

# **Appendix E**

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## **Will Serve Letters**

### **Appendix E.1: LADWP Will Serve Letter**

November 9, 2021

Ms. Jennifer Johnson  
EcoTierra Consulting  
633 West 5<sup>th</sup> Street, 26<sup>th</sup> Floor  
Los Angeles, CA 90071

Dear Ms. Johnson:

Subject: Los Angeles Department of Water and Power  
Water and Electricity Connection Services Request  
6435 Wilshire Boulevard Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated September 30, 2021, requesting LADWP's ability to provide water and electric services for the 6435 Wilshire Boulevard Project (Project) (Thomas Brothers Map, Page 633, A2).

The Project is located at 6435 Wilshire Boulevard in the City of Los Angeles (the "Project Site"). The Project Site is approximately 17,713 square feet (0.40 acre) in size and is located in the Wilshire Community Plan Area of the City of Los Angeles (City). The Project Site is currently developed with a vacant commercial office building and associated parking. The Project would demolish the existing structure and construct a mixed-use eight story building, approximately 90' tall and containing 68 new apartment units. The Project will contain 87 vehicle parking spaces and 60 bicycle parking spaces.

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

If a Lead Agency determines that the proposed Project parameters (e.g., development details such as type, square footage, anticipated water demand, population increase,

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etc.) are such that they are subject to state law requiring a WSA, a separate request must be made in writing and sent to:

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

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

Below you will find some information about water needs.

### **Water Needs**

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

The following responses are provided regarding impacts to water service:

1. Please describe sizes, design capacities, and actual flows of existing water mains that would serve the Project Site and the surrounding area. Under which streets are these water mains located? If possible, please include a map depicting the potable water infrastructure (and gray water, if applicable) in the Project vicinity.
  - a. **The Project Site is served by following water main size: 8-inch CI pipes in Wilshire Boulevard as shown on the attached water service map 134-174.**
2. Are there any known existing water service problems/deficiencies in the Project area? If water service problems/deficiencies exist, how would they affect the Project, and how would you suggest those effects be mitigated by the Project developer?
  - a. **There are no known water service problems/deficiencies.**
3. What is the current average flow (daily, monthly, and/or yearly) at the designated water treatment plant? What is the maximum treatment capacity (daily, monthly,

and/or yearly) of this facility? Do plans exist for either immediate or future expansion of water supply facilities?

- a. **The average flow at the Los Angeles Aqueduct Filtration Plant (LAAFP) is 278 million gallons per day (averaged over Calendar Year 2016).**
  - b. **The maximum treatment capacity at the LAAFP is 600 million gallons per day.**
  - c. **LADWP does not have plans to expand the LAAFP at this time. In addition to the Los Angeles Aqueduct supplies, LADWP has other water supply sources including Metropolitan Water District, recycled water, and groundwater well supply.**
  - d. **LADWP does have plans to clean up groundwater contamination in the San Fernando basin. In addition, LADWP has an aggressive conservation program and recycled water use program.**
4. In order to predict the Project's future consumption of water, we propose to use the water consumption rates from the draft City CEQA Thresholds, 1998). Are these rates acceptable? If not please provide acceptable water consumption rates.
- a. **For estimating a project's indoor water demand, we use applicable sewer generation factors. Please refer to the current factors at the following link: <http://www.lacitysan.org/fmd/pdf/sfcfeerates.pdf> or contact LADWP's Water Resources' Development group for a copy of the factors.**
  - b. **For outdoor landscape water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>**
  - c. **If the proposed project scope includes cooling tower(s), consult a mechanical engineer to estimate the cooling water demand.**
  - d. **Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, to lower the net additional water demand for the proposed project.**

5. What is the current water supply service demand within the Project area?
  - a. **There are currently two services servicing 6435 Wilshire Boulevard, they are two-inch domestic and four-inch fire services.**
  
6. Do standard criteria exist for evaluating acceptable water supply service levels, and for assessing the significance of impacts to service levels imposed by implementation of the Project?
  - a. **LADWP works closely with the City's Department of City Planning to develop and update our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands for the City. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 25-year horizon. The City's water demand projection in the UWMP was developed based on the Regional Transportation Plan (RTP) demographic projection by the Southern California Association of Governments (SCAG).**
  - b. **See the following link to the 2020 UWMP:  
<http://www.ladwp.com/uwmp>**
  - c. **In general, projects that conform to the demographic projection from the RTP by SCAG and are currently located in the City's service area are considered to have been included in LADWP's water supply planning efforts; therefore, the projected water supplies would meet projected demands.**
  
7. What is considered an adequate level of service?
  - a. **Rule No. 2, Part 2-W, Section A from the "Rules Governing Water and Electric Service, Description of Water Service, Supply and Pressure" states the following:**
  - b. **The Department will endeavor to render a dependable supply of potable water, from available sources, in quantities adequate to meet the reasonable needs of its customers. The delivery of such supply will be at the service connection.**



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

- c. To determine the residual pressure, applicant/owner must apply for a Service Advisory Request (SAR/Fire Flow Report). The applicant/owner must know what the fire demand is prior to applying for a SAR. Based on the fire service demand, existing water facilities may need to be upgraded. Applications and information can be found on our website at:  
<https://www.ladwp.com/ladwp/faces/ladwp/commercial/c-customerservice/c-cs-waterservices/c-cs-ws-waterpressure>**
11. Does LADWP anticipate any disruption in water service within the Project area when “hooking-up” the Project? If so, how long would such disruption(s) last?
- a. Water services are usually “hot tapped,” so as to avoid any disruptions in water services. Disruptions to the property are controlled by the Developer in that they will “hook-up to our meter after the service is installed.**
  - b. “Hooking-up” rarely results in disruption in water service within the proposed Project. In special instances, where the main needs to be isolated in order to install the service, a typical disruption may last for a few hours.**
12. Please provide any recommendations that might reduce any potential water supply impacts that would be associated with the Project.
- a. Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, in order to lower the net additional water demand for the proposed project. Also, applicants are encouraged to use water efficient fixtures and appliances in the proposed project. For more information on water conservation in the City of Los Angeles, please visit the LADWP website: <https://www.ladwp.com/waterconservation>.**

### **Power Needs**

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

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

1. Please describe the voltages and types (overhead or underground) of existing electrical distribution lines that would serve the Project Site and the surrounding area. Along which streets or easements are these electrical distribution lines located? If possible, please include a map depicting the electrical infrastructure in the project vicinity.
  - a. **There are 3 underground 34.5kV circuits that runs along Wilshire Boulevard adjacent to the Project Site.**
  - b. **There is one overhead 4.8kV circuit that runs behind the property and one underground 4.8kV circuit that runs along Wilshire Boulevard adjacent to the Project Site.**
  - c. **LADWP does not release/provide electrical distribution maps.**
2. Are there any existing electricity service problems/deficiencies in the project area? If electricity service problems/deficiencies exist, how would they affect the Project, and how would you suggest those effects be mitigated by the Project developer? If electricity service problems/deficiencies exist, how would they affect the proposed project, and how would you suggest those effects be mitigated by the project developer?
  - a. **No; however, the cumulative effect of this and other new and added loads in the area may require near term and /or future additions to distribution system capacity. The Project would require on-site transformation facility.**
  - b. **DWP cannot answer on how to accommodate the Project's demand without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require LADWP to construct additional distribution**



6. What is considered an adequate level of service?
  - a. **Electric Service is available and will be provided in accordance with the LADWP's Rules Governing Water and Electric Service (available on-line at <https://www.ladwp.com> under Commercial/Customer Service/Electric Services/Codes & Specifications). The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the City's Power System.**
7. Would LADWP be able to accommodate the Project's demand for electricity service with the existing infrastructure in the Project area? If not, what new infrastructure would be needed to meet the Project's demand for electricity?
  - a. **This cannot be answered without review of the Project developer's electrical drawings and load schedules. However, the cumulative effects of this and other Projects in the area will require the LADWP to construct additional distribution facilities in the future.**
8. Would LADWP be able to accommodate the Project's demand for electricity with existing electricity supplies?
  - a. **Electric Service is available and will be provided in accordance with the LADWP's Rules Governing Water and Electric Service (available on-line at <https://www.ladwp.com> under Commercial/Customer Service/Electric Services/Codes & Specifications). The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for this proposed Project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the City's Power System.**
  - b. **LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model; the McGraw Hill Construction report identifies all large projects. In planning sufficient future resources, LADWP's Power Integrated Resource Plan incorporates the estimated power requirement for the proposed Project through the load forecast input and has planned sufficient resources to supply the electricity needs.**

9. Would there be any disruption in electrical service in the Project area when “hooking-up” the Project? If so, about how long would the disruption(s) last?
  - a. **This cannot be answered without determining the method and voltage of service. If the connection of the Project necessitates a disruption, certain procedures and processes will be followed to limit the disruption to a small area.**
  
10. Please provide any recommendations that might reduce any potential electricity impacts that would be associated with the Project.
  - a. **This cannot be answered without review of the Project developer’s electrical drawings and load schedules.**

### **Water Conservation**

LADWP is always looking for means to assist its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Some water conservation measures are enclosed. LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program ([https://www.ladwp.com/ladwp/faces/wcnav\\_externalId/a-w-cstm-wtr-prjct-tap?\\_adf.ctrl-state=h8fsat92s\\_4&\\_afrcLoop=3392823718109](https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_adf.ctrl-state=h8fsat92s_4&_afrcLoop=3392823718109)) for commercial, industrial, institutional and multi-family residential customers up to \$250,000 for the installation of pre-approved equipment which demonstrates water savings. Mr. Mark Gentili is the Water Conservation Program Manager and can be reached at (213) 367-8556 or by e-mail at [Mark.Gentili@ladwp.com](mailto:Mark.Gentili@ladwp.com). See the following link for LADWP water conservation rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>

### **Energy Efficiency**

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

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### **Solar Energy**

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

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

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

### **Electric Vehicle Transportation**

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

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

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

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

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If there are any additional questions on this utility services request, please contact Ms. Kathryn Laudeman of the Environmental Assessment Group at (213) 367-6376.

Sincerely,

**Aiden Leong** Digitally signed by Aiden Leong  
Date: 2021.11.10 14:41:18  
-08'00'

Charles C. Holloway  
Manager of Environmental Planning and Assessment

MS:jh

Enclosures

c/enc: Mr. Anselmo G. Collins  
Mr. Delon Kwan  
Mr. Hugo Torres  
Mr. Mark Gentili  
Ms. Lucia Alvelais  
Mr. Arash Saidi  
Mr. Yamen Nanne  
Ms. Kathryn Laudeman