



**CRENSHAW CROSSING
3606 W EXPOSITION BLVD. LOS ANGELES, CA 90016
3630 S CRENSHAW BLVD. LOS ANGELES, CA 90016**

**UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY
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PREPARED BY:

KPFF Consulting Engineers
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

Table of Contents

Appendix	iii
1. INTRODUCTION.....	4
1.1. PROJECT DESCRIPTION.....	4
1.2. SCOPE OF WORK	5
2. REGULATORY FRAMEWORK.....	5
2.1. WATER.....	5
2.2. WASTEWATER.....	6
2.3. ENERGY	8
3. ENVIRONMENTAL SETTING.....	10
3.1. WATER.....	10
3.2. WASTEWATER.....	12
3.3. ENERGY	13
4. SIGNIFICANCE THRESHOLDS.....	15
4.1. WATER.....	15
4.2. WASTEWATER.....	16
4.3. ENERGY	16
5. METHODOLOGY	18
5.1. WATER.....	18
5.2. WASTEWATER.....	19
5.3. ENERGY	20
6. PROJECT IMPACTS	20
6.1. CONSTRUCTION	20
6.1.1. WATER	20
6.1.2. WASTEWATER	21
6.1.3. ENERGY	21
6.2. OPERATION	22
6.2.1. WATER	22
6.2.2. WASTEWATER	24
6.2.3. ENERGY	27
6.3. CUMULATIVE IMPACTS	30
6.3.1 WATER	30
6.3.2 WASTEWATER	31
6.3.3 ENERGY	32

7. LEVEL OF SIGNIFICANCE	34
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Appendix

Exhibit 1- LADWP “Service Advisory Report” (SAR) Results

Exhibit 2- City of Los Angeles “Sewer Capacity Availability Request” (SCAR) Results

Exhibit 3- City of Los Angeles Sewer Will Serve Letter

Exhibit 4- LADWP “Information of Fire Flow Availability Request” (IFFAR) Results

Exhibit 5- LADWP Approved Power Will-Serve Letter

Exhibit 6- SoCal Gas Approved Will-Serve Letter

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Crenshaw Crossing mixed-use project (Project) is proposed at 3510 and 3606 W. Exposition Boulevard, 3630 and 3642 S. Crenshaw Boulevard, and 3501 and 3505 W. Obama Boulevard (Project Site) in the City of Los Angeles.

The Project Site includes property owned by the County of Los Angeles (County) on the southwest corner of the intersection of Crenshaw Boulevard and Lower Exposition Boulevard (West Site) and property owned by the Los Angeles County Metropolitan Transportation Authority (Metro) on the southeast corner of this intersection (East Site). In addition to the six parcels owned by the County and Metro, the Project Site is also made up of portions of the public right-of-way along Lower Exposition Boulevard directly north of the East and West Sites and a portion of Bronson Avenue that are to be merged as part of the Project into the Project Site (Merger Area, individually; or Merger Areas, collectively). The Project Site is generally bound by the Metro Expo Line right-of-way to the north, W. Obama Boulevard to the south, S. Victoria Avenue to the west, and S. Bronson Avenue to the east, with Crenshaw Boulevard located between the West and East Sites. The West Site includes one parcel and a portion of the Merger Area of Lower Exposition Boulevard. The East Site includes five parcels and portions of the Merger Area of Lower Exposition Boulevard and Bronson Avenue.

The West Site contains a one-story administrative office building formerly occupied by the County Probation Department, and its associated surface parking lot. The East Site is a vacant block being used by Metro for construction staging of the Crenshaw/LAX Transit Project currently under construction along Crenshaw Boulevard. Development of the Project Site with the proposed mixed-use project is part of the Metro and County's Expo/Crenshaw Station Joint Development Program.

One eight-story, mixed-use building is proposed on each of the West and East Sites. Commercial and community uses would be located on the ground floors of the proposed buildings fronting the Metro Expo Line, Crenshaw Boulevard, and Obama Boulevard with several pedestrian access points on all three frontages. Residential uses would be located above the commercial uses on floors four (4) through eight (8) on the West Site and on floors three (3) through eight (8) on the East Site. The building on the West Site would include a low-rise, three-story residential portion along Victoria Avenue designed

to complement the scale of existing residential development across Victoria Avenue and allow for a transition to the Project's higher density and commercial uses towards Crenshaw Boulevard.

Parking garages will be provided on the West and East Sites to provide parking for the residential and commercial uses proposed on each site. The parking garage on the West Site includes ground level and three (3) above-grade levels. The parking garage on the East Site includes ground level and three (3) above-grade levels and one (1) below grade level.

Construction of the Project would include demolition of the existing administrative building, parking lot, and other site improvements on the West Site and construction of the new buildings on both sites.

1.2. SCOPE OF WORK

This report provides a description of the existing infrastructure and analyzes the Project's potential impact 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:

- California Code of Regulations (CCR), 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 (CALGreen), 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).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.

- 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.

As this Project is a mixed-use development that meets item 7 above, a WSA will be required for this Project.

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 January 2019, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water 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 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

¹ City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

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

2.3.1. 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. The 2017 SLTRP re-examines and expands its analysis on the 2016 IRP recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

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. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, 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.

The 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 to be completed for the ongoing rate action for the 2018/19 fiscal year and beyond, 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 LADWP's 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.

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.

⁴ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. This year's SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

2.3.2. NATURAL GAS

The *2018 California Gas Report*⁵ presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of .5 percent per year from 2018 to 2035. The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in all other market segments: residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 1.4 percent. Demand in the commercial and industrial markets are expected to decline at an annual rate of 0.2 percent. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power.

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. Last, the Energy Efficiency Act (AB 793) is

⁵ California Gas and Electric Utilities, 2018 California Gas Report, 2018.

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.⁶

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 2030.⁷

3. ENVIRONMENTAL SETTING

SITE A

The Project Site A is currently bounded by West Exposition Boulevard, Crenshaw Boulevard, Obama Boulevard, and South Victoria Avenue. The total site area for Site A is approximately 84,251-sq.ft. (1.9-acres). Site A is adjacent to a Shell gas station in the southeast corner. Over half of Site A is a paved asphalt parking lot, a one-story brick building covers the northwest portion.

SITE B

The Project Site B is currently bounded by West Exposition Boulevard, Crenshaw Boulevard, Obama Boulevard, and South Bronson Avenue. The total site area for Site B is approximately 98,188-sq.ft. (2.25-acres). Site B is an open semi-paved lot, currently being used for construction and storage purposes.

The Project is in conjunction with the Metro construction of the new Expo/Crenshaw stop. To the northeast corner of the Project Site B, across Exposition Boulevard, is the light rail Expo/Crenshaw station part of the Los Angeles County Rail system.

3.1. WATER

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

3.1.1. REGIONAL

Primary sources of water for the LADWP service area are the Los Angeles Aqueducts (LAA), State Water Project (supplied by MWD) and local groundwater. The Los Angeles Aqueduct has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the Los Angeles Aqueduct 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

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

⁷ C.A. Legislative Assembly, SB 32, 2015-2016.

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.⁸

3.1.2. LOCAL

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by LADWP, there is a 24-inch water main in Crenshaw Boulevard, a 8-inch water main in Exposition Boulevard. There two water lines branching off of the 24-inch in Obama Boulevard: a 12-inch continuing west and a 8-inch continuing east. The Project, Site A and B will consist of connections to Crenshaw Boulevard to serve the proposed buildings.

SITE A

Site A consists of approximately three-fourths of the city block, with an existing one-story brick building in the northeast corner and an existing asphalt paved parking lot to the west. The total area of Site A is approximately 84,251-sq.ft. (1.9-arces). Existing water consumption estimates have been prepared based on 120 percent of the City of LA Bureau of Sanitation sewerage generation factors, shown below in Table 1.

Table 1 – Site A Estimated Existing Water Consumption

Building Use	Sewage Generation (GPD)	Units	Quantity	Total Generation (GPD)
ONE-STORY BUILDING^(a)	120	KGSF	19.9	2,388
Total Estimated Existing Wastewater Consumption				2,388
(a) One-Story Building – Public Administration.				

SITE B

Site B consist of an open semi-paved parking lot and storage area covering the whole city block, currently being used for construction. The approximate area of Site B is 98,188-sq.ft. (2.25-acres). There is currently no significant demand or generation for wet utilities.

There are no known existing fire department connections or sprinklers within the property line. It is expected that new connections will be installed to meet all Fire Department and Department of Building and Safety regulations to serve the proposed building. There are four additional fire hydrants in the greater vicinity of the Project Site.

⁸ LADWP, 2015 Urban Water Management Plan, October 2016.

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 550 million gallons per day (mgd) and the existing average daily flow for the system is approximately 300 mgd.⁹

3.2.2. LOCAL

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

SITE A

The sanitary sewer connections to the proposed buildings on Site A will come from an existing 15-inch sewer line in Crenshaw Boulevard. Based on LA Bureau of Engineering's online Navigate LA database, the above mentioned sewer line in Crenshaw Blvd. has a capacity of 2.39935 cfs (1.55 MGD).¹⁰

Site A consists of approximately three-fourths of the city block, with an existing one-story brick building in the northeast corner and an existing asphalt paved parking lot to the west. The total area of Site A is approximately 84,251-sq.ft. (1.9-acres). In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the existing uses, shown below in Table 2.

Table 2 – Site A Estimated Existing Wastewater Generation

Building Use	Sewage Generation (GPD)	Units	Quantity	Total Generation (GPD)
ONE-STORY BUILDING^(a)	100	KGSF	19.9	1,990
Total Estimated Existing Wastewater Generation				1,990
(a) One-Story Building – Public Administration.				

⁹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2017.

¹⁰ <http://navigatela.lacity.org/navigatela/> Accessed August 21, 2019

SITE B

The sanitary sewer connections to the proposed buildings on Site B will connect to the 8-inch sanitary sewer line in Crenshaw Boulevard. Based on LA Bureau of Engineering's online Navigate LA database, the above mentioned sewer line in Crenshaw Blvd. has a capacity of 0.70968 cfs (0.46 MGD).¹⁰

Site B is an open semi-paved parking lot and storage area coving the whole city block, currently being used for construction. The approximate area of Site B is 98,188-sq.ft. (2.25-acres). There is currently no significant demand or generation for wet utilities.

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

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 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.4 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 7,460 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 6,800 miles of overhead distribution lines and 3,597 miles of underground distribution cables.¹¹

3.3.1.2. LOCAL

Based on available substructure maps from the City of LA Bureau of Engineering's online NavigateLA substructure maps, it appears that the Project Site receives electric power service from Los Angeles Department of Water and Power (LADWP) via - underground conduits in Crenshaw Blvd.

Electricity demand estimates have been prepared based on the existing building program and are summarized in Tables 3.1 and 3.2 below.

¹¹ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

Table 3.1 – Site A Estimated Existing Electricity Demand

Connection To:	Facility	Electricity Demand ^(a) (kWhr/yr) ^(b)
Existing Project Site	Parking Lot	12,950
	One-Story Building ^(c)	259,800
Total Existing Electricity Demand for Project Site		272,750
(a) The average estimated load based on estimates from CalEEMod.		
(b) 1 kW (kilowatt = 1,000 Watts)		
(c) One-Story Building- Existing LA County Probation Department		

Table 3.2 – Site B Estimated Existing Electricity Demand

Connection To:	Facility	Electricity Demand ^(a) (kWhr/yr) ^(b)
Existing Project Site	Open Semi-Paved Lot ^(c)	0
Total Existing Electricity Demand for Project Site		0
(a) The average estimated load based on estimates from CalEEMod.		
(b) 1 kW (kilowatt = 1,000 Watts)		
(c) Open Paved Lot- Current Construction Site used by Metro		

3.3.2. NATURAL GAS

SoCal Gas is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

Table 3.1 – Site A Estimated Existing Natural Gas Demand

Connection To:	Facility	Electricity Demand ^(a) (cf/yr) ^(b)
Existing Project Site	Parking Lot	0
	One-Story Building ^(c)	204,118
Total Existing Electricity Demand for Project Site		204,118
(a) The average estimated load based on estimates from CalEEMod.		
(b) Natural gas CF.		
(c) One-Story Building- Existing LA County Probation Department		

3.3.2.1. REGIONAL

Southern California Gas Company (SoCal Gas) is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCal Gas is a gas-only utility and, in addition to serving the residential,

commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCal Gas' natural gas system is the nation's largest natural gas distribution utility, and serves a 20,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.¹²

3.3.2.2. LOCAL

Based on substructure maps provided by the City's Navigate LA database, it appears that an existing 8" SCG and 8" SCG gas service connection is in Exposition Boulevard along the project frontage. Southern California Gas Company (SoCal Gas) services in Crenshaw Blvd. consist of a 16-inch SCG line.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) provides a set of sample questions that address impacts with regard to water supply. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering the following factors:

- 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 the project completion; and

¹² California Gas and Electric Utilities, 2018 California Gas Report, 2018.

- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

4.2. WASTEWATER

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?
- 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?

In the context of the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant wastewater impact if:

- The project would cause a measureable 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.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

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.

Appendix G of the CEQA Guidelines has the following questions:

- Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction.
- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

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.

Based on these factors, the Project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing 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 Project information, and utilizes 120 percent 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 4 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) for Crenshaw Crossing.

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 envisioning 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 Exhibits 2 and 3 for the SCAR prepared for the Project, which contains the results of the BOS preliminary analysis as well as a Service Information letter providing additional context and evaluation.

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. Will-serve letters from LADWP and SoCal Gas (Exhibits 5 and 6) 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 IMPACTS

6.1. CONSTRUCTION

6.1.1. 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 will be less than the existing water consumption at the Project Site, 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 also require construction of new, on-site water distribution lines to serve 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. Therefore, Project impacts on water associated with construction activities would be less than significant.

6.1.2. 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.

6.1.3. 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, SoCal Gas, 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.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. 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 1 and Exhibit 4 for the results of the SAR and IFFAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

6.2.1.2. FIRE WATER DEMAND

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project Site A and B, fall within the high density residential category, which has a required fire flow of 4,000 gallons per minute (gpm) from four adjacent hydrants on each site flowing simultaneously with a residual pressure of 20 pounds per square inch. This translates to a required flow of 1,000 gpm for each hydrant.

Two IFFARs were submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. It was determined by LADWP that four hydrants flowing simultaneously with a combined total of 6,000 gpm is required to serve the project. LADWP has determined the existing fire hydrants surrounding the site are sufficient and stamped the IFFARs on August 7, 2019 (see Exhibit 4).

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 sprinkled building would be 1,250 gpm. As noted, an SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. Based upon the SAR results, the existing infrastructure is sufficient to meet the demands of the project. The Project's fire flow impacts to water infrastructure would be less than significant.

6.2.1.3. DOMESTIC WATER DEMAND

Water consumption estimates have been prepared based on 120 percent of the City of LA Bureau of Sanitation sewerage generation factors for commercial categories and are summarized in Tables 5.1 and 5.2 below. As mentioned, the existing infrastructure is sufficient to meet the water demand of the Project approximately 80,213 gallons per day (GPD).

Table 5.1 – Site A Estimated Proposed Water Consumption

Building Use	Sewage Generation (GPD) ^(a)	Units	Quantity	Total Consumption (GPD)
BACHELOR APT	90	DU	78	7,020
1 BDR APT	132	DU	93	12,276
2 BDR APT	180	DU	54	9,720
RECREATION ROOM^(b)	120	KGSF	2.7	324
RESTAURANT^(c)	36	SEAT	467	16,812
SELF STORAGE^(d)	36	KGSF	0.5	18
COMMUNITY CENTER^(e)	3.6	OCP ^(f)	133	479
Total Estimated Proposed Water Consumption				46,649
Existing Total Water Consumption				2,388
Net Increase in Water Consumption at Project Site A Due to the Project				44,261
(a) The average daily flow based on 120% of City of Los Angeles sewerage generation factors.				
(b) Recreation Room – Residential gym facilities.				
(c) 60% of total area, 15 sf / seat is used to determine seat count.				

- (d) Self Storage – Bike Storage.
(e) Community Center – Community tenant and Community Room. 80% of total area, 15 st/occupant used to determine occupant count.
(f) OCP – Occupant.

Table 5.2 – Site B Estimated Proposed Water Consumption

Building Use	Sewage Generation (GPD) ^(a)	Units	Quantity	Total Consumption (GPD)
BACHELOR APT	90	DU	64	5,760
1 BDR APT	132	DU	100	13,200
2 BDR APT	180	DU	12	2,160
RECREATION ROOM^(b)	120	KGSF	2.9	348
GROCERY^(c)	120	KGSF	22	1,320
RESTAURANT^(d)	36	SEAT	282	10,152
RETAIL	30	KGSF	0.8	24
SWIMMING POOL^(e)	19,150	-	1	19,150
Total Estimated Proposed Water Consumption				52,714
Existing Total Water Consumption				0
Net Increase in Water Consumption at Project Site B Due to the Project				52,714

(a) The average daily flow based on 120% of City of Los Angeles sewerage generation factors.
(b) Recreation Room – Residential gym facilities.
(c) Grocery – Market: Retail.
(d) 60% of total restaurant area, 15 sf / seat is used to determine seat count.
(e) This number is based on the assumption that, in case of emergency, the total pool volume will be emptied into the existing sewer system in a 24-hr period.

6.2.2. WASTEWATER

6.2.2.1. SEWER GENERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the total Project will generate approximately 65,955 gallons per day (gpd) of wastewater. Wastewater generation estimates have been prepared based on the City of LA Bureau of Sanitation sewerage generation factors for residential and commercial categories, and are summarized in Table 6.1 and Table 6.2 below.

Table 6.1 – Site A Estimated Proposed Wastewater Generation

Building Use	Sewage Generation (GPD)	Units	Quantity	Total Generation (GPD)
BACHELOR APT	75	DU	78	5,850
1 BDR APT	110	DU	93	10,230
2 BDR APT	150	DU	54	8,100
RECREATION ROOM^(a)	100	KGSF	2.7	270
RESTAURANT^(b)	30	SEAT	467	14,010
SELF STORAGE^(c)	30	KGSF	0.5	15
COMMUNITY CENTER^(d)	3	OCP ^(e)	133	400
Total Estimated Proposed Wastewater Generation				38,875
Existing Total Wastewater Generation				1,990
Net Increase in Wastewater Generation at Project Site A Due to the Project				36,885

(a) Recreation Room – Residential gym facilities
(b) 60% of total restaurant area, 15 sf / seat is used to determine seat count.
(c) Self Storage – Bike Storage
(d) Community Center – Community Tenant and Community Room. 80% of total area, 15 sf / occupant used to determine occupant count.
(e) OCP – Occupant.

Table 6.2 – Site B Estimated Proposed Wastewater Generation

Building Use	Sewage Generation (GPD)	Units	Quantity	Total Generation (GPD)
BACHELOR APT	75	DU	64	4,800
1 BDR APT	110	DU	100	11,000
2 BDR APT	150	DU	12	1,800
RECREATION ROOM^(a)	100	KGSF	2.9	290
GROCERY^(b)	100	KGSF	22	2,200
RESTAURANT^(c)	30	SEAT	282	8,460
RETAIL	25	KGSF	0.8	20
SWIMMING POOL	19,150	-	1	19,150
Total Estimated Proposed Wastewater Generation				48,220
Existing Total Wastewater Generation				0
Net Increase in Wastewater Generation at Project Site B Due to the Project				48,220

(a) Recreation Room – Residential gym facilities
(b) Grocery – Market: Retail
(c) 60% of total restaurant area, 15 sf / seat is used to determine seat count.

-
- (d) **This number is based on the assumption that, in case of emergency, the total pool volume will be emptied into the existing sewer system in a 24-hr period.**
-

The Bureau of Sanitation has analyzed the proposed Project demands in conjunction with existing conditions and forecasted growth. Two SCARs were approved for a total of 75,570 gpd confirming the existing public infrastructure can accommodate the Project. See Exhibit 2 for the approved SCAR's.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).¹³ The Project's total proposed wastewater generation is approximately 0.06 mgd. This is equal to far less than one percent of the Hyperion Treatment Plant's capacity where the Project's wastewater would be treated. Consequently, impacts on wastewater treatment capacity are less than significant.

SITE A

As stated above, the existing capacity of the 15-inch sewer line along Crenshaw Boulevard is 2.39935 cfs (1.55MGD)¹⁰. The Project's Site A sewage generation is approximately 38,875 gpd, which represents 2.51% of the existing pipe's capacity. Due to this fact, and the approved SCAR, impacts on wastewater infrastructure would be less than significant.

SITE B

As stated above, the existing capacity of the 8-inch sewer line along Crenshaw Boulevard is 0.70968 cfs (0.46 MGD)¹⁰. The Project's Site B sewage generation is approximately 29,070 gpd, which represents 6.32% of the existing pipe's capacity. Due to this fact, and the approved SCAR, impacts on wastewater infrastructure would be less than significant.

¹³ 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=oep8lwkl_d4&_afLoop=28344654751341747#!, accessed August 27, 2019.

¹⁰ <http://navigatela.lacity.org/navigatela/> Accessed August 21, 2019

6.2.3. ENERGY

6.2.3.1. ELECTRICITY

The Project will increase the demand for electricity resources. Based on analysis performed using CalEEMod software, the estimated projected electrical loads are provided in Tables 7.1 and 7.2 below.

Table 7.1 – Site A Estimated Proposed Electrical Demand

Connection To:	Facility	Quantity	Electricity Demand^(a) (kWhr/yr)^(b)
Proposed Project Site	Residential ^(c)	239 DU	946,459
	Recreational ^(d)	5,200 SF	57,720
	Restaurant ^(e)	8,000 SF	353,120
Total Proposed Electricity Demand for Project Site			1,357,299
Existing Total Electricity Demand for Project Site			272,750
Net Increase in Electricity Demand for Project Site A Due to the Project			1,084,549
(a) The average projected load based on estimates from CalEEMod.			
(b) 1 kW (kilowatt) = 1,000 Watts.			
(c) All residential units classified as “Apartments Mid Rise” - Calculating for more units.			
(d) Recreational space classified as “Health Club” - Encompassing both Community Center and Recreation Room.			
(e) Restaurant space classified as “High Turnover (Sit Down Restaurant)”			

Table 7.2 – Site B Estimated Proposed Electrical Demand

Connection To:	Facility	Quantity	Electricity Demand^(a) (kWhr/yr)^(b)
Proposed Project Site	Residential ^(c)	176 DU	696,974
	Retail ^(d)	800 SF	10,800
	Retail ^(e)	22,000 SF	821,260
	Restaurant ^(f)	7,000 SF	308,980
	Recreational ^(g)	2,900 SF	32,190
Total Proposed Electricity Demand for Project Site			1,870,204
Existing Total Electricity Demand for Project Site			0
Net Increase in Electricity Demand for Project Site B Due to the Project			1,870,204
(a) The average projected load based on estimates from CalEEMod.			
(b) 1 kW (kilowatt) = 1,000 Watts.			
(c) All residential units classified as “Apartments Mid Rise”			
(d) Retail space classified as “Strip Mall”			
(e) Retail space classified as “Supermarket”			
(f) Restaurant space classified as “High Turnover (Sit Down Restaurant)”			
(g) Recreational space classified as “Health Club”- Recreational Room			

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 5), impacts related to electrical services would be less than significant.

6.2.3.2. NATURAL GAS.

The Project will increase the demand for natural gas resources. Based on analysis the estimated projected natural gas loads are provided in Table 8.1 and Table 8.2 below.

Table 8.1 – Site A Estimated Proposed Natural Gas Demand

Connection To:	Facility	Quantity	Electricity Demand^(a) (cf/yr)^(b)
Proposed Project Site	Residential ^(c)	239 DU	2,159,657
	Recreational ^(d)	5,200 SF	92,275
	Restaurant ^(e)	8,000 SF	1,809,882
Total Proposed Natural Gas Demand for Project Site			4,061,814
Existing Total Natural Gas Demand for Project Site			204,118
Net Increase in Natural Gas Demand for Project Site A Due to the Project			3,857,696
(a) The average projected load based on estimates from CalEEMod.			
(b) Natural gas CF.			
(c) All residential units classified as “Apartments Mid Rise” - Calculating for more units.			
(d) Recreational space classified as “Health Club” – Encompassing both Community Center and Recreation Room.			
(e) Restaurant space classified as “High Turnover (Sit Down Restaurant)”			

Table 8.2 – Site B Estimated Proposed Natural Gas Demand

Connection To:	Facility	Quantity	Natural Gas Demand^(a) (cf/yr)^(b)
Proposed Project Site	Residential ^(c)	176 DU	1,590,372
	Retail ^(d)	800 SF	1,286
	Retail ^(e)	22,000 SF	476,019
	Restaurant ^(f)	7,000 SF	1,583,647
	Recreational ^(g)	2,900 SF	51,460
Total Proposed Natural Gas Demand for Project Site			3,702,784
Existing Total Natural Gas Demand for Project Site			0
Net Increase in Natural Gas Demand for Project Site B Due to the Project			3,702,784
(a) The average projected load based on estimates from CalEEMod. (b) Natural gas CF. (c) All residential units classified as “Apartments Mid Rise” (d) Retail space classified as “Strip Mall” (e) Commercial space classified as “Supermarket” (f) Restaurant space classified as “High Turnover (Sit Down Restaurant)” (g) Recreational space classified as “Health Club” – Recreational Room			

A will serve letter was sent to the SoCal Gas to confirm there is sufficient capacity to serve the Project. Based on the response from SoCal Gas (see Exhibit 6), available capacity to serve the project exists. As such, impacts related to gas would be less than significant.

6.3. CUMULATIVE IMPACTS

6.3.1 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.

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 future growth. Therefore, cumulative impacts on water supply would be less than significant.

6.3.2 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 Sewer Capacity Availability Request to the Bureau of Sanitation as part of the related project's development review. Impact determination will be provided following the completion of the SCAR 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.

Wastewater generated by the Proposed Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from the Bureau of Sanitation, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd) and the existing average daily flow for the system is approximately 300 mgd.¹⁴ The estimated wastewater generation of the Proposed Project (65,955 gpd) is less than the available capacity in the system and roughly 0.022% of the allotted annual wastewater flow increase for the Hyperion Treatment Plant. It is expected that the related projects

¹⁴ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015.

would also be required to adhere to the Bureau of Sanitation's annual wastewater flow increase allotment.

Based on these forecasts the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the City Bureau of Sanitation's analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Proposed Project. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities.

6.3.3 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. Similarly, transportation energy use is the City of Los Angeles. Growth within these collective areas 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 total energy sales in the 2021-2022 fiscal year (the project buildout year) will be 2,965 gigawatt-hours (GWh) of electricity.¹⁵ Based on the Project's estimated net new electrical consumption of 2.9 GWh/year, the project would account for approximately 0.09 % of LADWP's projected sales for the Project's build-out year. 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 2015 Power Integrated 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

¹⁵ LADWP, 2015 Power Integrated Resource Plan, Appendix A, Table A-1.

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.

Buildout of the Project and related projects in SoCal Gas' service area is expected to increase natural gas consumption during project construction and operation and, thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2018 California Gas Report, the California Energy Commission estimates natural gas consumption within SoCal Gas' planning area will be approximately 3,775 million cubic feet/day in 2022.¹⁶ The Project would account for approximately 0.2 percent of the 2022 forecasted consumption in SoCal Gas's planning area. SoCal Gas' forecasts consider projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project 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 natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCal Gas occur as needed. It is expected that SoCal Gas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

¹⁶ California Gas and Electric Utilities, 2018 California Gas Report, p. 102.

7. LEVEL OF SIGNIFICANCE

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

EXHIBITS

EXHIBIT 1

EXHIBIT 2

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.

Job Address: **3606 W Exposition Blvd** Sanitation Scar ID: **64-4780-0819**
Date Submitted: **08/07/2019** Request Will Serve Letter? **Yes**
BOE District: **Central District**
Applicant: **Ike Bottita, KPFF**
Address: **700 S FLOWER ST, #2100** City: **LOS ANGELES**
State: **CA** Zip: **90017**
Phone: **213-418-0201** Fax:
Email: **ike.bottita@kpff.com** BPA No. **Pending**
S-Map: **536** Wye Map: **4988-1**

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Crenshaw Blvd	53601122	53601136	15	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	83	6,225
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	101	11,110
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	55	8,250
4	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	467	14,010
5	STORAGE: SELF STORAGE BLDG.	30	KGSF	500	15
6	HEALTH CLUB/SPA *10	650	KGSF	2,500	1,625

Proposed Total Flow (gpd): **41,235**

Remarks **1] Approved for the maximum allowable capacity of 41,235 GPD (28.64 gpm). 2] IWP required.**

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

Date Processed: **08/22/2019** Expires On: **02/18/2020**

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Gregory Cole**
on **08/20/2019**

Submitted by: **AVALYN KAMACHI**
Bureau of Engineering
Central District
Phone: 213-482-7030

Fees Collected **Yes** SCAR FEE (W:37 / QC:704) **\$1,430.00**
Date Collected **08/20/2019** SCAR Status: **Completed**

Scar Request Number: 3069

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.

Job Address:	3630 S Crenshaw Blvd	Sanitation Scar ID:	64-4779-0819
Date Submitted	08/07/2019	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Ike Bottita, KPFF		
Address:	700 S FLOWER ST, #2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-418-0201	Fax:	
Email:	ike.bottita@kpff.com	BPA No.	Pending
S-Map:	536	Wye Map:	4988-1

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	Crenshaw Blvd	53601123	53601138	8	100.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	RESIDENTIAL: APT - BACHELOR	75	DU	57	4,275
2	RESIDENTIAL: APT - 1 BDRM. *6	110	DU	102	11,220
3	RESIDENTIAL: APT - 2 BDRMS *6	150	DU	12	1,800
4	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	533	15,990
5	RETAIL AREA (LESS THAN 100,000 SF)	25	KGSF	22,000	550
6	SWIMMING POOL (COMMERCIAL WITH BACKWASH FILTERS)		GPD	500	500

Proposed Total Flow (gpd): 34,335

Remarks 1] Approved for maximum allowable capacity of 34,335 GPD (23.84 gpm). 2] IWMD permit is required.

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

Date Processed: **08/21/2019** Expires On: **02/17/2020**

Processed by:	Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Ricardo Avendano on 08/21/2019	Submitted by:	AVALYN KAMACHI Bureau of Engineering Central District Phone: 213-482-7030
---------------	--	---------------	--

Fees Collected **Yes** SCAR FEE (W:37 / QC:704) **\$1,430.00**

Scar Request Number: 3068

EXHIBIT 3

**BOARD OF PUBLIC WORKS
MEMBERS**

KEVIN JAMES
PRESIDENT

CECILIA CABELLO
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

AURA GARCIA
COMMISSIONER

JESSICA CALOZA
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

08/22/2019

IKE BOTTITA, KPFF
700 S FLOWER ST, #2100
LOS ANGELES, CA, 90017

Dear Ike Bottita, KPFF,

SEWER AVAILABILITY: 3606 W Exposition Blvd

The Bureau of Sanitation has reviewed your request of 08/07/2019 for sewer availability at **3606 W EXPOSITION BLVD**. Based on their analysis, it has been determined on 08/22/2019 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

AVALYN KAMACHI
CIVIL ENGINEERING ASSOCIATE III
Central District, Bureau of Engineering

**BOARD OF PUBLIC WORKS
MEMBERS**

KEVIN JAMES
PRESIDENT

CECILIA CABELLO
VICE PRESIDENT

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PRESIDENT PRO TEMPORE

AURA GARCIA
COMMISSIONER

JESSICA CALOZA
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

08/21/2019

IKE BOTTITA, KPFF
700 S FLOWER ST, #2100
LOS ANGELES, CA, 90017

Dear Ike Bottita, KPFF,

SEWER AVAILABILITY: 3630 S Crenshaw Blvd

The Bureau of Sanitation has reviewed your request of 08/07/2019 for sewer availability at **3630 S CRENSHAW BLVD**. Based on their analysis, it has been determined on 08/21/2019 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

AVALYN KAMACHI
CIVIL ENGINEERING ASSOCIATE III
Central District, Bureau of Engineering

EXHIBIT 4



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map

No.: 120-186

LAFD Fire Flow Requirement: 4,000 GPM from 4 hydrants flowing simultaneously

LAFD Signature: _____

Date Signed: _____

Applicant: Ike Bottita
 Company Name: KPFF Consulting Engineers
 Address: 700 S Flower Street
 Telephone: 213-418-0201
 Email Address: ike.bottita@kpff.com

	F- 40677	F-39032 ✓	F- 39031 ✓	F- 40676 ✓
Location:	SW Corner of Exposition Blvd and Crenshaw Blvd	SW Corner of Exposition Blvd and South Victoria Ave	SW Corner of Obama Blvd and South Victoria Ave	SW Corner of Obama Blvd and Crenshaw Blvd
Distance from Nearest Pipe Location (feet):	Aprox. 10 ft	Aprox. 10 ft	Aprox. 10 ft	Aprox. 10 ft
Hydrant Size:	2 1/2 x 4D	2 1/2 S	2 1/2 x 4D	4D
Water Main Size (in):	8	6	6	12
Static Pressure (psi):	105	104	104	104
Residual Pressure (psi):	100	96	99	100
Flow at 20 psi (gpm):	1500	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

ECMR No. 120190807016

Four Fire Hydrants Flowing Simultaneously
With a Combined Total of 6000 GPM.

Water Purveyor: Los Angeles Department of Water & Power

Date: 8/13/19

Signature: _____

Title: CE ASSOCIATE

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

CYNTHIA TAYLOR

AUG 07 2019

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



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map

No.: 120-186

LAFD Fire Flow Requirement: 4,000 GPM from 4 hydrants flowing simultaneously

LAFD Signature: _____

Date Signed: _____

Applicant: Ike Bottita
 Company Name: KPFF Consulting Engineers
 Address: 700 S Flower Street
 Telephone: 213-418-0201
 Email Address: ike.bottita@kpff.com

	F- 40677 ✓	F-39474 ✓	F- 440406 ✓	F- 39476 ✓
Location:	SW Corner of Exposition Blvd and Crenshaw Blvd	N Side of Obama Blvd between Bronson Ave and Crenshaw Blvd	NE Corner of Obama Blvd and Bronson Ave	NE Corner of Bronson Ave and Exposition PI
Distance from Nearest Pipe Location (feet):	Aprox. 10 ft	Aprox. 20 ft	Aprox. 10 ft	Aprox. 25 ft
Hydrant Size:	2 1/2 x 4D	2 1/2 x 4D	2 1/2 x 4D	2 1/2 x 4D
Water Main Size (in):	8	8	8	6
Static Pressure (psi):	109	104	104	104
Residual Pressure (psi):	102	95	90	87
Flow at 20 psi (gpm):	1800	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks:

Four Hydrants Flowing Simultaneously with a combined total of 6000 GPM

ECMR No. W20190807018
W20190807013

Water Purveyor: Los Angeles Department of Water & Power

Date: 8/13/19

Signature: _____

Title: CE ASSOCIATE

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

CYNTHIA TAYLOR
 AUG 07 2019

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

EXHIBIT 5



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners

Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Christina E. Noonan

Susana Reyes

Susan A. Rodriguez, Secretary

Martin L. Adams, Interim General Manager and Chief Engineer

September 4, 2019

Mr. David McGraw, Project Manager
Kpff Consulting Engineers
700 S. Flower Street, Suite 2100
Los Angeles, CA 90071

Subject: Crenshaw Crossing Project Site A
3606 W. Exposition Blvd.

Dear Mr. McGraw:

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 taken into account in the planned growth of the City's power system.

If you have any questions regarding this matter, please contact me at (213) 367-2440.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Linh Doan', is written over a light blue horizontal line.

T. LINH DOAN
Engineer of Customer Station Design

TLD:sl

C/enc:

ENGR: Mr. T. Linh Doan
Mr. Hector Perez

FileNet



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners

Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Christina E. Noonan

Susana Reyes

Susan A. Rodriguez, Secretary

Martin L. Adams, Interim General Manager and Chief Engineer

September 4, 2019

Mr. David McGraw, Project Manager
Kpff Consulting Engineers
700 S. Flower Street, Suite 2100
Los Angeles, CA 90071

Subject: Crenshaw Crossing Project Site B
3630 Crenshaw Blvd.

Dear Mr. McGraw:

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 taken into account in the planned growth of the City's power system.

If you have any questions regarding this matter, please contact me at (213) 367-2440.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Linh Doan', is written over a horizontal line.

T. LINH DOAN
Engineer of Customer Station Design

TLD:sl

C/enc:
ENGR: Mr. T. Linh Doan
FileNet

EXHIBIT 6



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

August 28, 2019

KPFF
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
Attn: Davia McGraw

Subject: Will Serve - 3606 Exposition Blvd, Los Angeles, CA 90016

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

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

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

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

Sincerely,

Oscar Mariscal

Oscar Mariscal
Pipeline Planning Assistant
SoCalGas-Compton HQ



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

August 28, 2019

KPFF
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
Attn: Davia McGraw

Subject: Will Serve - 3633 Crenshaw Blvd, Los Angeles, CA 90016

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

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

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

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

Sincerely,

Oscar Mariscal

Oscar Mariscal
Pipeline Planning Assistant
SoCalGas-Compton HQ