

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF LIBRARY COMMISSIONERS

ROBERT A. CHICK
PRESIDENT

GERI WITT
VICE PRESIDENT

SUSAN KEY
CARRIE LOPEZ
RITA WALTERS

GLADYS SENAC
ACTING BOARD EXECUTIVE ASSISTANT



JAMES K. HAHN
MAYOR

LOS ANGELES PUBLIC LIBRARY

ADMINISTRATIVE
OFFICES

630 WEST FIFTH STREET
LOS ANGELES, CA 90071

(213) 228-7515 Phone
(213) 228-7096 TDD
(877) 488-4327 TDD
(TOLL FREE NO.)

FONTAYNE HOLMES
CITY LIBRARIAN

Nov. 9, 2004

Rebecca Shokrian
Christopher A. Joseph and Associates
11849 West Olympic Blvd., Suite 101
Los Angeles CA 90064

Re: Woodland Hills-Mulholland Initial Study /EIR - Request for Library Service Information

Dear Ms. Shokrian:

The proposed development of the Woodland Hills-Mulholland Project will have a direct impact on the provision of library services in the community.

Here are responses to you specific questions:

1. The Woodland Hills Branch Library at 22200 Ventura Boulevard will serve the proposed project.
2. As part of the 1998 Library Bond, the new 12,500 square foot Woodland Hills Branch Library opened in August , 2003.
3. The service population of the Woodland Hills Branch is 44,916.
4. Woodland Hills Branch has 12 staff positions.
5. There are no plans for the development of any new libraries to serve this community.
6. The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. The funds will be used for books, computers and other library materials.
7. Woodland Hills Branch adequately meets the current demand for library services.
8. No. An increase in residential population has a direct impact on library services with increased demands for library materials, computers and information services. The library serves both the residential community, six days and two nights a week, and the retail/commercial community during the day.
9. It is recommended that mitigation fees be paid by the developer.

If you have further questions, please call me at (213) 228-7574.


Sincerely,

Rona Berns
Library Facilities Division





**Southern
California
Gas Company**

A  **Semptra Energy**™ company

November 10, 2004

Rebecca Shokrian
C A J & ASSOCIATES
11849 W. Olympic Blvd.
Suite 101
Los Angeles, CA 90064

**Subject: Woodland Hills-Mulholland Initial Study/EIR,
(Gas Atlas LA 1525, LA 1605, PD # 45030)**

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. In response to your October, 2004 letter:

1. Gas service can be provided, via a main extension into the project area, from an existing medium pressure main in Mulholland Drive or from San Feliciano Dr. Enclosed is a portion of the Gas Atlas indicating the 6" main in Mulholland Dr. and a 2" main in San Feliciano Dr.
2. There are no natural gas service problems or deficiencies in the project area.
3. The Gas Company can make new connections into its existing line by "hot tap". There would be no disruption to existing customers. The gas main extension is generally installed in joint trench with other dry utilities and, therefore, would not require any mitigation measures. The service extensions will be "hooked-up" with no (0) disruption to existing customers using hot-tap methods.
4. The Gas Company has designed the distribution pipeline system to meet the demand of total build out in this area. We do not anticipate any cumulative infrastructure or gas provision inadequacies or short-term construction related impacts. A new gas main extension into the project connecting the customers to the existing gas distribution system will be needed.
5. The Gas Company can accommodate the project's demand for natural gas with existing supplies.
6. SCAQMD, CEQA Air Quality Handbook, 1993, rates are adequate for projecting gas consumption

**Southern California
Gas Company**

*9400 Oakdale Avenue
Chatsworth, CA
91313*

*Mailing Address:
P. O. Box 2300
Chatsworth, CA
91313-2300
ML9331*

*tel 818-701-3320
fax 818-701-3380*

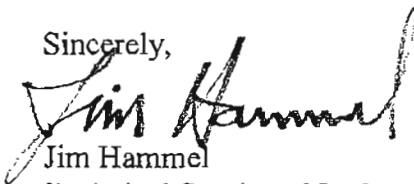
7. Southern California Gas Company has adequate supplies for the foreseeable future. Demand projections by the Gas Company have allowed for the additional gas load generated by this proposal incorporating, as well, the cumulative impact of future proposals in this area. Please have the energy engineer/architect consult this Utility for an **energy analysis** regarding efficiency/conservation measures and up-to-date technology, equipment, financial incentives, etc. ahead of new construction.

Contact our New Business Project Manager, Mr. Brent Arnold, (818) 701-2530 or visit our web site www.socalgas.com for information on current energy efficiency programs, gas equipment or to find out how to get your line extension started. It may require up to 90 days to process your application for the installation of gas lines in your project.

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action that affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service extension, i.e., if hazardous wastes were encountered in the process of installing the line. The regulations can only be determined around the time contractual arrangements are made.

Sincerely,



Jim Hammel

Technical Services, Northern Region
(818) 701-3324
FAX: 818-701-3380

c: B. Arnold, NBPM, Canoga Distribution District
City Correspondence File

1525

515E)
37 Gondos
on 6 pc.

100

CITY

72315

Los Angeles Unified School District

ROY ROMER
Superintendent of Schools

ANGELO BELLOMO
Director, Office of
Environmental Health and Safety

Environmental Review File
Demographic Study

November 15, 2004

Ms. Naomi Turner, Ms. Rebecca Shokrian, Ms. Helen Crofoot
Christopher A. Joseph & Associates
11849 West Olympic Blvd., Suite 101
Los Angeles, CA 90064

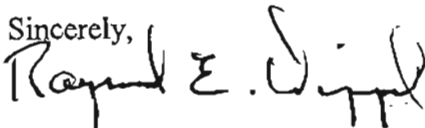
**SUBJECT: FIDM DEVELOPMENT
HANOVER DEVELOPMENT PROJECT
WOODLAND HILLS – MULHOLLAND INITIAL
WOODBIDGE DEVELOPMENT**

Dear Ms. Naomi Turner, Ms. Rebecca Shokrian, Ms. Helen Crofoot:

Enclosed is the demographic information per your requests.

Should you need additional information please call me at (213) 241-3923.

Sincerely,



Raymond E. Dippel
Assistant Environmental Planning Specialist

RD:rd
Attachments


INTER-OFFICE CORRESPONDENCE

Los Angeles Unified School District

STUDY SUMMARY TRANSMITTAL

TO: Raymond Dippel, Assistant Environmental Planning Specialist
Environmental Health and Safety Branch

Date: 3 November 2004

FROM: Rena Perez, Director 
Master Planning & Demographics

SUBJECT: REQUESTED DEMOGRAPHIC STUDY AND SUMMARY REPORT

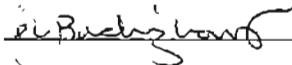
Report title: *INFORMATION REQUEST FOR AN ENVIRONMENTAL IMPACT REPORT –
WOODLAND HILLS-MULHOLLAND PROJECT INITIAL STUDY, WOODLAND HILLS, CITY of
LOS ANGELES*

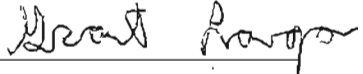
As per your correspondence to Grant Langan dated October 18, 2004, the attached report provides the following information:

2003-2004 operating capacity, October 2004 calendar, CAP status, and actual enrollment, October 2003 resident enrollment, authorized magnet enrollment at secondary schools, 2004-2008 five-year resident enrollment projections, and the attendance boundary description for each school identified as serving the above-mentioned project.

In preparing this report, the following assumptions were made:
none.

Data source(s) used in this report:
SCHOOLS and R2 files in SEDS

Compiled by: 

Reviewed by: 

Please keep this copy for your files.

SCHOOL NAME	CONFIG	EST * YRS OPCAP	SCHOOL OCT 04 CAPPED ENROLL	03.. R2 ENR AUTH	03 FALL BMR+MAG PROJ	2004 R2 PROJ	2005 R2 PROJ	2006 R2 PROJ	2007 R2 PROJ	2008 R2 PROJ		
WOODLAND HILLS EL	K- 5	732 NO	NO	647	461	0	647	456	440	439	444	451
PARKMAN MS	6- 8	1706 NO	NO	1266	1011	0	1266	1046	1087	1111	1096	1062
TAFT SH	9-12	3712 NO	NO	3597	1592	0	3597	1707	1772	1790	1892	1942

[405] 3 items listed out of 3 items.



LOS ANGELES FIRE DEPT. HYDRANTS & ACCESS UNIT



FAX

To: REBECCA SHOKRIANFax No: (310) 473-9336Date: 11-16-04Phone No.: (310) 473-1600Total Pages incl. Cover: 2☐ Urgent☐ For Review☐ Please Comment☐ Please Reply**Comments:**From: KATHLEEN WHITEPhone: (213) 482-6506

LOS ANGELES FIRE DEPARTMENT

LAFD. - Hydrants & Access Unit

221 N. FIGUEROA STREET, 15TH FLOOR, STE. 1500,
LOS ANGELES, CA 90012

PH: (213) 482-6543

FX: (213) 482-6511

November 16, 2004

Christopher A. Joseph & Associates
Environmental Planning and Research
11849 W. Olympic Blvd., Suite 1101
Los Angeles, CA 90064
(310) 473-1600
(310) 473-9336 Fax

ATTN: REBECCA SHOKRIAN

Dear Rebecca:

The following answers your questions With respect to the Woodland Hills-Mulholland Project site located at 22255 Mulholland Drive:

1. Fire Station 84, located at 5340 Canoga Avenue (2.8 miles away) would serve the proposed project. In addition, Fire Station 105, located at 6345 Fallbrook Avenue (4.2 miles away) and Fire Station 72, located at 6811 DeSoto Avenue (4.7 miles away) would be the next closest Fire Stations.
2. The existing staff levels are: Fire Station 84 -6 personnel, Fire Station 105 -11 personnel and Fire Station 72 -14 personnel.
3. The existing equipment inventories are: Fire Station 84- Engine Company and Paramedic Rescue Ambulance, Fire Station 105- Task Force Truck and Engine Company and Rescue Ambulance and Fire Station 72- Battalion 17 Headquarters, Task Force Truck and Engine Company and Paramedic Rescue Ambulance.
4. Yes, the distance from the project site to each fire station included in my response one meets the desired response distance standards of the LAFD.
5. Please contact Captain Bill Wells at (213) 978-3845 to find out the average response time from each fire station to the project area included in my response to question one. Our office does not keep track of this information.
6. No, the proposed project would not result in the need for the expansion of an existing fire station or the construction of a new fire station.
7. The fire flow requirements for the proposed project would be: 2,000-4,000 G.P.M.
8. No other recommendations at this time.

Sincerely,



Kathleen White, Inspector II
Construction Services Unit- Hydrants and Access
(213) 482-6506



JAMES K. HAHN
Mayor

Commission
DOMINICK W. RUBALCAVA, *President*
SID C. STOLPER, *Vice President*
ANNIE E. CHO
GERARD McCALLUM II
SILVIA SAUCEDO
SUSAN C. PARKS, *Secretary*

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

November 19, 2004

Ms. Rebecca Shokrian
Christopher A. Joseph and Associates
11849 West Olympic Boulevard
Suite 101
Los Angeles, CA 90064

Dear Ms. Shokrian:

Subject: Woodland Hills-Mulholland Initial Study (IS)
Request for Energy and Water Service Information

The Los Angeles Department of Water and Power (LADWP) has received your letter requesting electricity and water service information for the Woodland Hills-Mulholland Project. For reference, the proposed project is located at 22255 Mulholland Drive in the community of Woodland Hills (see Thomas Bros. Maps, page 559, J5).

The proposed project is bound by San Feliciano Drive to the north, Mulholland Drive to the south, Girard Reservoir to the east, and single-family residences to the west. It is located in an urban setting and is surrounded by commercial, single-family, and open space uses. The project site is occupied with a vacant, two-story, single-family residence, shed, kennel, and open space. The proposed project includes the demolition of all on-site uses and the construction of 37 detached single-family condominiums. Three unit types are envisioned: approximately 13 units would have two bedrooms and a floor area of 2,200 square feet; 14 units would have three bedrooms and a floor area of 2,800 square feet; and 10 units would have four bedrooms and a floor area of 3,400 square feet. Direct access to the project site would be from a main entrance on Mulholland Drive and from a second entrance on San Feliciano Drive. As an amenity, the project would provide a small public park area with picnic tables and perhaps a barbeque area, available for use by the residents of the project and the public.

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 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.

Water and Power Conservation...a way of life

111 North Hope Street, Los Angeles, California 90012-2607 Mailing address: Box 51111, Los Angeles 90051-5700
Telephone: (213) 367-4211 Cable address: DEWAPOLA



Before investing resources in preparation of a water supply assessment, we recommend that you contact LADWP (Mr. Alvin Bautista, [213] 367-0800 or by e-mail at Alvin.Bautista@ladwp.com) 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.

If proposed project parameters (e.g., development details such as type, square footage, anticipated water demand by 2020, population increase, etc.) are such that they are subject to state law requiring a water availability assessment, a separate request must be made in writing to:

Mr. Gerald A. Gewe
Chief Operating Officer – Water System
Los Angeles Department of Water and Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012

Below you will find some answers to questions you asked regarding water and electricity service needs. Enclosed is a list of water and energy conservation measures that can be incorporated into the project design.

Water Needs

- 1. Please describe the sizes and capacities of existing water mains that would serve the project site and the surrounding area (e.g., Mulholland Avenue and/or San Feliciano Drive). If possible, please include a map depicting the potable water infrastructure (and gray water, if applicable) in the project vicinity.**

See enclosed "Girard Res Dev Response to CES."

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

No

- 2b. If water service problems/deficiencies exist, how would they affect the proposed project, and how would you suggest those effects be mitigated by the project developer?**

However, the fire, domestic, and irrigation flows for this project, at the time of the development, may require water facility upgrades.

- 3. Does LADWP anticipate any disruptions in water service in the project area when "hooking-up" the proposed project? If so, how long would the disruption last?**

It is possible that there will be disruption in water service when "hooking-up." Depending on the field condition, it may take up to four hours to complete a connection. This is a routine job for our construction crew and customers that are affected by the temporary shutdown are properly notified ahead of time.

- 4. Would LADWP be able to accommodate the proposed project's demand for water service with the existing infrastructure in the project area?**

The water services requirements for projects like this are generally determined during the subdivision process, which follows the environmental process. During the subdivision process, we will analyze the existing water distribution system's ability to handle the additional demands for this development and determine if upgrades are necessary.

- 4b. If the answer to question 4 is "no," what new infrastructure or upgrades to infrastructure would be needed to meet the proposed project's demand for water?**

See the response above.

- 5. Would LADWP be able to accommodate the proposed project's demand for water service with existing water supplies?**

Yes.

- 6. Would the water pressure and supply in the project area be adequate to meet the City of Los Angeles Fire Department's fire flow and residual water pressure requirements with implementation of the proposed project?**

This cannot be determined until the subdivision process. We generally perform our hydraulic analysis close to the time of the development since Building and Fire Codes have been known to change.

- 7. In order to assess the proposed project's future consumption of water, we propose to use the following water (Source: Draft Los Angeles CEQA Thresholds, 1998). If these rates are not acceptable, please provide us with your recommended rates.**

- **Single Family residential: two bedrooms: 192 gallons/dwelling unit (DU)/day**
- **Single Family residential: three bedrooms: 240 gallons/DU/day**
- **Single Family residential: four bedrooms: 288 gallons/DU/day**

LADWP does not recommend rates. Customer's plumber has to determine the required domestic consumption and approved by the Building and Safety Mechanical Plan Check. (Note: LAFD determines the Fire Flow requirement.)

8. Please provide any recommendations that might reduce any potential water impacts that would be associated with the proposed project.

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

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) 367-1178 or by e-mail at Hugo.Torres@ladwp.com to make arrangements for water supply service needs.

Power Needs

It should be noted that the Project Applicant may be financially responsible for some of the 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 page 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 that would serve the project site and the surrounding area (e.g., along Mullholland Avenue and/or San Feliciano Drive). If available, please include a map illustrating the local electricity infrastructure.**

Based upon planning's preliminary assessment, there is an overhead 4.8-kV circuit that runs through or is adjacent to the proposed project. Continuity of this overhead circuit must be maintained in order to maintain service to customers that are located to the north of the proposed project.

2. **Are there any known electric service problems/deficiencies in the project area?**

- 2b. 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?**

The cumulative effect of this and other new and added loads will require near term and/or future additions to distribution system capacity. This project would require on-site transformation facilities.

- 3. Does LADWP anticipate any disruptions in electric service in the project area when "hooking-up" the proposed project? If so, about how long would the disruption last?**

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

- 4. Would LADWP be able to accommodate the proposed project's demand for electric service with the existing infrastructure in the project area?**

- 4b. If the answer to question 4 is "no," what new infrastructure or upgrades to Infrastructure would be needed to meet the proposed project's demand for electricity?**

Please refer to response 2 above. The specific infrastructure improvements are unknown at this time.

- 5. Would LADWP be able to accommodate the proposed project's demand for electricity with existing electricity supplies?**

This question cannot be answered without review of the project developer's electrical drawings and load schedule.

- 6. In order to assess the proposed project's future consumption of electricity, we propose to use the following electrical consumption rates (Source: SCAQMD, CEQA Air Quality Handbook, 1993). If these rates are not acceptable, please provide us with your recommended rates.**

- **Single-family Residential: 5,626.50 Kilowatt-hour/unit/year**

LADWP does not normally recommend consumption rates.

- 7. Please provide any recommendations that might reduce any potential electricity impacts associated with the proposed project.**

See below for a list of energy conservation measures.

Water and Energy Conservation

LADWP has a number of energy efficiency and water conservation programs. Since the proposed project is in the planning and design phase, it may be an opportunity to incorporate some of these measures in the design and operations of the proposed facilities.

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. Mr. Thomas Gackstetter is the Water Conservation Program Manager and can be reached at (213) 367-0936 or by e-mail at Thomas.Gackstetter@ladwp.com.

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. Mr. Steve Matsuda is the Program Manager and can be reached at (213) 367-4947 or by e-mail at Steve.Matusda@ladwp.com.

Renewable Solutions and Advanced Technologies. LADWP is committed to promoting the development of clean, efficient and renewable energy solutions. We have several programs, including Green Power for a Green LA, Customer Generation Rebate Program, and advanced energy generation and transportation expertise that may be useful. Mr. William Glauz is the Program Manager and can be reached at (213) 367-0410 or by e-mail at William.Glauz@ladwp.com.

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 200,000 shade trees to the Los Angeles urban environment starting in March 2002. The program is intended to provide shade trees to LADWP residential customers to provide natural cooling and thus reduce air conditioning electricity use. Mr. Steve Matsuda is the Program Manager and can be reached at (213) 367-4947 or by e-mail at Steve.Matusda@ladwp.com.

Solar Energy. Solar power is a renewable, nonpolluting energy source that can help reduce our dependence on fossil fuels. Ms. Josephine Gonzalez is the Solar Energy Program Manager and can be reached at (213) 367-0414 or by e-mail at Josephine.Gonzalez@ladwp.com.

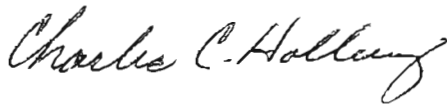
Ms. Rebecca Shokrian

Page 7

November 19, 2004

Please include LADWP in your mailing list and address it to the undersigned in Room 1044. We look forward to reviewing your environmental document for the proposed project. If there are any additional questions, please contact Ms. Nadia Dale of my staff at (213) 367-1745.

Sincerely,

A handwritten signature in cursive script that reads "Charles C. Holloway".

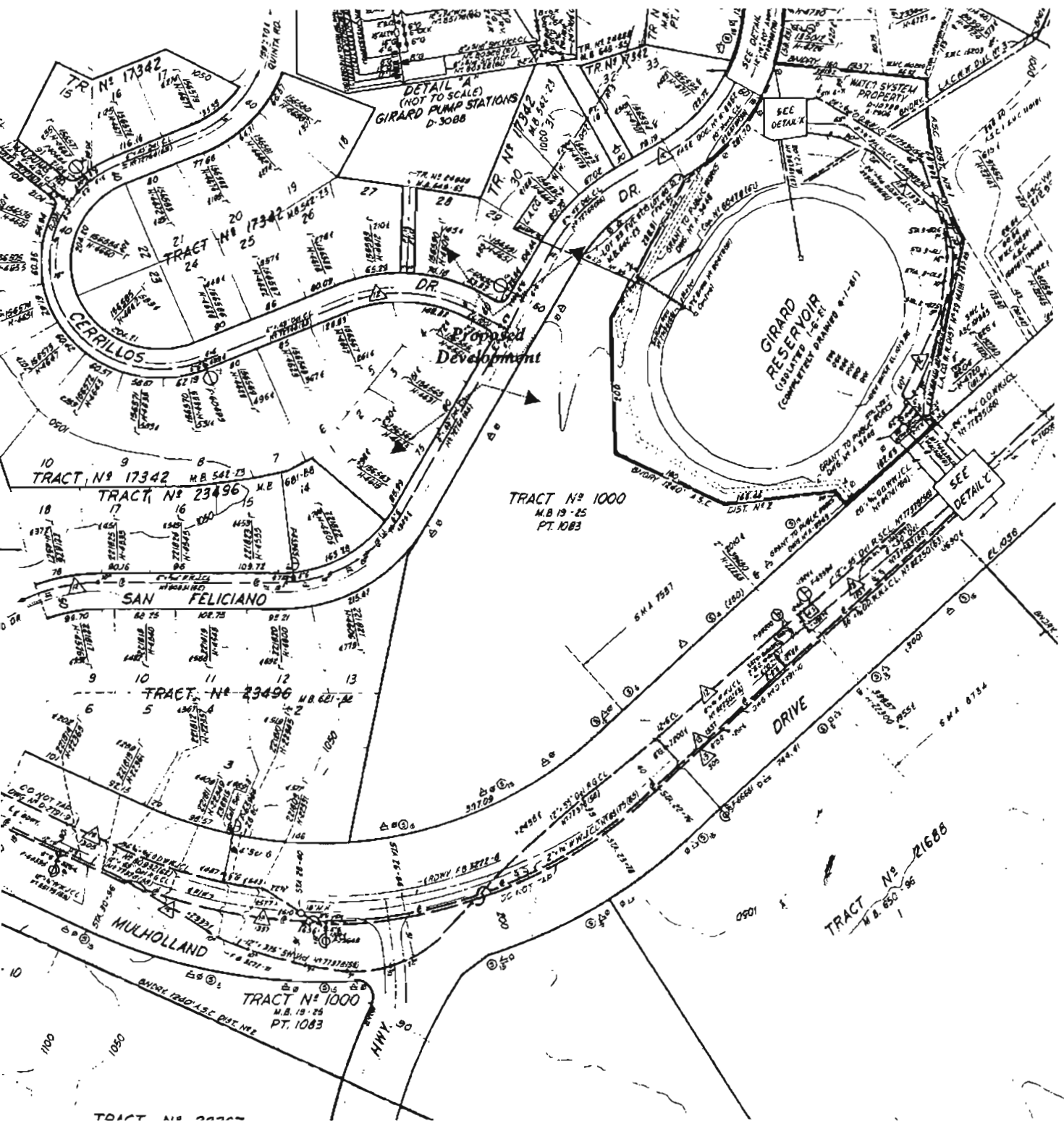
Charles C. Holloway
Supervisor of Environmental Assessment

ND:gc

Enclosures

c: Mr. Alvin Bautista
Mr. Hugo Torres
Mr. Kris Jolley
Mr. Thomas Gackstetter
Mr. Steve Matsuda
Mr. William Glauz
Ms. Josephine Gonzalez
Ms. Nadia Dale

Portion of Water Service Map 166-102



LADWP WATER AND ENERGY CONSERVATION MEASURES

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.

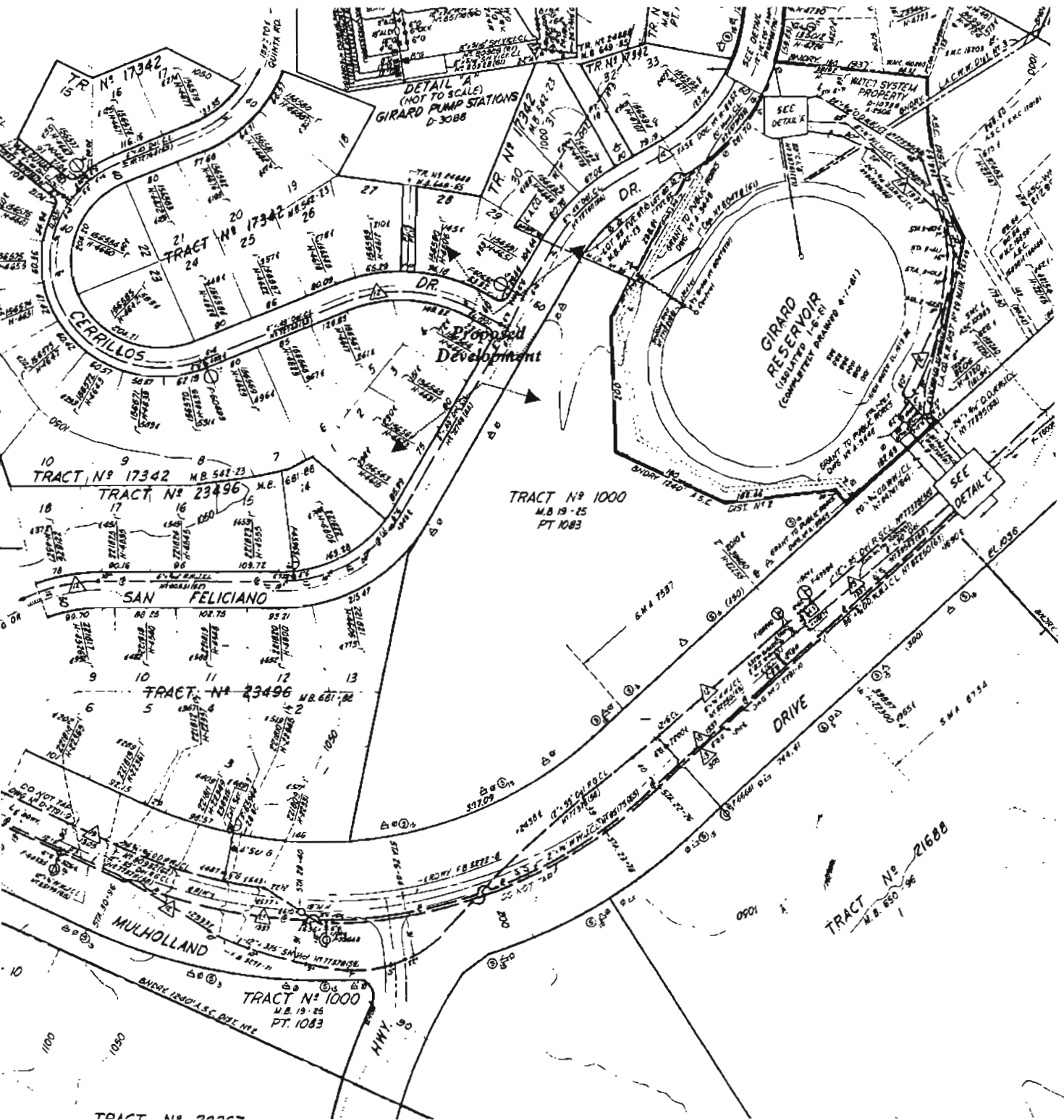
Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because efficient use of water allows increased water storage for 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

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 landscape irrigation system should be designed, installed, 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 zone (sprinkler valve) should water plants having similar watering needs (do not mix shrubs, flowers and turf in the same watering zone).

Portion of Water Service Map 166-102



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

2. 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 1988, "The Unthirsty 100," pp. 74-83, or consult a landscape architect.
3. The availability of recycled water should be investigated as a source to irrigate large landscaped areas.
4. Ultra-low-flush water closets, ultra-low-flush urinals, 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.
5. Significant opportunities for water savings exist in air conditioning systems that utilize evaporative cooling (i.e. employ cooling towers). LADWP should be contacted for specific information on appropriate measures.
6. 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.
7. Water conserving clothes washers and dishwashers are now available from many manufacturers. Water savings also represent energy savings, in that the water saved by these appliances is typically heated.

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

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 photosensitive 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. Steve Matsuda, Director of Energy Efficiency Solutions, at (213) 367-4947.

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

BOARD OF
PUBLIC WORKS

COMMISSIONERS

VALERIE LYNNE SHAW
PRESIDENT

ELLEN STEIN
VICE PRESIDENT

RONALD LOW
JANICE WOOD

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF SANITATION

RITA L. ROBINSON
DIRECTOR

JOSEPH E. MUNDINE
EXECUTIVE OFFICER

VAROUJ S. ABKIAN
TRACI J. MINAMIDE
ENRIQUE C. ZALDIVAR
ASSISTANT DIRECTORS

433 SOUTH SPRING STREET
LOS ANGELES, CA 90013
TEL: (213) 473-7999
FAX: (213) 473-8100

December 6, 2004

Rebecca Shokrian, Assistant Environmental Planner
Christopher A. Joseph & Associates
11849 W. Olympic Blvd.
Los Angeles, CA 90064

Dear Ms. Shokrian:

Woodland Hills-Mulholland Project Initial Study (IS) – Request for Sewer Service Information

This is in response to your October 18, 2004 letter requesting sewer services information for preparing an Initial Study for the proposed project. The Bureau of Sanitation, Wastewater Engineering Services Division (WESD), has conducted a preliminary evaluation of the potential impacts to the wastewater system for the proposed project.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Amount of Unit per Use	Average Daily Flow (GPD)
Single-family Residence – 2BR	160/DU	13	2,080
Single -family Residence - 3BR	200/DU	14	2,800
Single -family Residence – 4BR	240/DU	10	2,400
Total			7,280

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing VCP 8-inch, sewer lines in San Feliciano Drive and an easement to the north east of the property. The 8-inche sewer lines feed into the 10-inch sewer line in San Feliciano Drive. The current capacities of the 8-inch and the 10-inch were not available.



Rebecca Shokrian, Assistant Environmental Planner
Christopher A. Joseph & Associates
Sewer Service Request Letter
December 6, 2004
Page 2

The design capacity for the 8-inch sewer lines at 50% full is 429,000 Gallons per Day, for the 10-inch sewer line at 50% full is 509,000 Gallons per Day. Based on the estimated flows, it seems that the sewer system should be able to accommodate the flow. Final determination for local line capacities will be determined when applying for permit. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which also has sufficient capacity for the project.

If you have any questions, please call Belal Tamimi of my staff at (323) 342-6254.

Sincerely,



Adel Hagekhalil, Division Manager
Wastewater Engineering Services Division
Bureau of Sanitation

LOS ANGELES POLICE DEPARTMENT



WILLIAM J. BRATTON
Chief of Police

JAMES K. HAHN
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 485-4111
TDD: (877) 275-5273
Ref #: 3.3.1

January 18, 2004

Ms. Rebecca Shokrian
Assistant Environmental Planner
Christopher A. Joseph & Associates
11849 West Olympic Boulevard, Suite 101
Los Angeles, California 90064


Dear Ms. Shokrian:

On October 20, 2004, the Los Angeles Police Department received your letter requesting our Department to complete a Request for Police Service Information survey. Planning and Research Division researched this matter and after reviewing current Department policy and procedure, we were able to provide you with the enclosed information.

I hope this information answers all of your questions. If you have any questions or need any additional information, please contact me at (213) 485-4111.

Very truly yours,

WILLIAM J. BRATTON
Chief of Police


WALT SCHICK, Captain
Commanding Officer
Planning and Research Division

Enclosure

WOODLAND HILLS-MULHOLLAND INITIAL STUDY

1. Would the West Valley Community Police Station, located at 19020 Vanowen Street, serve the proposed project?

Yes.

1b. Would any additional police stations serve the proposed project?

No.

2. What are the existing staff levels at the West Valley Community Police Station, and any other stations included in your response to question one, and are they adequate to meet the project area's current demand for police services?

As of December 25, 2004, there are 318 sworn police officers assigned to West Valley Community Police Station. This staff level adequately meets the demand for police services.

3. Would the proposed project result in the need for the expansion of existing or the construction of new police protection facilities?

No.

4. In what Reporting District (RD) is the proposed project located?

Reporting District 1073.

4b. What are the RD's boundaries?

The Reporting District is bound by the Ventura Freeway to the north, the Los Angeles County line to the south, Topanga Canyon Boulevard on the east, and an irregular boundary on the west that covers many streets.

4c. Please provide recent crime statistics for the year 2003 for this RD.

<u>Crime</u>	<u>RD 1073</u>	<u>West Valley Area</u>	<u>Citywide</u>
Homicide	0	7	515
Forcible Rape	0	53	1134
Aggravated Assault	12	1495	30263
Robbery	8	665	16484
Burglary	20	1968	24820
Larceny	13	5458	75823
Vehicle Theft	11	2146	32318

5. What is the average response time for crimes in the proposed project's Reporting District?

The average response time for emergency calls for service in West Valley Division is 7.2 minutes (one week period between December 12, 2004 and December 18, 2004).

5b. Does this response time meet the desired performance standards of the LAPD?

The Department is currently re-assessing the preferred response time for emergency calls for service.

6. What is the officer to citizen ratio for the proposed project's Reporting District?

According to the LAPD's 2003 Statistical Digest the population of West Valley Area is 318,954. The officer to citizen ratio is approximately 1003 to 1.

6b. Does this number meet the desired service ratio standard of the LAPD?

The number of officers assigned to West Valley Area has been determined to be sufficient to properly serve the Area and its residents.

7. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to police services associated with the proposed project.

West Valley Area Community Police Station is staffed and equipped to provide full service to the West Valley Area, which includes the project site. No additional personnel or equipment is warranted for the project site unless specifically requested by the site.

It would assist in maintaining and preserving existing levels of police service if any deviations from established procedures which would impact the surrounding area are brought to the attention of the Commanding Officer, West Valley Area Community Police Station.