APPENDIX C

LETTERS FROM PUBLIC SERVICE AND UTILITY AGENCIES

Department of Water and Power the City of Los Angeles

JAMES K. HAHN
Mayor

Commission
KENNETH T. LOMBARD, *President*
DOMINICK W. RUBALCAVA, *Vice President*
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JOHN C. BURMAHLN, *Secretary*

DAVID H. WIGGS, *General Manager*
FRANK SALAS, *Chief Operating Officer*

June 13, 2002

Ms. Leah C. Dierkes
Christopher A. Joseph & Associates
11849 W. Olympic Blvd., Suite 101
Los Angeles, CA 90064

Dear Ms. Dierkes:

Information Request
Palisades Landmark Condominiums Project
Environmental Impact Report (EIR)

The Los Angeles Department of Water and Power (LADWP) has reviewed the request for information in your letter dated May 13, 2002 for the subject project. The proposed project is a residential hillside development and is located in the Pacific Palisades, within the City of Los Angeles, at 17331-17333 Tramonto Drive. The project will consist of 82 condominium units, with a gross area of 200,000 square feet, on 3.98 net acres. The 82 units will be split into six buildings: three buildings are three levels and include 25 three-bedroom townhomes (3,000 square feet each); and three buildings are four stories consisting of 57 three-bedroom flats (2,400 square feet each). The site is currently zoned RD2-1, and this would not change as a result of implementation of the proposed project.

Along with responses to your informational request related to electric service needs, we are providing additional information for consideration and incorporation into the design and development effort for the proposed project. Regarding water needs for the proposed project, this letter does not constitute a response to a water supply assessment due to recent state legislative activity (i.e., SB 901, SB 610, and SB 221) for development projects to determine the availability of long-term water supply. Before investing resources in preparation of a water supply assessment, we recommend that you contact LADWP (Mr. Alvin Bautista, [213] 367-0800) and provide specific project details as requested to help staff make a determination on whether or not the proposed project meets the criteria for compliance with this legislation.

111 North Hope Street, Los Angeles, California ☐*Mailing address:* Box 51111, Los Angeles 90051-0100
Telephone: (213) 367-4211 *Cable address:* DEWAPOLA *FAX:* (213) 367-3287

Our understanding is that a water supply assessment by the water supply agency needs to be requested and completed prior to issuing a draft Negative Declaration or draft EIR. Hence if applicable, you are hereby requested to submit a formal request with corresponding information (e.g., development details such as type, square footage, etc., anticipated water demand by 2020, population increase, etc.) for conducting a water availability assessment for the subject project to this office to the undersigned in Room 1044. If available at the time the request for water availability assessment is submitted, please include a copy of the appropriate environmental document under preparation.

The following are LADWP responses to your information request on power infrastructure needs for the subject project (questions in bold followed by responses):

Water Needs

Once a determination of the proposed project domestic and fire demands has been made, LADWP will assess the need for additional facilities.

As the project proceeds further in the design phase, we recommend the project applicant or designated Project Management Engineer to confer with a single point-of-contact at LADWP (Mr. Hugo Torres, [213] 367-1178) to make arrangements for water supply service needs.

Power Needs

1. **Can LADWP accommodate the proposed project's future demand for electricity service from existing infrastructure in the project area? If so, would you be willing to send a "will serve" letter to our office (understanding that LADWP would have no contractual obligation at this time)?**

   LADWP's distribution system will not be adversely impacted by the proposed project's future demand.

   LADWP, under the Los Angeles City Charter, has an obligation to serve the citizens of the City of Los Angeles, therefore service will be provided so long as the proposed project is within the City limits.

2. **Can you describe the size/voltage of existing electrical distribution lines near the site (e.g., along Tramonto Drive, Los Liones Drive, and Sunset Boulevard)? If possible please include a map illustrating the locations and sizes of each line.**

There are 4800-volt primary circuits near the site that may be used to provide electric service for the project.

3. **Are there any existing electricity service problems/deficiencies in the project area?**

   There are no electricity service problems/deficiencies in the project area.

4. **Would there be a disruption in electrical service in the project area when "hooking-up" the new project? If so, do you know for how long the disruption would last?**

   LADWP usually connects new customer load without interrupting existing customers. However, if such a disruption to interrupt customers were required, it would be for a very short duration.

5. **Do you have any recommendations that might ensure that the proposed project would not result in any "significant" electricity impacts?**

   LADWP has a number of programs and incentives for both water and power (see below) to allow the project to operate more efficiently and hence reduce operating expenses.

As the project proceeds further in the design phase, we recommend the project applicant or designated Project Management Engineer to confer with a single point-of-contact at LADWP (Mr. James M. Laschober, [213] 367-3469) for dealing with power services and infrastructure needs.

LADWP Programs to Assist Customer Water and Power Needs

LADWP has a number of programs that are intended to serve existing and prospective customer water and power needs. Since the proposed project is in the design phase, it may be a good idea to review these programs to consider the feasibility of incorporating measures in the design, project development and operations of the proposed facilities. The benefit of these programs is cost savings to the customer while at the same time being environmentally friendly. Existing and prospective customers of LADWP are encouraged to join us in this effort by taking part in our "Green Power for a Green LA" program. Call 800 GREEN LA (800-473-3652), or visit www.GreenLA.com as well as www.LADWP.com to learn more about the various programs available.

Green Power for a Green LA Program. LADWP is committed to replacing electricity generated from fossil fuel-burning power plants with energy generated from renewable

resources such as the sun, wind, water, biomass, and geothermal. Mr. John Giese is the Green Power Program Manager and can be reached at (213) 367-0434.

Trees for a Green LA. As part of its ongoing commitment to environmental initiatives that reduce energy use, improve air quality, and beautify local communities, LADWP is sponsoring the *Trees for a Green LA* program. One of the main goals of the program is to add an estimated 100,000 shade trees annually to the Los Angeles' urban environment starting in March 2002. The program is intended to provide trees to LADWP residential customers. Additional planned elements of the program include trees for 1) public spaces, 2) new construction/development, and 3) replacement under power lines. Ms. LeiLani Johnson is the Program Manager and can be reached at (213) 367-3023.

Efficiency Solutions. LADWP suggests consideration and incorporation of energy efficient design measures for building new commercial and/or remodeling existing facilities. Implementation of applicable measures would exceed Title 24 energy efficiency requirements. LADWP continues to offer a number of energy efficiency programs and cash incentives to reduce peak electrical demand and energy costs. Mr. Donald Cunningham is the Director of Energy Efficiency Solutions and can be reached at (213) 367-1057.

Solar Energy. In an effort to decrease dependency on traditional, polluting energy sources, LADWP is promoting solar power and other incentive programs to make this energy alternative more affordable. Mr. Thomas Honles is the Solar Energy Program Manager and can be reached at (213) 367-3151.

Electric Transportation. LADWP is promoting this program by providing our customers with information and assistance that greatly simplifies the process of buying electric vehicles and installing a charger(s). Mr. Scott Briasco is the Electric Transportation Program Manager and can be reached at (213) 367-0239.

Water Conservation. LADWP is always looking for ways to facilitate its customers to use water resources more efficiently and welcomes the opportunity to work with new developments to identify water conservation opportunities. Mr. Thomas Gackstetter is the Water Conservation Program Manager and can be reached at (213) 367-0936.

Water and Energy Conservation

Based on the proposed project, some of the enclosed energy and water conservation measures may apply and should be considered for inclusion in the proposed project. If there are any questions concerning the recommended conservation measures, please contact our Customer Outreach, or for more details on various water conservation methods available, contact the Water Conservation Office at (800) 544-4498.

Consideration of these conservation measures, including possible use of recycled materials and recycling area requirements for new developments (see Ordinance No. 171687), early on in the design of the proposed project would facilitate incorporation into project implementation based on economic, technical, environmental and marketing objectives.

We look forward to reviewing the environmental document for the proposed project. If there are any additional questions, please contact Mr. Val Amezquita of my staff at (213) 367-0429.

Sincerely,

Charles C. Holloway

CHARLES C. HOLLOWAY
Supervisor
Environmental Assessment

Enclosures

c: Mr. James Laschober
Mr. Hugo Torres
Mr. John Giese
Ms. LeiLani Johnson
Mr. Don Cunningham
Mr. Thomas Honles
Mr. Scott Briasco
Mr. Thomas Gackstetter
Mr. Val Amezquita

IMPACT OF THE PROPOSED PROJECT ON THE WATER SYSTEM AND METHODS OF CONSERVING WATER LOS ANGELES DEPARTMENT OF WATER AND POWER

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Los Angeles Department of Water and Power's (LADWP) Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the LADWP to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project that is consistent with the City's General Plan has been taken into account in the planned growth in water demand. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and purchases water from the Metropolitan Water District of Southern California. These three sources, along with recycled water, will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because efficient use of water allows increased water storage for use in dry years as well as making water available for beneficial environmental uses. In addition, electrical energy is required to treat and deliver all water supplies to the City and the rest of Southern California. Conserving water contributes to statewide energy conservation efforts. Practicing water conservation also results in decreased customer operating costs.

WATER CONSERVATION

The LADWP assists residential, commercial, and industrial customers in their efforts to conserve water. Recommendations listed below are examples of measures that conserve water in both new and existing construction:

1. The sprinkler system should be designed and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns should be adjusted to minimize over spray onto walkways and streets. Each sprinkler valve should water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone).

2. Automatic sprinkler timers should be set to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Adjust sprinkler run times seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Adjust sprinkler timer run times to avoid water runoff.

3. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1976, "Good Looking – Unthirsty," pp. 78-851, or consult a landscape architect

4. Recycled water should be investigated as a source to irrigate large landscaped areas.

5. Ultra-low-flush water closets and water-saving showerheads must be installed in both new construction and when remodeling. Low flow faucet aerators should be installed on all sink faucets.

6. Significant opportunities for water savings exist in air conditioning systems that utilize evaporative cooling (i.e. employ cooling towers). The Department should be contacted for specific information on appropriate measures.

7. Recirculating or point-of-use hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before heated water reaches the outlet.

More detailed information regarding these and other water conservation measures can be obtained from the Department's Water Conservation Office by calling (800) 544-4498.

COMMERCIAL ENERGY EFFICIENCY MEASURES

During the design process, the applicant should consult with the Los Angeles Department of Water and Power, Efficiency Solutions Business Group, regarding possible energy efficiency measures. The Efficiency Solutions Business Group encourages customers to consider design alternatives and information to maximize the efficiency of the building envelope, heating, ventilation, and air conditioning, building lighting, water heating, and building mechanical systems. The applicant shall incorporate measures to meet or, if possible, exceed minimum efficiency standards for Title XXIV of the California Code of Regulations. In addition to energy efficiency technical assistance, the Department may offer financial incentives for energy designs that exceed requirements of Title XXIV for energy efficiency.

1. Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.

2. Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides the following:

    - A variable air-volume system which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat;

    - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;

    - Sequentially staged operation of air-conditioning equipment in accordance with building demands; and

    - The isolation of air conditioning to any selected floor or floors.

    - Consider the applicability of the use of thermal energy storage to handle cooling loads.

3. Cascade ventilation air from high-priority areas before being exhausted, thereby, decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.

4. Recycle lighting system heat for space heating during cool weather. Exhaust lighting-system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.

5. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air-distribution systems.

6. Ensure that buildings are well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.

7. A performance check of the installed space-conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy-efficiency measures incorporated into the project operate as designed.

8. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.

9. Use a white reflective material for roofing meeting California standards for reflectivity and emissivity to reject heat.

10. Install thermal insulation in walls and *ceilings* which exceeds requirements established by the California Code of Regulations.

11. Design window systems to reduce thermal gain and loss, thus, reducing cooling loads during warm weather and heating loads during cool weather.

12. Install heat-rejecting window treatments, such as films, blinds, draperies, or others on appropriate exposures.

13. Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per watt of electricity consumed, wherever possible including all street and parking lot lighting to reduce electricity consumption. Use reflectors to direct maximum levels of light to work surfaces.

14. Install photo sensitive controls and dimmable electronic ballasts to maximize the use of natural daylight available and reduce artificial lighting load.

15. Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.

16. Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.

17. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.

18. Incorporate windowless walls or passive solar inset of windows into the project for appropriate exposures.

19. Design project to focus pedestrian activity within sheltered outdoor areas.

For additional information concerning these conservation measures, please contact Mr. Adan Reinosa, Outreach Customer Manager, Business Planning, at (213) 361-1742.

Department of Water and Power the City of Los Angeles

JAMES K. HAHN
Mayor

Commission
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DAVID H. WIGGS, *General Manager*
FRANK SALAS, *Chief Operating Officer*

April 23, 2002

Miss Leah C. Dierkes
Christopher A. Joseph & Associates
11849 West Olympic Boulevard, Suite 101
Los Angeles, CA 90064

Information Request
Palisades Landmark Condominiums Project

The Los Angeles Department of Water and Power (LADWP) has reviewed the request for information in your March 26, 2002 letter for the subject project. The proposed project involves the construction of 82 condominium units on undeveloped land vested as tentative Tract No. 52928, located west of Los Liones Drive and south of Tramonto Drive.

Along with responses to your informational request related to water service needs, we are providing additional information for consideration and incorporation into the design and development effort for the proposed project. Regarding water needs for the proposed project and the scope of your request, this letter does not constitute a response to a water supply assessment due to recent state legislative activity (i.e., SB 901, SB 610, and SB 221) for development projects to determine the availability of long-term water supply.

Our understanding is that a water supply assessment by the water supply agency needs to be requested and completed prior to issuing a draft Negative Declaration or draft EIR. Hence, you are requested to submit a formal request with corresponding information (e.g., development details, such as type, square footage, etc., anticipated water demand by 2020, population increase, etc.) for conducting a water availability assessment for the subject project to Mr. Charles C. Holloway of the Environmental Assessment Office, 111 North Hope Street, Room 1044, Los Angeles, CA 90012. Please include a copy of the draft EIR under preparation, if it is available at the time the request for water availability assessment is submitted,

The following are LADWP responses to your information request on water infrastructure needs for the subject project. The questions are in bold letters followed by the responses.

1. **Could you please describe the size/capacity of existing water mains near the project site (e.g. along Tramonto Drive, Los Liones Drive, and Sunset Boulevard)?**

   LADWP is presently maintaining the following water mains around the project area: Tramonto Drive – 12" Steel, Los Liones Drive – 12" Steel and Sunset Boulevard – 12"/8"CI. Your project is expected to be served by the 12"water main in Tramonto Drive. No recent hydraulic studies have been made of this water main. A hydraulic analysis can be performed by requesting a Service Advisory from the Business Arrangements Group at (213) 367-2130.

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

   To our knowledge, there are no deficiencies.

3. **Does DWP have access to a sufficient amount of water to meet the water supply needs of the proposed project?**

   Please refer to the second and third paragraphs of this letter and to the enclosed document titled, "Impact of the Proposed Project on the Water System and Methods of Conserving Water".

4. **Can the existing water distribution system near the project site accommodate the increased water demand from the project site? If not, do you know to what extent the water main(s) in the project area would have to be upgraded?**

   The existing water distribution system is expected to be able to accommodate the increased water demand resulting from this project.

5. **Do you know if the water pressure and supply in the project area are adequate to meet the Los Angeles Fire Department's fire flow and residual water pressure requirements?**

   No. The Los Angeles City Fire Department (LAFD) has indicated to us that three on-site fire hydrants will be required but failed to indicate the fire flow requirements for this project. These fire hydrants will be private and thus must be served by a LADWP-installed fire service or fireline service.

6. **Would there be a disruption in water service in the project area when "hooking-up" the new project? If so, do you know approximately how long the disruption would last?**

   No. We do not expect any disruptions in water service.

7. **Do you have any recommendations that might ensure that the proposed project would not result in any "significant" water distribution and /or supply impacts?**

   We recommend that the LAFD and/or building code be consulted for fire flow requirements for this project and that a Service Advisory be requested from our Business Arrangements Office to determine if infrastructure improvements will be necessary.

As the project proceeds further in the design phase, we also recommend the project applicant or designated Project Management Engineer to confer with a single point-of-contact at LADWP (Business Arrangements Office, (213) 367-2130) to make arrangements for new water supply service.

LADWP is always looking for ways to facilitate its customers to use water resources more efficiently, and welcomes the opportunity to work with new developments to identify water conservation opportunities. Mr. Thomas Gackstetter is the Water Conservation Program manager and can be reached at (213) 367-0936.

If you have any questions, please call Mr. Luis Nuno of my staff at (213) 367-1218.

Sincerely,

JULIE M. SPACHT
Manager of Water Distribution Engineering

Enclosure

c: Mr. Charles C. Holloway
Mr. Thomas Gackstetter
Mr. Luis Nuno

Map No. 126-117

IMPACT OF THE PROPOSED PROJECT ON THE WATER SYSTEM AND METHODS OF CONSERVING WATER DEPARTMENT OF WATER AND POWER

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Department's Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the Department to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project which is consistent with the City's General Plan has been taken into account in the planned growth of the Water System. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and is a member of the Metropolitan Water District of Southern California (MWD). These three sources will supply the City's water needs for many years to come.

Statewide drought conditions in the mid 1970's and the late 1980's dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because electrical energy is required to deliver supplemental MWD water supplies to the City and the rest of Southern California. Conserving water will minimize purchases from MWD and contribute to the national need for energy conservation.

WATER CONSERVATION

The Water System will assist residential, commercial and industrial customers in their efforts to conserve water. Recommendations listed below are examples of steps which would conserve water in both new and old construction.

1. Automatic sprinkler systems should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.

2. Reclaimed water should be investigated as a source to irrigate large landscaped areas.

3. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1976, "Good Looking - Unthirsty", pp. 78-85, or consult a landscape architect.

4. Recirculating hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before hot water is received at the outlet.

5. Lower-volume water closets and water saving showerheads must be installed in new construction and when remodeling.

6. Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers.

In addition, the provisions contained in the Water Conservation Ordinance of April 1988 must be adhered to.

More detailed information regarding these and other water conservation measures can be obtained from the Department's Water Conservation Office by calling (213) ~~367-0944.~~ 1-800-203-7360