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May 15, 2017

Ms. Andrea Shultz, Head of Operations
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Dear Ms. Shultz:

Subject: Los Angeles Department of Water and Power (LADWP)
Water and Electricity Connection Services Request
Equity Residential Mixed-Use Project

The Los Angeles Department of Water and Power (LADWP) is in receipt of your letter dated May 1, 2017 requesting the LADWP's ability to provide water and electric services for the Equity Residential Mixed-Use Project (Thomas Brothers Maps, Page 634, F4).

The Project is the Equity Residential Mixed-Use Project (Project). The Project site is bound by Hill Street to the west, a restaurant/bar building to the north, commercial/retail buildings to the east, and 4th Street and a Metro Station to the south. The address of the Project is 338, 340, 342, 348, 350, 352, and 356 South Hill St, Los Angeles 90013.

The Project involves the demolition of an 850 square foot restaurant and 109 space surface parking lot, and the development of the site with 428 multi-family residential units including 213 studio units, 89 1-bedroom units, and 126 2-bedroom units. The development includes up to 5,610 square feet of commercial uses, including an approximately 2,980 square foot leasing office and up to 2,630 square feet of neighborhood-serving retail land uses. The Project will also include approximately 4,863 square feet of residential amenities, a 13,798 square foot pool court, and a 7,670 square foot sky deck and lounge.

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 CEQA Lead Agency and completed prior to issuing a draft Negative Declaration or draft Environmental Impact Report (EIR).

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If a Lead Agency determines that the proposed Project parameters (e.g., development details such as type, square footage, anticipated water demand, population increase, etc.) are such that they are subject to state law requiring a WSA, a separate request must be made in writing and sent to:

Mr. Richard Harasick
Senior Assistant General Manager – Water System
Los Angeles Department of Water and Power
P.O. Box 51111, Room 1455
Los Angeles, CA 90051-5700

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.

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 to make arrangements for water supply service needs.

The following responses are provided regarding impacts to water service.

1. Please describe sizes and capacities of existing water mains that would serve the Project Site.

The Project site is served by a 12-inch water main in Hill St and a 12-inch water main in 4th St. Water Service Map 120-210 is attached.

2. Are there any existing water service problems/deficiencies in the Project area?

The static water pressures in the area ranges from 52 psi to 80 psi. Based on these pressures, there are no problems/deficiencies in the Project area.

3. Would the LADWP be able to accommodate the Project's demand for water service with the existing infrastructure in the Project area? If not, what new infrastructure or upgrades to infrastructure would be needed?

The LADWP should be able to provide the domestic needs of the project from the existing water system. The LADWP cannot determine the impact on the existing water system until the fire demands of the project are known. Once a determination of the fire demands has been made, the LADWP will assess the need for additional facilities, if needed.

4. How does the City anticipate and plan for future water service needs?

The LADWP works closely with the City of Los Angeles, Department of City Planning to develop and update our Urban Water Management Plan (UWMP) every five years. The UWMP is the planning document for future water demands for the City. The UWMP identifies short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years over a 20-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).

See the following link to the 2015 UWMP:

<http://www.ladwp.com/docs/QOELLADWP005416>

In general, projects that conform to the demographic projection from RTP by SCAG and are currently located in the City's service area are considered to have been included in the LADWP's water supply planning efforts in the UWMP; therefore, projected water supplies would meet projected demands.

The proposed Project may be required to comply with the California Water Code Sections 10910-10915, in accordance with adopted legislation (SB 901, SB 610, and SB 221) for a Water Supply Assessment (WSA). The CEQA lead agency, not the LADWP, determines whether or not the proposed project parameters are subject to state law requiring a WSA, and a separate request must be made by the lead agency in writing and sent to the LADWP.

5. In order to assess the proposed Project's future consumption of water, please provide your recommended rates. Land Use: ___ gallons / unit / day.

For estimating a project's indoor water demand, we use applicable sewer generation factors (sgf). Please refer to the attached table displaying the current SGFs.

For outdoor (landscape) water demand, we use California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. Please refer to the following link:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

If the proposed project scope includes cooling tower(s), consult a mechanical engineer to estimate the cooling water demand.

Applicants are encouraged to commit to water conservation measures that are beyond the current codes and ordinances, to lower the net additional water demand for the proposed project.

6. Please provide any recommendations that might reduce any potential water supply impacts that would be associated with the Project.

In addition to compliance with city ordinances and permit requirements related to water conservation, including Ordinance No. 184248, effective June 6th 2016, applicants are also encouraged to implement voluntary conservation measures beyond those required by ordinance. Specific conservation measures may depend on project uses. Some measures may also include using more efficient faucets, shower heads, and appliances as well as implementing Best Management Practices that may include onsite capture and reuse of stormwater to displace potable water consumption.

For more information, please see the conservation pages on the LADWP's website:

https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation?_afrcState=6qx7kql3j_4&_afrcLoop=215674915771936

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) for dealing with power services and infrastructure needs.

1. Please describe the sizes and voltages of existing electrical distribution lines and facilities that would serve the Project site and the surrounding. Please include a map illustrating your description.
 - **Underground 4.8-kV circuits are adjacent to the Project site along South Hill Street and along West 4th Street.**
 - **Underground 34.5-kV circuits are adjacent to the Project site along West 4th Street.**
 - **Based on the Department's preliminary estimated electric demand of the Project, it will be supplied from the Department's 34.5-kV system.**

- The LADWP may require space for a minimum of two pads for electrical equipment within the property with the required clearances and the LADWP should have accessibility to the equipment.
- The LADWP does not release/provide electrical distribution maps.

2. Are there any existing electricity service problems/deficiencies in the Project area?

No, however, the cumulative effects of this and other projects in the area will require the Department to construct additional distribution facilities in the future. The Project would require on-site transformation facility.

3. Would the LADWP be able to accommodate the proposed 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 proposed Project's demand for electricity?

This cannot be answered without the 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. This Project will require on-site transformation and may require underground line extension on public streets.

4. Would the LADWP be able to accommodate the proposed Project's demand for electricity with existing electricity supplies?

Electrical 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 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.

The 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, the 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.

5. In order to assess the proposed Project's future consumption of electricity, please provide us with your recommended rates. Land Use: multi-family residential = Kilowatt-hour / unit / year.

The LADWP does not provide consumption rates.

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Please see enclosed document titled, "LADWP Water and Energy Conservation Measures," for information regarding mandatory and voluntary measures to reduce water and energy consumption.

Water Conservation

The 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. The LADWP website contains a current list of the available rebates and incentive programs, including the performance based Custom Water Conservation Technical Assistance Program (WCTAP, https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-cstm-wtr-prjct-tap?_af.ctrl-state=h8fsat92s_4&_afLoop=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. See the following link for the LADWP water conservation rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-conservation>

Energy Efficiency

The 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. The 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. See the following link for the LADWP energy efficiency rebate information on our website: <https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-energyefficiencyandrebates>

Solar Energy

Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Mr. Jason Rondou is the Solar Energy Program Manager and can be reached at (213) 367-3601 or by e-mail at Jason.Rondou@ladwp.com.

For more information about the Solar Incentive Program, please visit the LADWP website: www.ladwp.com/solar or www.ladwp.com/fit regarding the Feed-In Tariff Program.

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>

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Electric Vehicle Transportation

The 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 of Los Angeles. Mr. Marvin D. Moon is the Power Engineering Manager in charge of this program and can be reached at (213) 367-1716 or via email at Marvin.Moon@ladwp.com.

For more information on the LADWP EV discount rates and charging incentives for residential and business customers, please visit the website: 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.

Please include the 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
P.O. Box 51111, Room 1044
Los Angeles, CA 90051-5700

If there are any additional questions on this utility services request, please contact Mr. Aiden Leong of the Environmental Assessment Group at (213) 367-0706.

Sincerely,



Charles C. Holloway
Manager of Environmental Planning and Assessment

AL:sr

Enclosures

c/enc: Mr. Marvin D. Moon
Ms. Richard Harasick
Mr. Delon Kwan

Mr. Jason Rondou
Ms. Lucia Alvelais
Mr. Chuck Holloway

Mr. Aiden Leong

**SEWERAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

<i>Line No.</i>	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275

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40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275

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79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275

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118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600

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157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

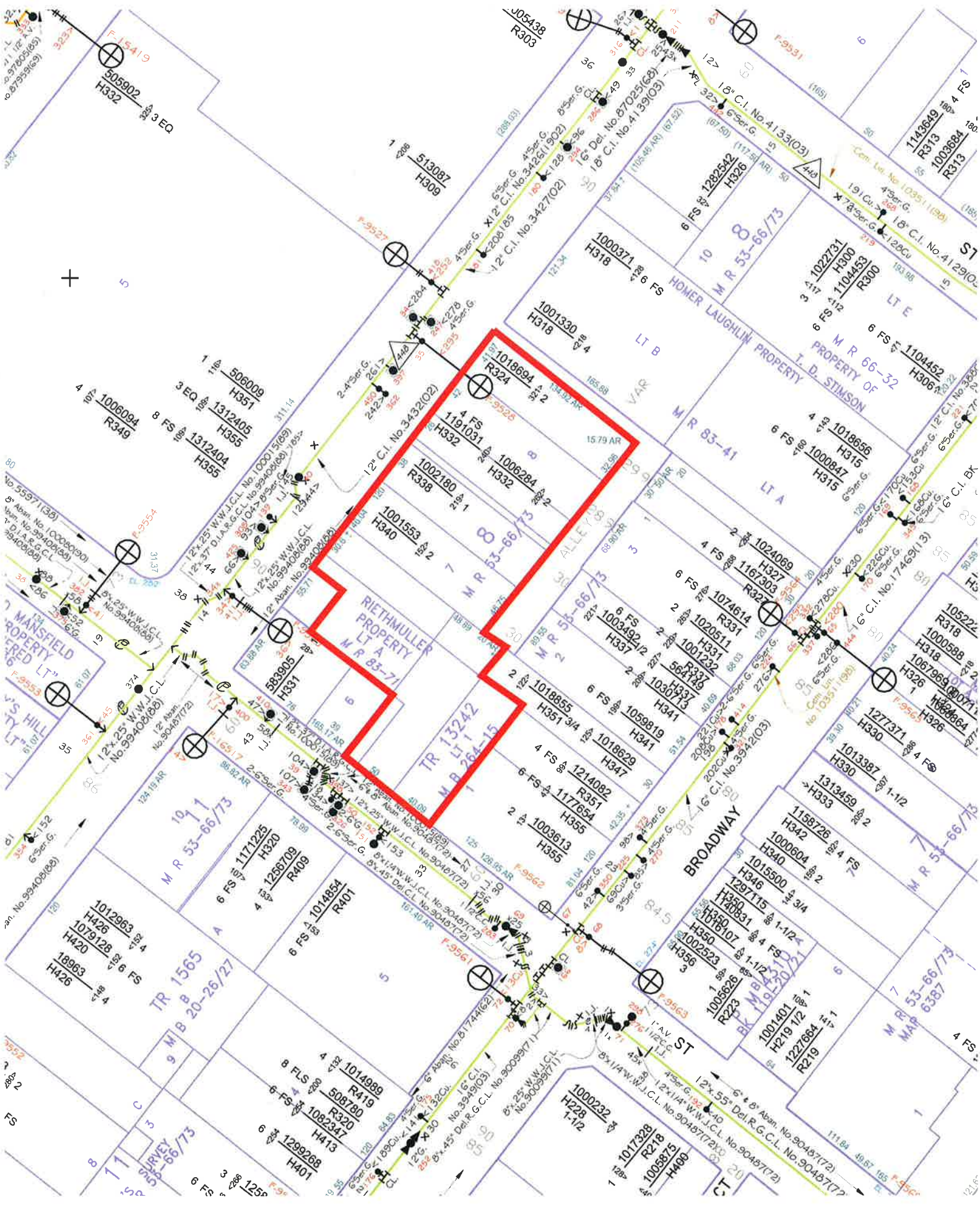
FOOTNOTES TO SGFs TABLE

- (a) SFC rates for these facilities have historically been published in SFC ordinances.
- (b) Bureau of Sanitation will determine the flow based on the information given by applicants for facilities with industrial discharge. The flow will be redetermined by Sanitation inspectors annually based on water bills. If the actual flow exceeds the previous year's determined flow, the applicants will be charged for the difference. If this type of facility is exempt from an industrial discharge permit, only the domestic SFC will be assessed.
- (c) The SFC for a bar shall be the sum of SFC's for all areas based on the SGF for each area (ex. fixed seat area, public table area, dancing area).
- (d) The determination of SGF for juice bars and coffee houses previously depended on the extent of the actual food preparation in house, not by the types of food provided. Food is assumed to be prepared offsite and as such, the three prior subcategories have been consolidated.
 - 1) SGF for no pastry baking and no food preparation is 720 gpd/1000 gr.sq.ft.
 - 2) SGF for pastry baking only and no food preparation is 720 gpd/1000 gr.sq.ft.
 - 3) SGF for complete food preparation is 25 gpd/seat, the same as a fast food restaurant.Juice bars and coffee houses do not serve any alcoholic drinks.
- (e) Building construction includes trailers, field offices, etc.
- (f) Cocktail lounge usually does not serve prepared food.
- (g) Cold storage facilities are categorized as follow:
 - 1) No Sales - the cold storage facility is used only for temporary storage, no selling is involved. For example, cold storage facilities at the harbor temporarily store seafood until it is distributed.
 - 2) Cold storage w/ retail sales - the primary function of this facility is to support the wholesale/retail operation of a store, such as supermarket freezers, refrigerators, etc.
- (h) Counseling centers include marriage counseling centers, alcohol/drug rehabilitation /dependency centers, nutrition centers, diet centers, etc.

- (i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.
- (j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.
- (k) Bureau of Sanitation will determine if an industrial permit is needed for health spas. The first year flow is based on 650 gpd/1000 gr.sq.ft., and the Sanitation inspectors will redetermine the flow annually based on water bill from the previous year. The applicants are responsible for paying the difference of SFC.
Health club/spa includes lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzi, sauna, locker rooms, showers, and restrooms. If a health club/spa has a gymnasium type of facility, this portion should be charged separately at the gymnasium SFC rate.
Gymnasiums include basketball court, volleyball court, and any other large open space with low occupancy density.
- (l) Lobby of retail includes lounges, holding rooms, or waiting area, etc.
- (m) Full service post offices include U.S. Postal Service, UPS, Federal Express, DHL, and etc.
- (n) The SGF for a college dormitory based on student capacity also includes the SGF for the dormitory cafeterias.
- (o) A bedroom is defined as an enclosed subdivision with 50 sq.ft. or more floor area in a residential building commonly used for sleeping purpose, and is partitioned off to form a habitable room.
- (p) The SGF for schools based on the student capacity, covers the following facilities:
 - 1) classrooms and lecture halls
 - 2) professors' offices
 - 3) administration offices
 - 4) laboratories for classes or research
 - 5) libraries
 - 6) bookstores
 - 7) student/professor lounges
 - 8) school cafeterias
 - 9) warehouses and storage areas
 - 10) auditoriums
 - 11) gymnasiums
 - 12) restrooms

It does not include water used by schools for swimming pools. When a school files an application for addition of any of the foregoing facilities, the student population will be reassessed and the total gpd for the new facility will be based on the number of students increased since the last SFC was paid or when the City implemented the SFC for the first time. The SFC for any school facility (ex. stadium, dormitory, etc.) not listed above, will be based on the designated SGF for that category.

- (q) The SFC for a TV or motion picture studio shall be the sum of SFC's for different facilities in the studio, based on the SGF for each facility. A studio may include one or more of the following facilities: audience viewing room, filming room, film processing, storage area, etc.
- (r) No independent tanning salons with shower were encountered during 1996 survey.
- (s) Alternative basis of charge for City's consideration. The prior square footage basis is also presented should the City decide to continue charging on that basis.



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Environmental Impact Report Response for Natural Gas Service

Reference: Equity Residential Mixed-Use Project - Environmental Impact Report (EIR) received 05/01/2017.

The following are answers to questions asked on the referenced EIR. The answers are in the same order as the questions asked in the EIR.

1. There is a distribution main with a 6" diameter on Hill St, distribution main with a 2" main in project vicinity and a distribution main with a 3" diameter on 4th St from which this project can be served, see Figure 1.
2. At this time there are no known natural gas service problems or deficiencies in the project area (5/30/2017).
3. If problems/deficiencies became apparent, appropriate actions such as system improvements would need to be initiated to solve the problems.
4. We do not foresee any problems when "hooking-up" this project, but cannot guarantee anything until the actual request is submitted.
5. The Southern California Gas Company cannot determine this information until the total requested load is submitted for analysis.
6. In the event that we cannot provide service from the existing infrastructure, the Southern California Gas Company will conduct system analysis and determine the best method to provide gas to the customer.
7. This question cannot be answered until the total requested load for the project is received. If problems/deficiencies were to exist, appropriate actions such as system improvements may be initiated to solve problems.
8. Please perform a full equipment evaluation and load survey profile to determine the actual natural gas consumption that will be used.

Note: These answers are only estimates to the proposed project as of May 30, 2017. Actual gas demand can only be determined when total customer equipment is known.

Completed by:
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Region Associate Engineer
Southern California Gas Company

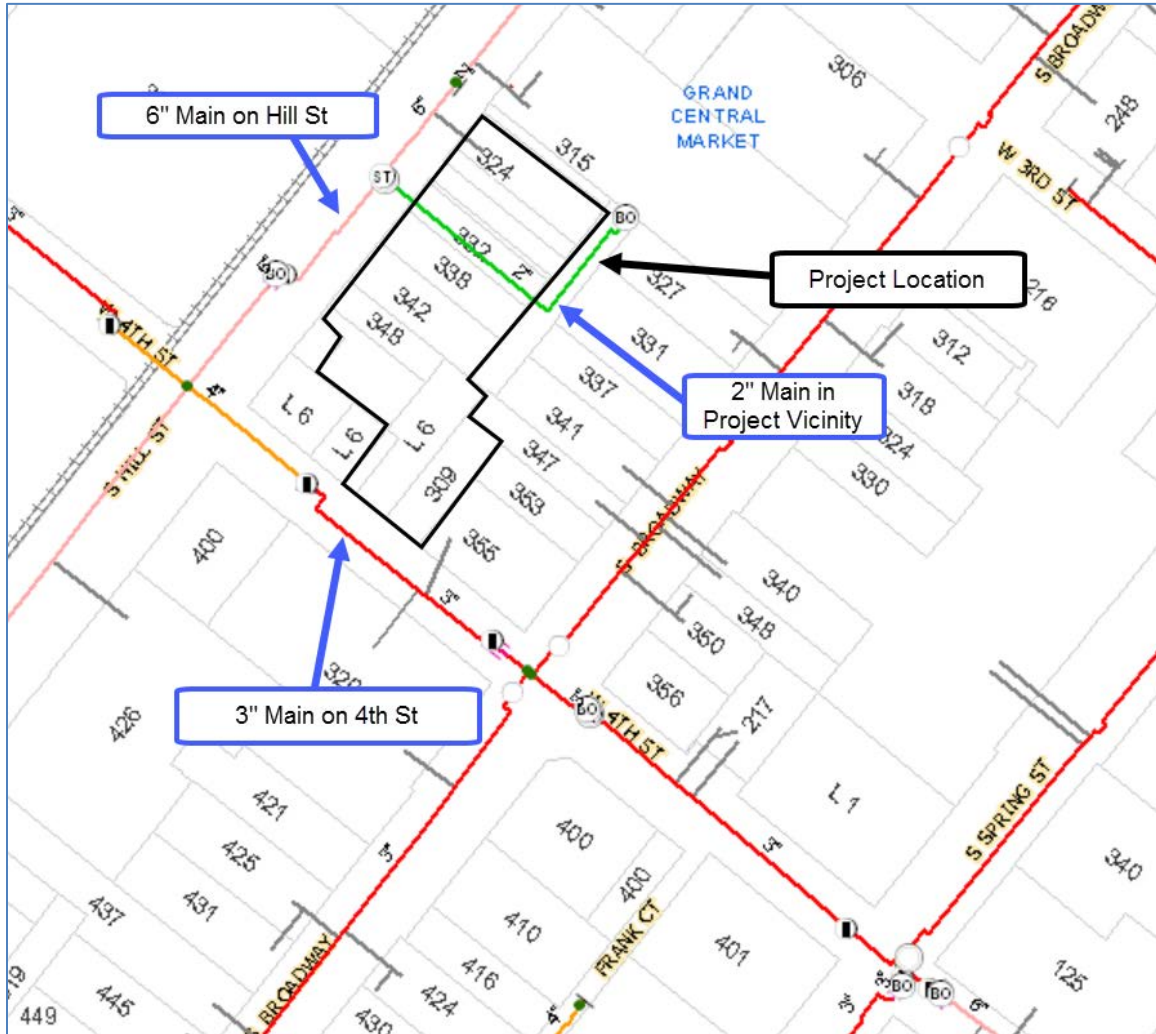


Figure 1: Project Site