standards set forth in the LAMC, the Project falls within the Industrial and Commercial category. This designation requires a minimum fire flow of 6,000 to 9,000 gallons per minute (gpm) from four fire hydrants flowing simultaneously, at a minimum residual pressure of 20 psi⁷. The LADWP conducted an Information of Fire Flow Availability (IFFA) test to determine the flow rate of the three nearest fire hydrants to the Project site. The IFFA results show the maximum amount of flow that can be delivered to the Project site from the three nearest fire hydrants is 7,500 gpm flowing simultaneously. The corresponding residual pressure for the fire hydrants were 76 psi, 73 psi, and 73 psi respectively. Based on preliminary discussion with the Los Angeles Fire Department (LAFD)⁸, the installation of a new fire hydrant on Argyle Avenue is likely required, since there are currently no existing hydrants along the project frontage. If it is determined that a new fire hydrant is required, it will be constructed to meet the minimum flow and pressure requirements, thereby achieving compliance with the Industrial and Commercial standards. The Project will also incorporate a fire sprinkler suppression system, thereby reducing fire water demand from hydrants. Fire hydrant requirements and fire sprinkler design are subject to the review and approval of the LAFD during the design and permitting phase of the Project. The Project will comply with all LAFD and LADWP requirements, therefore impacts to fire water demand would be less than significant. See **Exhibit 8** for the IFFA results.

4.2.1.4. INFRASTRUCTURE CAPACITY

The Project proposes a 4-inch domestic water connection and a 6-inch fire water connection to the existing 8-inch water main in Selma Avenue. Based on the results of the SAR (Exhibit 6), the LADWP determined that the existing domestic water infrastructure can meet the proposed domestic water and fire water demand for the Project. In addition, the LADWP also provided a will-serve letter confirming that water service will be available for the Project. Therefore, Project impacts on water infrastructure would be less than significant. See **Exhibit 9** for the will-serve letter.

4.2.2. WASTEWATER

4.2.2.1. SEWER GENERATION

Wastewater in the City of Los Angeles is treated at the Hyperion Water Reclamation Plant (HWRP). The HWRP treats an average daily flow of approximately 275 million gallons per day (mgd), with the capacity to treat up to 450 mgd⁹. Therefore, the HWRP has a remaining treatment capacity of approximately 175 mgd.

⁷ Los Angeles Municipal Code, Section 57.507.3

⁸ Phone conversation with LAFD Hydrants and Access Unit

⁹ City of Los Angeles, Bureau of Sanitation, Hyperion Water Reclamation Plant, website:

https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p-hwrp?_afLoop=16736416156261954&_afWindowMode=0&_afWindowId=null#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D16736416156261954%26_afWindowMode%3D0%26_adf.ctrl-state%3Dqgvh6drey_70

Table 4.2.2.1 shows the projected wastewater generation for the Project site for Option 1 and Option 2. Sewer discharge estimates were provided by the City of Los Angeles BOS as part of the WWSI results (Exhibit 7) and are based on sewerage generation factors for residential and commercial uses. The total projected wastewater generation and the total net increase in wastewater generation for both Option 1 and Option 2 represent a fraction of one percent of the capacity of the HWRP. Therefore, Project impacts on wastewater treatment facilities would be less than significant.

Table 4.2.2.1 – Projected Wastewater Generation

Land Use	Units	Average Daily Flow (GPD)	Total Sewer Discharge (GPD)
Existing			
Retail	14,000 SF	25/1,000 SF	350
Office	15,182 SF	120/1,000 SF	1822
Warehouse	32,634 SF	30/1,000 SF	979
<i>Total Existing Wastewater Generation</i>			3,151
Proposed Option 1			
Residential: Apt - Bachelor	46 Units	75/Unit	3,450
Residential: Apt – 1 Bedroom	196 Units	110/Unit	21,560
Residential: Apt – 2 Bedroom	34 Units	150/Unit	5,100
Lounge Area	16,865 SF	50/1,000 SF	843
Retail	9,000 SF	25/1,000 SF	225
Restaurant	600 Seats*	30/Seat	18,000
<i>Total Proposed Wastewater Generation</i>			49,178
<i>Net Wastewater Generation Increase (Prop. Option 1 – Existing)</i>			46,027
Proposed Option 2			
Residential: Apt - Bachelor	46 Units	75/Unit	3,450
Residential: Apt – 1 Bedroom	196 Units	110/Unit	21,560
Residential: Apt – 2 Bedroom	34 Units	150/Unit	5,100
Lounge	16,985 SF	50/1,000 SF	850
Grocery Store	27,000 SF	50/1,000 SF	1,350
<i>Total Proposed Option 2 Wastewater Generation</i>			32,310
<i>Net Wastewater Generation Increase (Prop. Option 2 – Existing)</i>			29,159

4.2.2.2. INFRASTRUCTURE CAPACITY

The WWSI determined that the surrounding sewer systems are operating at less than the 50% maximum design capacity, and therefore might be able to accommodate the flow created by the proposed project. The total projected sewer generation and the total net increase in sewer generation for both Option 1 and Option 2 represent only a small percentage of the available sewer capacity determined in the WWSI. In addition, as part of the required SCAR that must be obtained prior to construction, additional gauging will be conducted to determine a feasible sewer connection point and to identify any necessary infrastructure improvements that would be performed in accordance with all City requirements/codes. Therefore, Project impacts to wastewater infrastructure would be less than significant.

5. CUMULATIVE IMPACTS

5.1. WATER

Several regulatory requirements are in place to promote water conservation and assure that adequate water supply is available for future development. As required by State law, the LADWP prepares and periodically updates an Urban Water Management Plan to plan and provide for projected water supply and demand. The 2015 Urban Water Management Plan considers existing development and projected growth within the City through the year 2040. The LADWP also prepared a water supply action plan in 2008 entitled *Securing L.A.'s Water Supply*, which states that the City of Los Angeles will meet all new demand for water through a combination of short-term and long-term water conservation and water recycling strategies. The Green Building Code and AB 32 also both contain regulatory requirements that promote water conservation. Compliance of the Project and future development projects with these regulatory requirements will help to ensure that adequate water supply is available on a cumulative basis. Other development projects will need SAR and/or Will Serve Letters, and large projects will require WSA's to provide further confirmation that water supply will be available.

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

5.2. WASTEWATER

Several regulatory requirements are in place to manage wastewater generation and ensure adequate capacity is available for future development. The BOS' prepared an Integrated Resources Plan (IRP) in 2006, which projects wastewater flows and wastewater treatment capacity through the year 2020. The IRP projects that the City will have adequate treatment capacity through the year 2020¹⁰. In 2013, the City responded to the statewide drought and new storm water quality regulations by initiating the One Water LA 2040 Plan. Based on the design capacities and the projected future flows of each plant through year 2040, all existing WRPs were confirmed to have sufficient capacity to manage the wastewater flows¹¹. In addition, the Project and future development projects are required to obtain a sewer connection permit and submit a sewer capacity availability request to the BOS as part of the related project's development review. If sewer infrastructure upgrades are required, arrangements would be made between the related project and the BOS to construct the necessary improvements. Therefore, cumulative impacts on the wastewater systems would be less than significant.

¹⁰ lacity-irp.org/documents/December_2006-Final_010207.pdf

¹¹ https://www.lacitysan.org/cs/groups/sg_owla/documents/document/y250/mdmx/~edisp/cnt031540.pdf

6. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified for water and wastewater infrastructure for this Project.

EXHIBIT 1 – WATER SERVICE MAP



WATER GEOGRAPHIC INFORMATION SYSTEMS & GRAPHICS GROUP
DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES

WATER SERVICE MAP	
SERVICE ZONE ELEVATION	DISTRICT: CENTRAL

148-189

4/19/2016 3:03:33 PM, cip

19/2016 3:03:33 PM, cip

LEGEND MAP SCALE 1" = 1500'	SYMBOLS AND NOTATIONS						SCALE 1" = 100'		PLOTTED	DATE	CHKD.	DATE	FIRE HYDRANTS	REFERENCES						
	AS SHOWN	GIS MAP-IN SERVICE	NAME	XX-XX-XXXX	NAME	XX-XX-XXXX	CONVERTED MANS	D.LEE						05-06-2003	NAME	XX-XX-XXXX	CONVERTED SERVICES	D.LEE	07-25-2005	NAME
														MAPS REPLACED	DATE SH.					
														REMARK	149-180 A, B					
														130 NS 120 NS	149-180 C, D					
														149 NS 140 NS	149-193					
														LARSA AERIAL	LANDBASE					
														1474189, 1474191						
														14854189, 14854191						
														4" SINGLE						
														4" S.BUILT UP						
														4" DOUBLE						
														2 1/2" x 4" DOUBLE						
														DATE	NAD 1983, ZONE V					
														14854189, 14854191						

[illegible]

146-189



E. 6,462,782

EXHIBIT 2 - NAVIGATE LA SEWER MAP

Modera Argyle Sewer Map

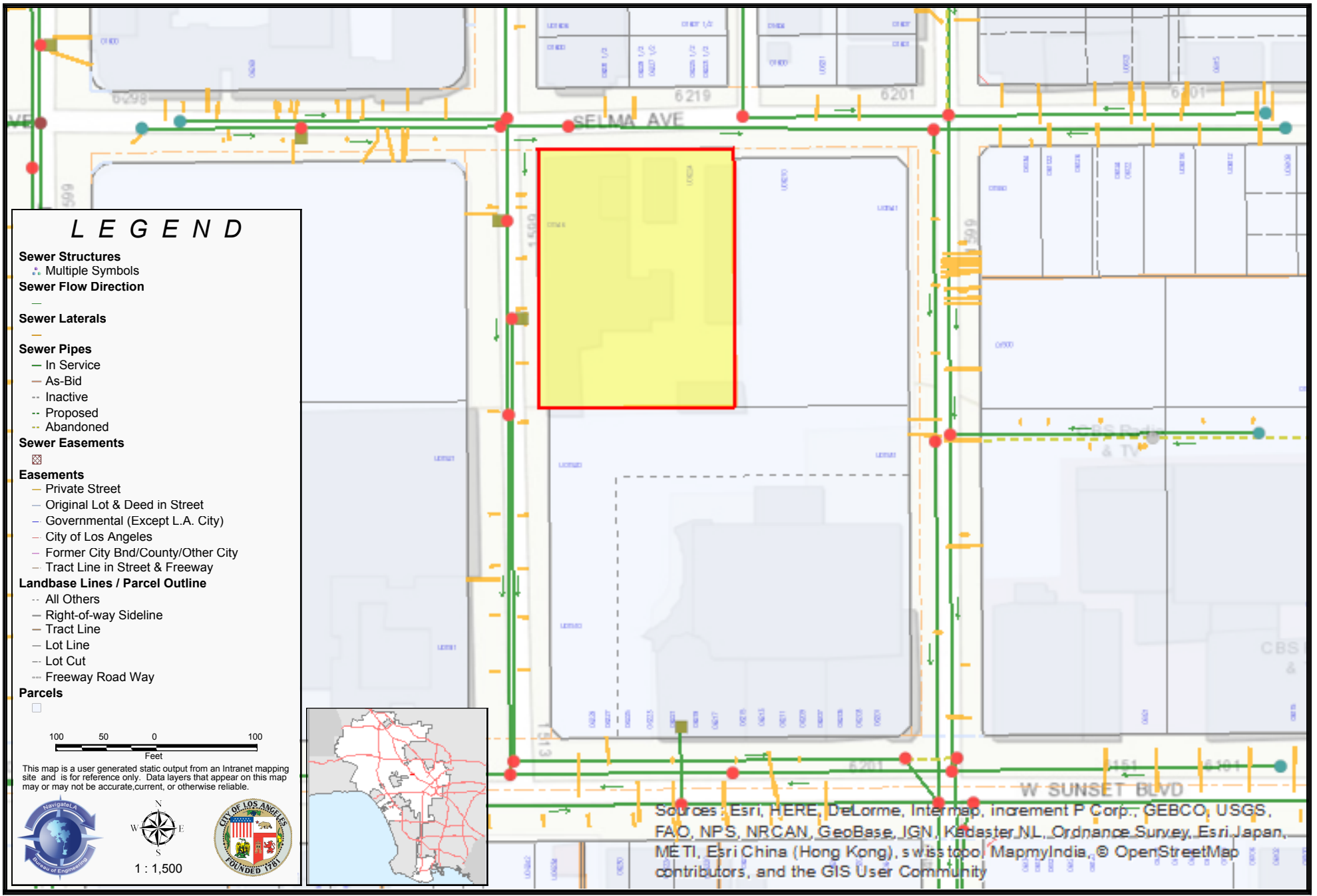


EXHIBIT 3 - GAS WILL SERVE LETTER AND SERVICE MAP



February 1st, 2018

KIMLEY HORN
660 SOUTH FIGUEROA STREET # 2050
LOS ANGELES CA 90017

RE: Will Serve Letter Request for – 1546 ARGYLE AVE LOS ANGELES CA 90028

To whom it may concern:

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

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

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

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

Sincerely,

Jason Jones
Pipeline Planning Assistant
SoCalGas-Compton HQ



A  Sempra Energy utilitySM
October 26, 2016

Kimley-Horn
660 South Figueroa St., Suite 2050
Los Angeles, CA 90017

Attention: Ms. Alexandra Negi,

Subject: 1546 Argyle Avenue
Location: Los Angeles
Project No.

The Gas Company, Pacific Region's Job ID No. 43-2016-10-00013
Please refer to the above Job ID Number in all future correspondence.

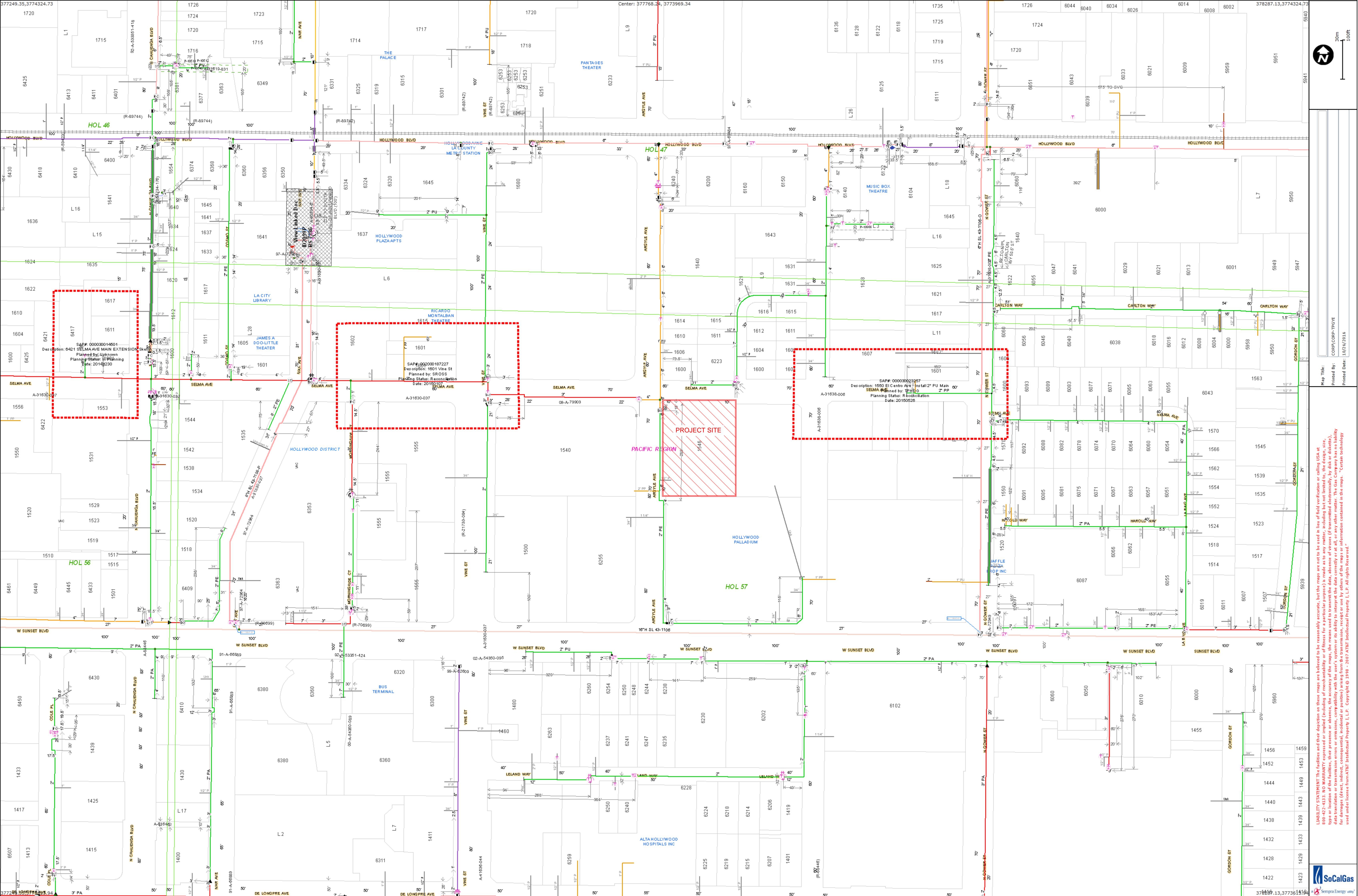
Enclosed is a copy of our Atlas Sheets with the approximate locations` of our gas mains for you to post to your proposed project plans. There also may be service laterals coming from mains that are not identified on the plans. The dimensions and locations of the mains are believed to be reasonably correct but are not guaranteed.

The depths of our facilities vary and can only be confirmed by pot holing, or some other acceptable method of taking elevations.

It is extremely important that you furnish us with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities. Depending on the magnitude of the work involved, additional time may be required to clear the conflict.

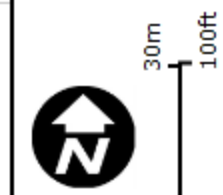
Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified 48 hours prior to commencing work. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly. If no action is taken on this project within 24 months, plans will be discarded. Please call Larry Hutchinson at (310) 605-2116 for further assistance.

Gale Etherly for Larry Hutchinson
Cc: file: Job ID# 43-2016-10-00013
Enclosure: HOL 57
1atlas.doc



377249.35,3774324.73

Center: 377768.24, 3773969.34



Map Title:
Printed By:
Printed Date: 10/16/2016

LIABILITY STATEMENT: The facilities and their depiction on these maps are believed to be reasonably accurate, but the maps are not to be used in lieu of field verification or calling USA at 800-421-4333. NO WARRANTY expressed or implied (including of merchantability or fitness for a particular purpose) is made as to any matter, including but not limited to, the design, size, type or location of the facilities, their presence or absence, the accuracy of the maps, the means used to transmit the data, absence of viruses (if transmitted electronically, by disk or otherwise), data translation or transmission errors or omissions, compatibility with the user's system or its ability to interpret the data correctly or at all, or any other matter. The user assumes all liability for use of the maps. Certain information is derived from ATRIS Intellectual Property L.P. Copyright © 1998 - 2007 ATRIS Intellectual Property L.P. All rights reserved.



EXHIBIT 4 - POWER WILL SERVE LETTER AND SUBSTRUCTURE MAP



POWER SYSTEM
ENGINEERING
DIVISION

METROPOLITAN SERVICE PLANNING

NEW BUSINESS & CUSTOMER
SUPPORT SUBSECTION

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

Antoine S. Raad
District Engineer

October 20, 2016

Ms. Alexandra Negi
Kimley-Horn & Associates
660 S Figueroa St, Suite 2050
Los Angeles, CA 90017

Dear Ms. Negi:

1546 Argyle Av
Mixed-use (276 unit and retails)

This is in response to your letter dated October 20, 2016 regarding electric service for the proposed project at the above address.

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

If you have any questions regarding this matter, please call Mr. Farhad Dormani at (213) 367-6012.

Sincerely,

Antoine Raad /s/

ANTOINE S. RAAD
District Engineer
Metro West Service Planning

Substructure

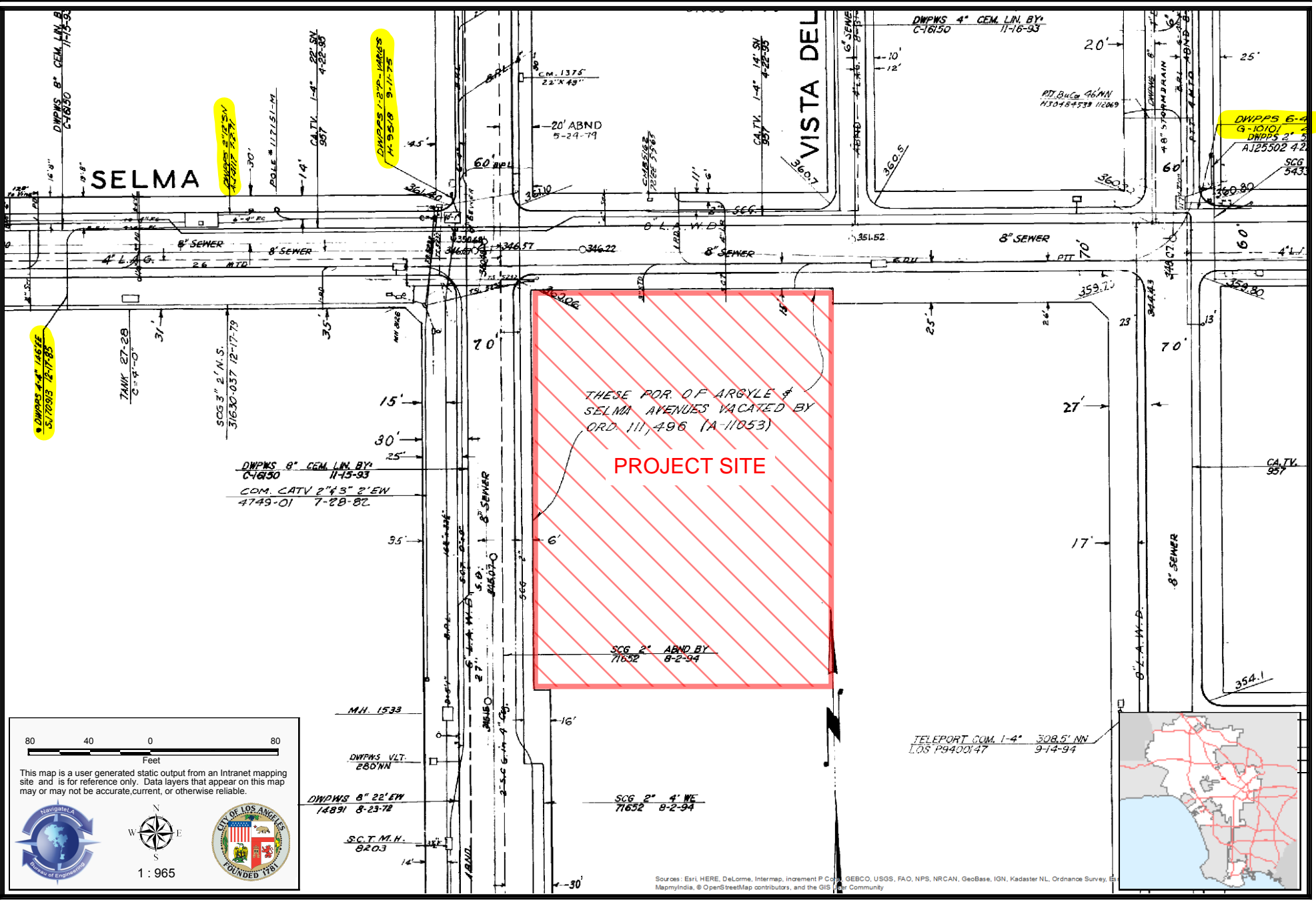


EXHIBIT 5 - COMMUNICATION SERVICE MAP

APN 5546-026-022 map
Los Angeles, CA

Red-existing Time Warner aerial facilities within project area.

Green-existing Time Warner underground facilities within project area.

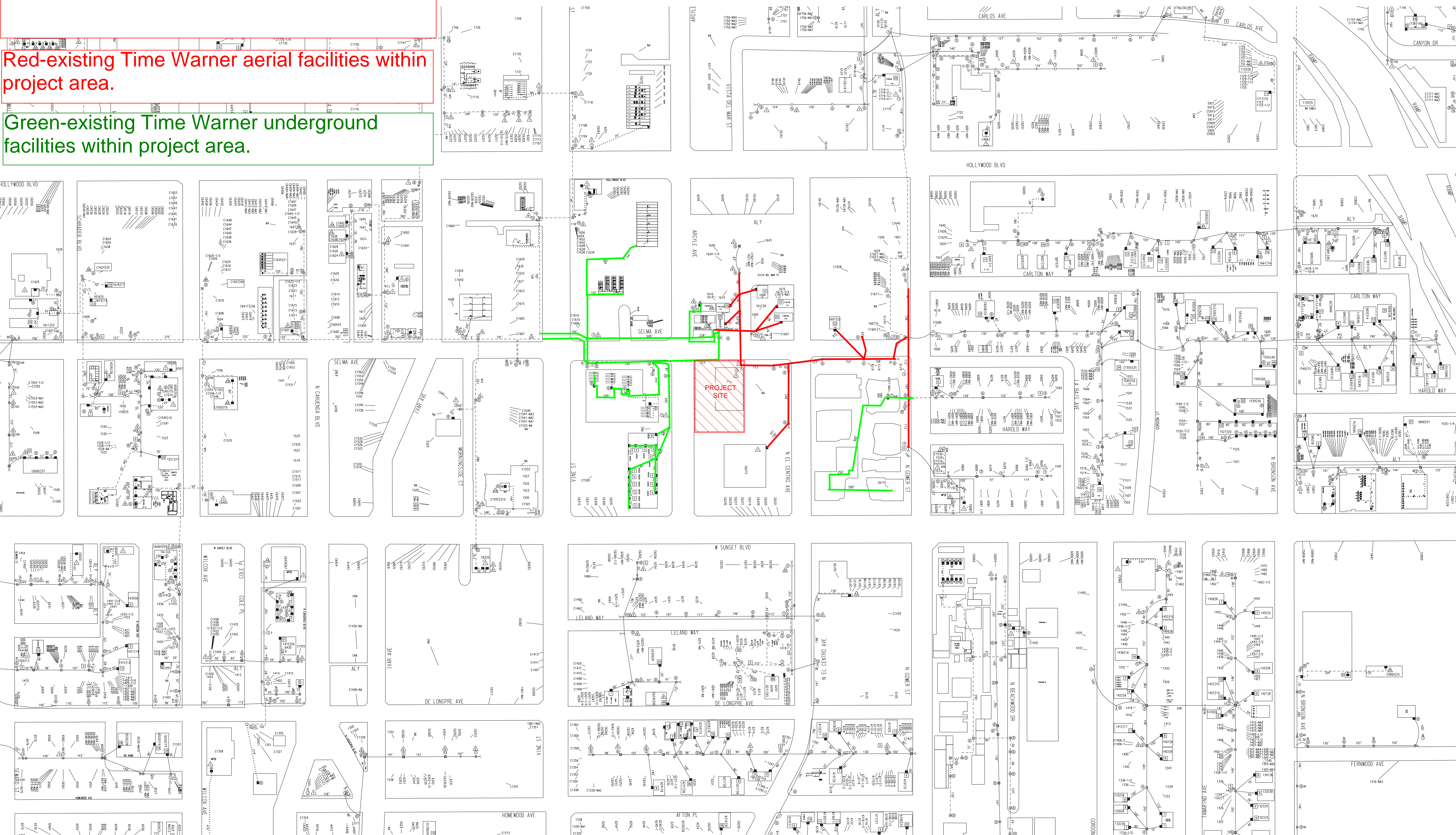


EXHIBIT 6 – SERVICE ADVISORY REQUEST (SAR) RESULTS

EXHIBIT 7 - WASTE WATER SERVICE INFORMATION (WWSI) RESULTS

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

MAYOR

BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
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CECILIA CABELLO
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

AURA GARCIA
COMMISSIONER

VACANT
COMMISSIONER

BUREAU OF SANITATION

ENRIQUE C. ZALDIVAR
DIRECTOR

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

LISA B. MOWERY
CHIEF FINANCIAL OFFICER

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

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

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

February 14, 2019

Ms. Alexandra Negi, EIT
Kimley-Horn
660 South Figueroa Street, Suite 2050
Los Angeles, CA 90017

Dear Ms. Negi,

1546 ARGYLE AVENUE - REQUEST FOR WASTEWATER SERVICE INFORMATION

This is in response to your February, 4, 2019 letter requesting a review of your proposed mixed-use project located at 1546 Argyle Avenue, Los Angeles, CA 90028. The project will consist of residential units, lounge, 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 sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: Studio	75 GPD/DU	46	3,450
Residential: 1BDRM	110 GPD/DU	196	21,560
Residential: 2 BDRMS	150 GPD/DU	34	5,100
Lounge	50 GPD/ 1000 SQ.FT	16,865 SQ.FT	843
Retail	25 GPD/1000 SQ.FT	9,000 SQ.FT	225
Restaurant	30 GPD/Seat	600 Seats	18,000
Total			49,178

zero waste • one water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Argyle Avenue. The sewage from the existing 8-inch line feeds into a 21-inch line on Vine St before discharging into a 33-inch sewer line on Vine 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 and the 21-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	Argyle Ave.	*	491,842 GPD
8	Sunset Blvd.	59	229,323 GPD
8	Sunset Blvd.	36	229,323 GPD
21	Vine St.	*	7.96 MGD
33	Vine St.	23	21.11 MGD

* No gauging available

Based on the 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 has insufficient 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 that time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

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

STORMWATER REQUIREMENTS

LA Sanitation, Watershed Protection Program (WPP) 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 (LID Ordinance) and as it may be subsequently amended or modified. Prior to issuance of grading or building permits, the Applicant shall submit a LID Plan to the City of Los Angeles, LA Sanitation, Watershed Protection Division (WPD), for review and approval. The LID Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.

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 early phases of the project from WPD's plan-checking staff.

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 ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Additionally, 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, 3rd Fl, Station 18.

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.

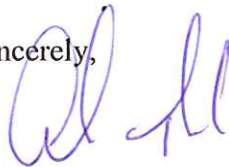
To help offset costs of water conservation and reuse systems, LADWP offers Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons 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 Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection “3”.

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,

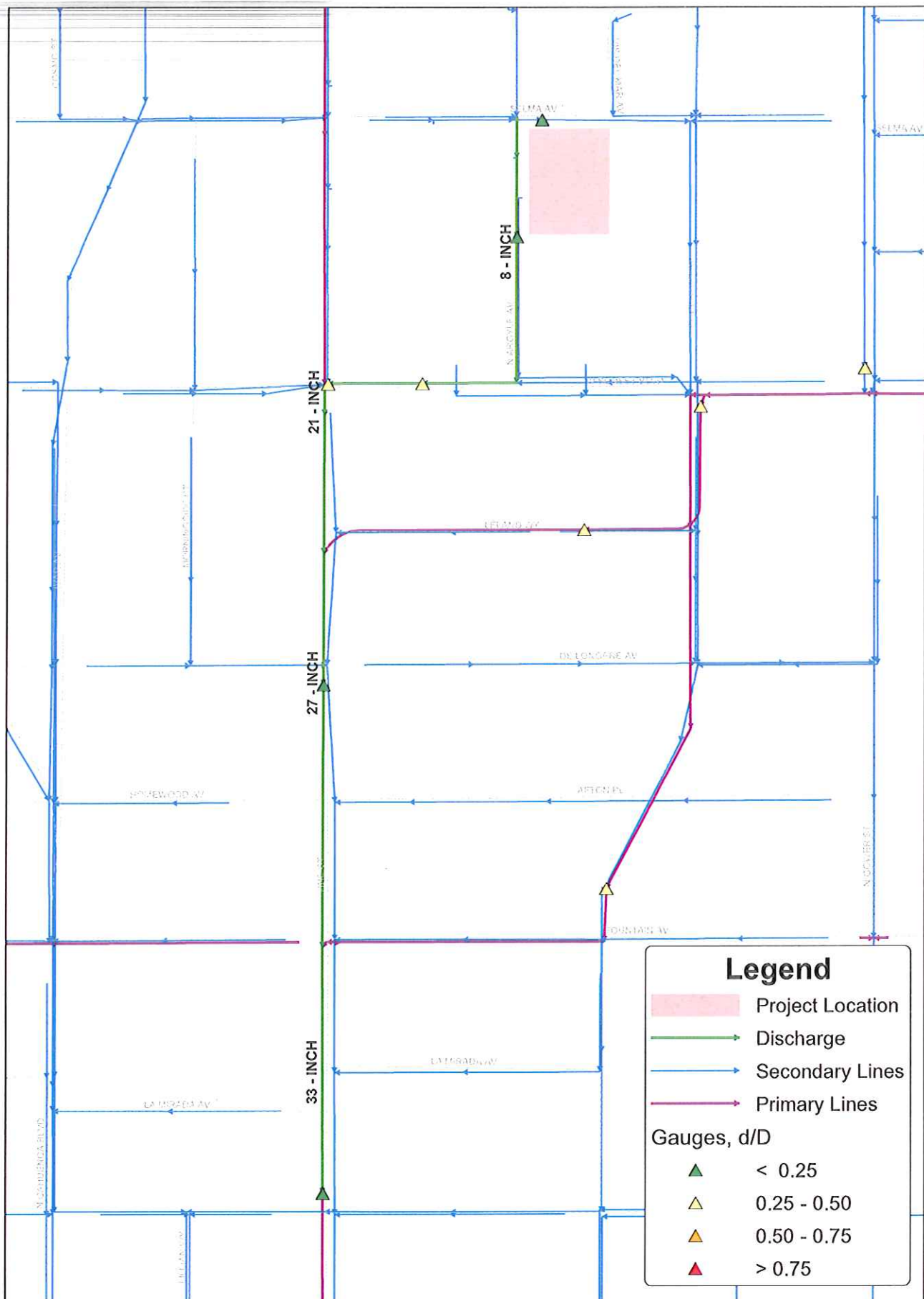


Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

CD/AP:sa

Attachment: Figure 1 - Sewer Map

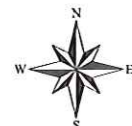
c: Kosta Kaporis, LASAN
Cyrus Gilani, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles



Figure 1
1546 Argyle Avenue
Sewer Map



0 65 130 260 390 520
Feet

EXHIBIT 8 – INFORMATION OF FIRE FLOW AVAILABILITY (IFFA) RESULTS



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: 148-189

LAFD Fire Flow Requirement: 6,000 GPM @ 20 psi

LAFD Signature: _____

Date Signed: _____

Applicant: Alexandra Negi

Company Name: Kimley-Horn & Associates

Address: 660 S. Figueroa St. Suite 2070 LA, CA 90017

Telephone: 213-261-4070

Email Address: alexandra.negi@kimley-horn.com

	F- <u>412749</u>	F- <u>35988</u>	F- <u>35987</u>
Location:	<u>W Argyle Ave & 297 NN Sunset Bl</u>	<u>NW Selma Ave & El Centro Ave</u>	<u>NW Selma Ave & Argyle Ave</u>
Distance from Nearest Pipe Location (feet):	<u>± 30</u>	<u>± 20</u>	<u>± 30</u>
Hydrant Size:	<u>4D</u>	<u>4D</u>	<u>4D</u>
Water Main Size (in):	<u>8</u>	<u>8</u>	<u>8</u>
Static Pressure (psi):	<u>105 max</u>	<u>103 max</u>	<u>103 max</u>
Residual Pressure (psi):	<u>76</u>	<u>73</u>	<u>73</u>
Flow at 20 psi (gpm):	<u>2500</u>	<u>2500</u>	<u>2500</u>

Project Site Address:
1546 Argyle Ave

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. W20170411022

3- 4x4DFH'S FLOWING SIMULTANEOUSLY FOR 7500 gpm @ 20 psi.

Water Purveyor: Los Angeles Department of Water & Power

Date: 4/17/2017

Signature: [Signature]

Title: CIVIL ASSOCIATE ENGINEER

Requests must be made by submitting this completed application, along with a \$215.00 check payable to:

"Los Angeles Department of Water and Power", and mailed to:

Los Angeles Department of Water and Power

Distribution Engineering Section - Water

Attn: Business Arrangements

P.O. Box 51111 - Room 1425

Los Angeles, CA 90051-5700

148-189 W

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

EXHIBIT 9 – WATER WILL SERVE LETTER

ERIC GARCETTI
Mayor

Commission
MEL LEVINE, *President*
WILLIAM W. FUNDERBURK JR., *Vice President*
JILL BANKS BARAD
MICHAEL F. FLEMING
CHRISTINA E. NOONAN
BARBARA E. MOSCHOS, *Secretary*

DAVID H. WRIGHT
General Manager

October 14, 2016

Map No. 148-189

Ms. Alexandra Negi
Kimley-Horn and Associates, Inc
660 South Figueroa Street, Suite 1040
Los Angeles, California 90017

Dear Ms. Negi:

Subject: Water Availability - Will Serve
1546 Argyle Avenue
(APN: 5546-026-022 Lot LT1, Tract TR 20300)

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

Should you require additional information, please contact Mr. Danny Ly at (213) 367-1311. Correspondence may be addressed to:

LADWP
Water Business Arrangements
Attention: Mr. Danny Ly
P.O. Box 51111, Room 1425
Los Angeles, California 90051-5700

Sincerely,



Hugo A. Torres
Manager-Business Arrangements
Water Distribution Engineering

DL:ak
c: Mr. Danny Ly