



JAMES K. HAHN
Mayor

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

RONALD F. DEATON, *General Manager*

August 9, 2005

Ms. Paulette Franco
Project Manager
Christopher Joseph and Associates
11849 W. Olympic Blvd., Suite 101
Los Angeles, CA 90014

Dear Ms. Franco:

Subject: 2055 Avenue of the Stars Redevelopment Project
Request for Water and Electricity Service Information

The Los Angeles Department of Water and Power (LADWP) has received your letter requesting water and electricity service information for the 2055 Avenue of the Stars Redevelopment Project in the Century City area of the City of Los Angeles. (See Thomas Bros. Maps, page 632, E3.)

The site is currently developed with the former St. Regis Hotel. The hotel tower, formerly known as the "Century City Plaza Tower," was originally permitted and built-out for 322 guest rooms and expansive restaurant, banquet, meeting, and recreation space. However, the hotel downsized to 297 guest rooms when it was remodeled and rebranded as the St. Regis in November 2002. The existing structures will be removed for redevelopment of the Site. The Project will be developed into a high-rise structure.

The Project will include roughly 576,000 square feet of floor area, and will be approximately 480 feet in height. The condominium units will range in size from 2,200 square feet to 6,000 square feet (excluding the penthouse unit that will be a full floor). On-site residential parking will be provided on two subterranean levels. In addition, the Project will integrate approximately two acres of landscaped open space.

In addition to residential amenities, the Project will incorporate additional amenities that include a 7,000-square-foot restaurant and either: (a) 27,000 square feet of resident-focused specialty uses such as, but not limited to, a shoe repair, salon, art gallery, and sundries shop, or (b) a 43,000-square-foot membership facility that will be accessible only to residents and a limited number of outside memberships.

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



Ms. Paulette Franco
Page 2
August 8, 2005

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.

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. James B. McDaniel
Chief Operating Officer – Water System
Los Angeles Department of Water and Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012

Below is information addressing your questions about water supply and some information about power 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., along Avenue of the Stars and Olympic Boulevard). If possible, please include a map depicting the potable water infrastructure (and gray water, if applicable) in the project vicinity.**

There is a 12-inch, cast iron (cement lined) water main on both Olympic Boulevard and Avenue of the Stars (see enclosed map). Either of these mains can serve the project site. There are no gray water facilities in the vicinity.

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

At this time, no known deficiencies exist in the system in the location.

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?

The proposed water demands would be needed to determine if the existing infrastructure is adequate. There is not a problem with supply.

3. In order to predict the proposed project's future consumption of water, we propose to use the following water consumption rates. If these rates are not acceptable, please provide us with your recommended rates.

- **One bedroom condominiums: 144 gallons/dwelling unit (DU)/day**
- **Two bedroom condominiums: 192: gallons/DU/day**
- **Three bedroom condominiums: 240 gallons/DU/day**
- **Retail/Commercial: 96 gallons/1,000 square feet/day**

LADWP does not determine the water usage rates. The Developer may contact Building and Safety at (888) 524-2845 or (213) 482-0000 for the applicable water usage rate.

Should main upgrades be increased in the area due to an increase in demand by the Project, a disruption in service may occur. Proper notification will take place if disruption is necessary. If, however, the Project only requires additional water services, it is not anticipated that any significant disruptions will occur.

4. Would the LADWP be able to accommodate the proposed project's water demand with the existing infrastructure and supply in the project area?

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

The Project's water consumption (quantity, size, and type of the needed services) is determined by the Developer's engineering staff based on the Los Angeles Department of Building and Safety and applicable building code requirements. The on-site (sprinkler system and private fire hydrants) and off-

site (public fire hydrants) fire flow demands are determined based on the Los Angeles Fire Department and the applicable building code requirements. Once a determination of the Project's domestic and fire demands has been made, LADWP will assess the need for additional facilities. Should the requirements remain the same as the present site, infrastructure improvements may not be necessary.

At this time, the only existing main is a six-inch, cast iron main in Cesar Chavez which may need to be upgraded depending on the fire flow and domestic demand.

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.

5. What is the primary water treatment plant that would serve the project site?

The primary water treatment plant serving the central area of Los Angeles is the Los Angeles Filtration Plant.

5b. What are the designed treatment capacity and current peak flow at this treatment plant.

The current designed treatment capacity is 600MGD and the average plant flow is 450MGD in non-summer months, and 550MGD during summer months

5c. Would the treatment plant have adequate capacity to serve the proposed project?

Yes, it has adequate capacity.

6. Would there be a disruption in water service in the project area when "hooking-up" the proposed project? If so, how long would such disruption last?

Should main upgrades be increased in the area due to an increase in demand by the Project, a disruption in service may occur. Proper notification will take place if disruption is necessary. If, however, the Project only requires additional water services, it is not anticipated that any significant disruptions will occur.

7. What is the static water pressure (psi) maintained by the water lines in the project area?

The static high and low pressure in the area is 47 psi and 37 psi, respectively.

7a. Would the water pressure and supply in the project area be adequate to meet the LADWP's fire flow and residential water pressure requirements with implementation of the proposed project?

The Developer/Owner will need to request a Service Advisory Request (SAR) to determine the adequacies of the existing infrastructure. LADWP will need to be provided with the proposed flows. The SAR will provide them with a chart of flow versus pressure for use in their on-site piping design. See enclosures for procedures for ordering the SAR and services.

7b. If not, what new infrastructure or upgrades to infrastructure would be needed to meet the proposed and related projects' demand for water service?

See answer 7a. above.

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

See enclosed copy of water conservation measures.

Power Needs

9. Please describe the sizes and voltages of existing electrical distribution lines that would serve the project site and the surrounded area (e.g., along Avenue of the Stars and Olympic Boulevard). Please include a map illustrating your description.

LADWP has 34.5kv circuits in the vicinity of the project.

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

The estimated increase in demand due to this project will not have an adverse impact on LADWP's electrical distribution system. However, the cumulative effects of this and other projects in the area will require LADWP to construct additional distribution facilities in the future. On-site electrical facilities will be required.

- 10a. 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?**

See answer 10 above.

- 11. Would there be a disruption in electricity service in the project area when "hooking-up" the proposed project? If so, how long would such 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.

- 12. Would LADWP be able to accommodate the proposed project's demand for electricity service with the existing infrastructure in the project area?**
12a. If the answer is "no," what new infrastructure would be needed to meet the proposed project's demand for electricity?

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

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

See answer 12a. above

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

- **Multi-Family Residential: 5,626.50 Kilowatt-hour/unit/year**
- **Retail: 13.55 Kilowatt-hour/square feet/year**
- **Restaurant: 47.45 Kilowatt-hour/square feet/year**

LADWP does not normally recommend consumption rates.

15. Please provide any recommendations that might reduce any potential impacts associated with the proposed project.

See enclosed energy conservation measures.

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.

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.

Ms. Paulette Franco
Page 8
August 8, 2005

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.

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,



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

**LOS ANGELES DEPARTMENT OF WATER AND POWER
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).

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.

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.

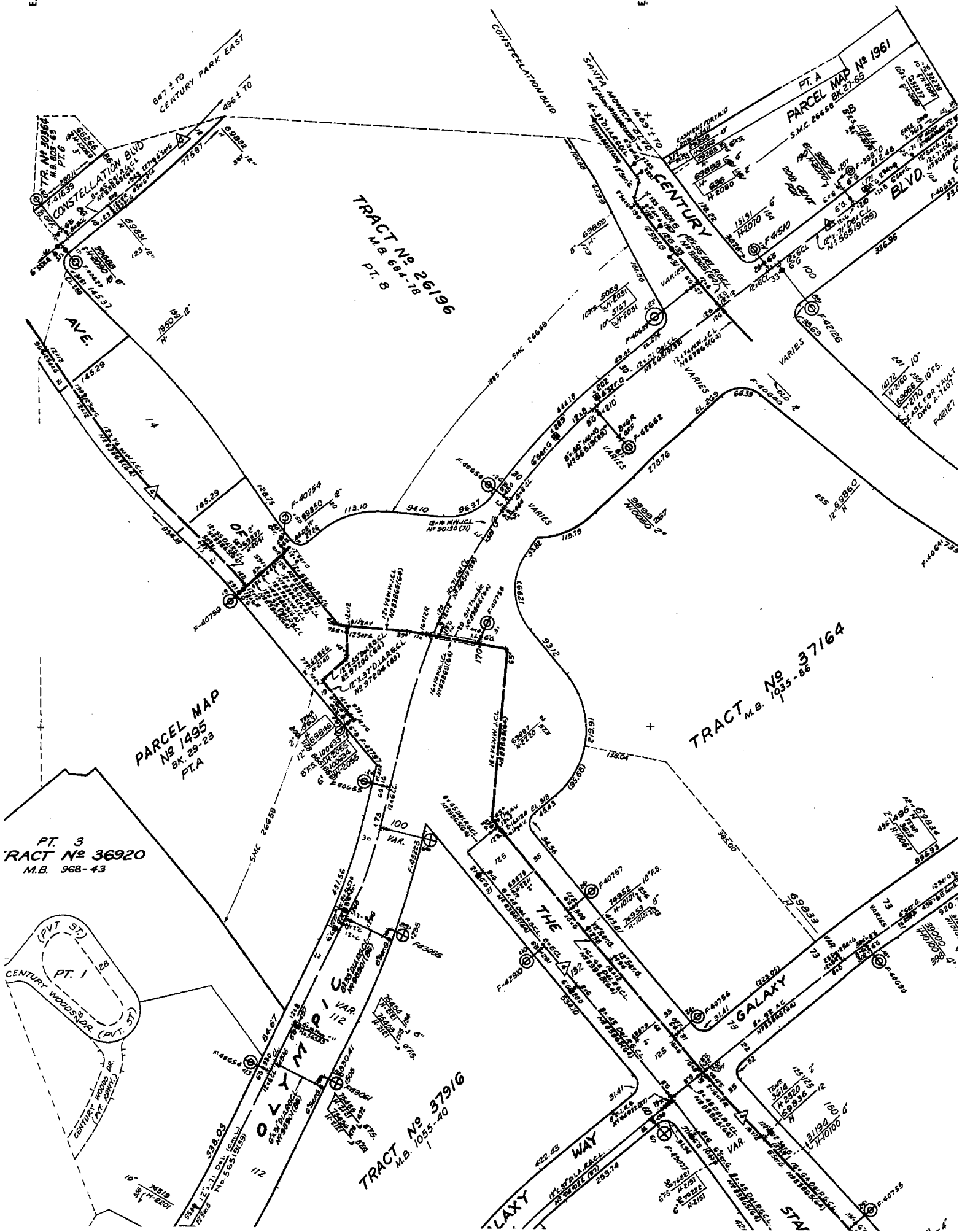
1. Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.
2. Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and retail spaces which provides 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 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.

W&P ConsvtnMeasures v.082802



CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
PURCHASE OF SMALL DOMESTIC WATER SERVICES
(SERVICES 3-INCH IN SIZE OR SMALLER)

SERVICE SIZE

Residential water services are usually provided through one-inch water meters but are also available through up to three-inch in size. The service size you will require is determined by your particular flow requirements. Large lots with extensive landscape irrigation systems may require a service larger than one inch. Your contractor or a qualified plumber should be consulted regarding your particular service requirements.

COST

Charges applicable to your service(s) will be contingent upon your site-specific service requirements. In addition to payment for the services and meters, charges may also be due for: 1) new or existing water mains (Water Main Charge-WMC), 2) extraordinary storage, pump, and distribution facilities (Acreage Supply Charge-ASC), and 3) any necessary new main extensions and/or replacements required to provide adequate water supply to your service(s).

SDRF

A Street Damage Restoration Fee (SDRF) ranging from \$3.43 to \$14.08 per square foot of excavation depending upon the type and age of the street being excavated may also apply to your project. SDRF mandates that the entire street block be resurfaced should any excavation be performed in streets paved less than one year prior to excavation (could be as much as \$140,000!). The SDRF is imposed by the Los Angeles Department of Public Works, Bureau of Engineering (BOE) and therefore must be paid by the customers directly to the BOE prior to issuance of an excavation permit.

SCHEDULING

Processing and installation time for small services is normally between 45 and 90 calendar days subject to the BOE's permitting conditions and requirements and the availability of the DWP construction crews. Please discuss the current situation with your Water Service Representative or District Engineer. Additional time should be allowed for when water main installations are required. It is advisable to contact a DWP Water Service Representative prior to start of any construction at your property.

INFORMATION REQUIRED

To process your order the DWP requires the following information:

1. Full payment
2. Legal description of the property (tract and lot number(s) or metes and bounds description).
3. Address of residence.
4. Service meter location (**PAIN T "W" ON CURB FOR YOUR DESIRED LOCATION**).
Note that the "W" is required and installation of service will be delayed if not completed.
5. An approved Cross-Connection Control Unit Survey form signed by an authorized representative of the Department of Building and Safety (DBS) for all 2-inch and 3-inch size services.
6. Name and telephone number of your contact person for job site coordination.
7. Anticipated date water service installation is desired.

HOW TO PLACE YOUR ORDER

For general information about the DWP (including charges), you may access the internet at <http://www.ladwp.com>. For information regarding ordering a new water service(s) and applicable charges, please contact the Distribution Engineering office at the telephone number listed below. You may place your order by phone, mail, or visit in person.

TELEPHONE NUMBER

ORDERING NEW WATER SERVICES	(213) 367-2130
GENERAL INFORMATION	(213) 367-1182
FAX	(213) 367-4434
STATIC WATER PRESSURE INFO.	(213) 367-0973

For questions regarding backflow prevention requirements and devices, please call the DWP Water Quality Control Section at (213) 367-3471.

Should you wish to correspond with or visit the Distribution Engineering's main office, the address is:

LOS ANGELES DEPARTMENT OF WATER AND POWER
DISTRIBUTION ENGINEERING SECTION - WATER
111 NORTH HOPE STREET, ROOM 1425
LOS ANGELES, CALIFORNIA 90012

BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M. (MONDAY – FRIDAY, EXCLUDING HOLIDAYS)

**CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
WATER PRESSURE-FLOW REPORT/SERVICE ADVISORY REQUEST (SAR)**

CITY CODE REQUIREMENTS

The size and type of water service(s) required for developments in the City of Los Angeles larger than single family dwellings vary greatly depending upon fire flow requirements set by the Department of Building and Safety (DBS) and the Los Angeles Fire Department (LAFD).

After consulting with the DBS and LAFD to determine fire flow requirements for your project, you will need to contact a Water Service Representative at the DWP to order a Service Advisory Request (SAR). This system hydraulic analysis will determine if existing DWP water supply facilities can meet your proposed fire flow requirements. SAR reports are required by the DBS for all fire services.

SAR COST

Upon receipt of a completed request form and a \$50 fee, the SAR analysis will be initiated. The completed SAR system analysis report will provide what flow rates and pressures are available at your specifically requested service location. If an analysis has been made at your location in the past year a new report will be issued at no charge.

SCHEDULING

To provide high quality information for your proposed or existing service, a customized hydraulic analysis of existing DWP facilities serving your location is made. The analysis is based on your exact service location and your maximum flow requirements. The time required to analyze and process your SAR report generally ranges from a few days to two weeks depending on the volume of requests and the complexity of the analysis. At this time, the average turnaround time is approximately 5 days and approximately 96% of the SAR's are completed within 10 days. The SAR report will be mailed or faxed to you at your request. A copy of the completed report is sent to the DBS so that you may obtain your permit.

INFORMATION REQUIRED

To make a proper, complete, and timely analysis for your request the following information is required:

1. Address(es) of proposed/existing service installation(s) or legal description of property (tract and lot no.)
2. Proposed/existing service location(s) (distance from property line or distance to centerline of nearest cross-street)
3. Flow requirements (gallons per minute [gpm]) or size, and type of service desired (fire, domestic, irrigation)

HOW TO PLACE YOUR ORDER

For general information about water services (including charges), to print our SAR Application form and credit card authorization form, if you wish to pay for your SAR with a credit card, please access our website at <http://www.ladwp.com>. For information regarding ordering an SAR and applicable charges, please contact the Distribution Engineering office at the telephone number listed below. You may place your order by mail, or visit in person.

TELEPHONE NUMBER

ORDERING AN "SAR"	(213) 367-2130
GENERAL INFORMATION	(213) 367-1182
FAX	(213) 367-4434
STATIC WATER PRESSURE INFO.	(213) 367-0973

Should you wish to correspond with or visit the Distribution Engineering's main office, the address is:

LOS ANGELES DEPARTMENT OF WATER AND POWER
DISTRIBUTION ENGINEERING SECTION - WATER
111 NORTH HOPE STREET, ROOM 1425
LOS ANGELES, CALIFORNIA 90012

BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M. (MONDAY - FRIDAY, EXCLUDING HOLIDAYS)

CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
PURCHASE OF LARGE DOMESTIC WATER SERVICES
AND PRIVATE FIRE SERVICES
(SERVICES LARGER THAN 3-INCH IN SIZE)

COST

Charges applicable to your development will be contingent upon your site-specific service requirements. A domestic service installed in the same vault and at the same time with a fire service is substantially lower in cost. In addition to payment for services and meters, charges may also be due for: 1) new or existing water mains (Water Main Charge-WMC), 2) extraordinary storage, pump, and distribution facilities (Acreage Supply Charge-ASC), and 3) any necessary new main extensions and/or replacements required to provide adequate water supply to your service(s).

SDRF

A Street Damage Restoration Fee (SDRF) ranging from \$3.43 to \$14.08 per square foot of excavation depending upon the type and age of the street being excavated may also apply to your project. SDRF mandates that the entire street block be resurfaced should any excavation be performed in streets paved less than one year prior to excavation (could be as much as \$140,000!). The SDRF is imposed by the Los Angeles Department of Public Works, Bureau of Engineering (BOE) and therefore must be paid by the customers directly to the BOE prior to issuance of an excavation permit.

SCHEDULING

Processing and installation time for large services is normally less than 120 calendar days subject to the BOE's permitting conditions and requirements and the availability of the DWP construction crews. Please discuss the current situation with your Water Service Representative or District Engineer. Additional time should be allowed for when water main installations are required. Prior to start of installation, a representative from the construction crew will request a meeting with the customers at the job site to verify the service location. Please respond to this request promptly to avoid delay of installation.

INFORMATION REQUIRED

To process your order the DWP requires the following information:

1. Completed Service Advisory Request (SAR).
2. Full Payment
3. Plot plan showing service location(s) with measurements shown from property line at the nearest cross street or (Valley only) the centerline of the nearest cross street.
4. Legal description of the property (tract and lot number(s) or metes and bounds description).
5. Plan Check/Permit number for the service form the Department of Building and Safety (DBS).
6. Requested service size.
7. Name and telephone number of your contact person for job site coordination.
8. Anticipated date water service installation is desired.

HOW TO PLACE YOUR ORDER

For general information about the DWP (including charges), you may access the internet at <http://www.ladwp.com>. For information regarding ordering a new water service and applicable charges, please contact the Distribution Engineering office at the telephone number listed below.

TELEPHONE NUMBER

ORDERING NEW WATER SERVICES
GENERAL INFORMATION
FAX
STATIC WATER PRESSURE INFO.

(213) 367-2130
(213) 367-1182
(213) 367-4434
(213) 367-0973

For questions regarding backflow prevention requirements and devices, please call the DWP Water Quality Control Section at (213) 367-3341 or (213) 367-3343.

Should you wish to correspond with or visit the Distribution Engineering's main office, the address is:

LOS ANGELES DEPARTMENT OF WATER AND POWER
DISTRIBUTION ENGINEERING SECTION - WATER
111 NORTH HOPE STREET, ROOM 1425
LOS ANGELES, CALIFORNIA 90012

BUSINESS HOURS: 8:00 A.M. TO 5:00 P.M. (MONDAY – FRIDAY, EXCLUDING HOLIDAYS)



A  Sempra Energy® utility

The Southern California Gas Company
Pacific Coast Region / Compton Districts
Technical Services

701 N. Bullis Road, Compton, CA 90221-2253
P.O. Box 9099, SC9521, Compton, CA 90224-9099

July 29, 2005

Christopher A. Joseph & Associates
11849 Olympic Blvd., Ste. 101
Los Angeles, CA 90064

Attention: Paulette Franco

RE: **2055 Avenue Of The Stars**
Los Angeles/Culver City

Dear Paulette,

This letter is not to be interpreted as a contractual commitment to serve the proposed project, but only as an informational service. Its intent is to notify you that The Gas Company has facilities in the area where the above named project is proposed. Gas service to the project could be provided without any significant impact on the environment. The service would be in accordance with the California Public Utilities Commission at the time contractual agreements are made.

The availability of natural gas service, as set forth in this letter is based upon present conditions of gas supply and regulatory policies. As a public utility, The 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, which affects gas supply, or the condition under which service is available, gas service will be provided in accordance with revised conditions?

We have developed several programs, which are available to provide assistance in selecting the most effective applications of gas energy for a particular project. If you desire further information on any of our programs and services, for assistance please contact our, Account Executive, Kirk Morales at (818) 701-3286, and our Field Planner Associate Harry Gordon at (323) 850-4910.

Please retain one copy of this letter for your records, and return a signed copy to us.

Sincerely,

Gale Etherly for Paul Blood
Technical Services Planning
Pacific Region
(310) 687-2011

Customer Signature:

By: _____

Title: _____

Franchise Coordinator
Paul Blood
Lead Planning Associate
Office - 310-687-2011
pblood@Semprautilities.com

FAX - 310-605-7988
www.socalgasco.com

Franchise Desk
Gale Etherly
Pipeline Planning Assistant
Office - 310-687-2020
getherly@Semprautilities.com



A  Sempra Energy® utility

The Southern California Gas Company
Pacific Coast Region / Compton Districts
Technical Services

701 N. Bullis Road, Compton, CA 90221-2253
P.O. Box 9099, SC9521, Compton, CA 90224-9099

July 29, 2005

Christopher A. Joseph & Associates
11849 W. Olympic Blvd., Ste 101
Los Angeles, CA 90064

Attention : Paulette Franco

Subject : **2055 Avenue Of The Stars**
Location: Los Angeles/Culver City
Job No.: None

Enclosed is a copy of our Atlas Sheet with the approximate locations of our gas mains for you to post to your proposed project plans. There also may be service laterals coming from these mains that are not identified on this plan. The dimensions and locations of these mains are believed to be reasonably correct but are not guaranteed. The depths of our facilities vary and can only be confirmed by pot holing, or some other acceptable method of taking elevations.

It is extremely important that you furnish us with "**signed**" **final plans**, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities. Depending on the magnitude of the work involved, additional time may be required to clear the conflict.

Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified 48 hours prior to commencing work. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

If no action is taken on this project within 24 months, plans will be discarded.

Please call Paul Blood at (310) 687-2011, for further assistance.

Sincerely,

Gale Etherly

cc: file: PF # 05-340
enclosure: PAL 8,9,18,19
04 atlas.doc

Franchise Coordinator
Paul Blood
Lead Planning Associate
Office - 310-687-2011
pblood@Semprautilities.com

FAX - 310-605-7988
www.socalgas.com

Franchise Desk
Gale Etherly
Pipeline Planning Assistant
Office - 310-687-2020
GEtherly@Semprautilities.com

CITY OF LOS ANGELES
CALIFORNIAANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF FIRE

WILLIAM R. BAMATTRE
FIRE CHIEF200 NORTH MAIN STREET
LOS ANGELES, CA 90012(213) 978-3800
FAX: (213) 978-3815<http://www.lafd.org>**BOARD OF FIRE
COMMISSIONERS**JAY H. GRODIN
PRESIDENTROLAND COLEMAN
VICE PRESIDENTLOUISE L. FRANKEL
TYRONE FREEMAN
VERONICA GUTIERREZBLANCA GOMEZ-REVELLES
EXECUTIVE ASSISTANT II

September 21, 2005

Chris, Joseph & Associates
Environmental Planning and Research
11849 W. Olympic Blvd., Suite 101
Los Angeles, CA 90064**PROJECT LOCATION****(2055 AVENUE OF THE STARS)****PROJECT DESCRIPTION**

The proposed project involves construction of 147 luxury residential condominium units. The site is currently developed with the former St. Regis Hotel, formerly known as the Century Plaza Tower. The existing structures will be removed. The project will be one high rise structure. The project will include 576,000 square feet of floor area and be 480 feet tall. The project will include such amenities as , a business center, gym, valet, spa, and a host of other luxury amenities. The project will also include a 7,000 square foot restaurant.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Chris, Joseph & Associates

September 21, 2005

Page 2

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 12,000 G.P.M. from any block fire hydrants flowing simultaneously.

B. Response Distance, Apparatus, and Personnel

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 92
1819 W. 7th Street
Los Angeles, CA 90057
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
Miles – 1.3
Staff – 12

Fire Station No. 58
1556 S. Robertson Blvd.
Los Angeles, CA 90035
Task Force Truck and Engine Company
Miles – 2.1
Staff – 10

Fire Station No. 37
1090 Veteran Avenue
Los Angeles, CA 90024
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
Battalion 9 Headquarters
Miles – 2.3
Staff – 13

The above distances were computed to 2055 Avenue of the Stars.

C. Firefighting Access

During demolition, the Fire Department access will remain clear and unobstructed.

Chris, Joseph & Associates
September 21, 2005
Page 3

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

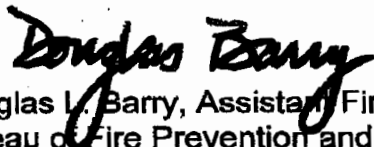
Chris Joseph & Associates
September 21, 2005
Page 4

CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708.

For additional information, please contact Inspector Lynn McClain of the Construction Services Unit at (213) 482-6506.

WILLIAM R. BAMATTRE
Fire Chief



Douglas L. Barry, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

DLB:LMc:gm
c:2055 ave of stars

LOS ANGELES POLICE DEPARTMENT



WILLIAM J. BRATTON
Chief of Police

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

ANTONIO R. VILLARAIGOSA
Mayor

August 15, 2005

Ms. Paulette Franco
Project Manager
Christopher A. Joseph and Associates
Environmental Planning and Research
11849 West Olympic Boulevard, Suite 101
Los Angeles, California 90064

Dear Ms. Franco:

The Los Angeles Police Department has received your request for police service information regarding the survey of the proposed *2055 Avenue of the Stars Redevelopment Project*. Enclosed you will find the Department's response. These responses rely on circumstances, as they appear as of the date of this correspondence, in the event that circumstances change, the given responses may no longer apply. I hope this information will be of assistance to you.

We would like to thank you for involving the Los Angeles Police Department in the environmental analysis. If you have any further questions or need additional information, please contact Sergeant Jiro Oka, Officer in Charge, Evaluation Unit, Planning and Research Division, at (213) 202-5620.

Very truly yours,

WILLIAM J. BRATTON
Chief of Police

A handwritten signature in black ink that reads "James H. Cansler" with a stylized flourish at the end.

JAMES H. CANSLER, Captain
Commanding Officer
Planning and Research Division

Enclosure

2055 AVENUE OF THE STARS REDEVELOPMENT PROJECT

1. What police station would serve the proposed project?

West Los Angeles Area Community Police Station.

- 1a. What is the existing staff level of this police station?

As of July 23, 2005, there were 219 sworn police officers assigned to West Los Angeles Area Community Police Station.

- 1b. Are these staffing levels adequate to meet the project area's current demand for police services?

The staff level adequately meets the demand for police services.

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

No.

3. What is the officer to citizen ratio for the proposed project's Reporting District (RD)?

There is currently one officer for every 1061 citizens in the West Los Angeles Area.

- 3a. Does this number meet the desired service ratio standard of the LAPD?

Yes.

4. In what RD is the proposed project located?

Reporting District 839.

- 4a. What are the RD's boundaries?

The RD is bounded by Santa Monica Boulevard to the north, Olympic Boulevard to the south, Fox Hills Drive to the west, and Century Park East Drive to the east.

- 4b. Please provide the 2004 crime statistics for this RD, community area, and Citywide.

<u>Crime</u>	<u>RD 839</u>	<u>West Los Angeles Area</u>	<u>Citywide</u>
Homicide	0	9	525
Forcible Rape	3	31	1157
Aggravated Assault	11	529	27033
Robbery	10	379	14242
Burglary	24	1439	23243
Larceny	22	3840	72186
Vehicle Theft	9	781	30121

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

During the period of June 26, 2005 to July 9, 2005, the median response time to citizen in minutes in the West Los Angeles Area was 7.7 compared to a Citywide response time of 6.7 minutes.

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

The Department's goal for median response time to citizen is 7 minutes or less for emergency calls for service.

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

It is recommended that the proposed site recognizes and abides by all existing laws and regulations. To assist in maintaining and preserving the existing levels of police service, if any deviations from established procedures are anticipated, that information should be brought to the attention to the Commanding Officer, West Los Angeles Area Community Police Station.

Los Angeles Unified School District

Office of Environmental Health and Safety

ROY ROMER
Superintendent of Schools

DAN M. ISAACS
Chief Operating Officer

ANGELO J. BELLOMO
Director

August 19, 2005

Ms. Paulette Franco
Christopher A. Joseph & Associates
11849 West Olympic Boulevard - Suite 101
Los Angeles, CA 90064

**SUBJECT: Request for School Service Information for Draft EIR
2055 Avenue of the Stars Redevelopment Project**

Thank you for giving the Los Angeles Unified School District (LAUSD) the opportunity to provide information regarding educational facility service in the area of the proposed **2055 Avenue of the Stars Redevelopment Project**. The new project includes one 40-story high-rise structure containing 147 condominium units with associated amenities (a business center, screening room, gym, concierge services, valet parking, outdoor swimming pool, spa & deck, and a private garden). On-site residential parking will be provided on two subterranean levels. In addition, the Project will integrate approximately two acres of landscaped open space.

Based on the extent/location of the proposed development, it is our opinion that no significant environmental impacts on the surrounding LAUSD schools (traffic, noise, air, pollution, etc.) will occur (see attached figure).

Schools serving this project include **Westwood Elementary School, Emerson** and **Webster Middle Schools**, and **Hamilton Senior High School**. For information regarding each school's capacity and enrollments, please see the attached information sheet.

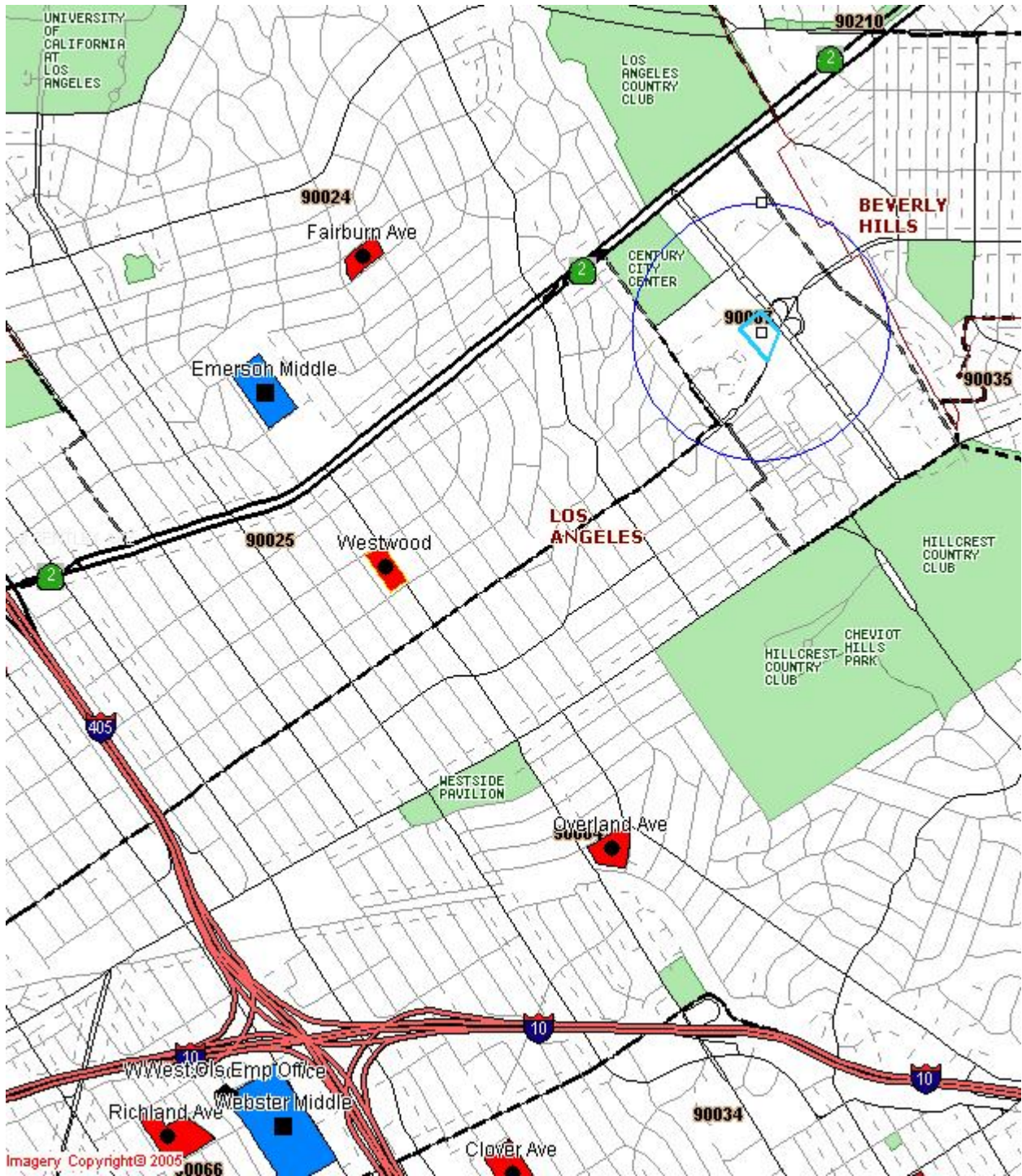
Thank you for your attention to this matter. If you need additional information, please call me at (213) 241-3199.



Glenn Striegler – RG
Environmental Assessment Coordinator

Attachments

c: Sharon Curry
Mary Prichard
Joyce Washizaki



Imagery Copyright © 2005



2005 Ave of the Stars

Mixed Resid & Comm

Scale: 1" = 2000'
 N CityGIS5

Copyright © 2004, All Rights Reserved
 The information contained herein is the proprietary property of the contributors supplied under license and may not be reproduced except as licensed by Digital Map Products

SCHOOL NAME	CONFIG	EST * OPCAP	* YRS? CAPPED	SCHOOL ENROLL	OCT 04 R2	04.. ENR AUTH	MAG... ENR+MAG	04 FALL PROJ	2005 R2 PROJ	2006 R2 PROJ	2007 R2 PROJ	2008 R2 PROJ	2009 R2 PROJ
WESTWOOD EL	K- 5	800	NO	750	757	0	750	761	778	785	794	794	812
EMERSON MS	6- 8	1589	NO	1548	679	0	1548	1076	1076	1080	1095	1095	1110
WEBSTER MS	6- 8	1631	NO	1356	1333	0	1356	1323	1289	1263	1208	1208	1181
HAMILTON SH-COMPLEX	9-12	3380	NO	2030	2704	1264	3270	2746	2738	2721	2733	2733	2716

[405] 4 items listed out of 4 items.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business Services Division

LOC. CODE: 7740

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR WESTWOOD SCHOOL
EFFECTIVE FEBRUARY 4, 1963 (CLARIFIED 9-7-67, 9-1-68,
7-1-93).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on February 4, 1963 (clarified 9-7-67, 9-1-68). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K-5)

SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT
BOUNDARY * HEATH AVENUE AND EXTENSION, EXCLUDING BOTH SIDES OF
HILLGREEN DRIVE * PICO BOULEVARD * SEPULVEDA BOULEVARD.

For assistance, please call Demographic and Boundary Unit, Business Services
Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L.A.
Transportation Branch

LOS ANGELES UNIFIED SCHOOL DISTRICT
Information Technology Division

LOC. CODE: 8123

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR RALPH WALDO EMERSON MIDDLE SCHOOL EFFECTIVE JULY 1, 1993 (UPDATED 7-1-96) (CLARIFIED 10-7-96).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on July 1, 1993 (updated 7-1-96). (Changes have been highlighted by "strikeout" and/or boldface type.) The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6 - 8)

AREA I: MULHOLLAND DRIVE TO AND INCLUDING 8600 MULHOLLAND DRIVE * LINE SOUTHERLY AND EAST OF BRIARCREST LANE, ALTO CEDRO DRIVE, BRIARCREST ROAD AND MEREDITH PLACE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WILSHIRE BOULEVARD * SEPULVEDA BOULEVARD * A LINE NORTHWESTERLY FROM THE INTERSECTION OF ~~RIMERTON ROAD~~ **SKIRBALL CENTER DRIVE** AND SEPULVEDA BOULEVARD * ~~EAST MANDEVILLE CANYON FIRE ROAD~~ **CANYONBACK ROAD.**

AREA II: WILSHIRE BOULEVARD * CURSON AVENUE * SAN VICENTE BOULEVARD * HIGHLAND AVENUE * VENICE BOULEVARD * LA BREA AVENUE * WASHINGTON BOULEVARD * REDONDO BOULEVARD * TWENTY-FIRST STREET * DUNSMUIR AVENUE * WASHINGTON BOULEVARD * CARMONA AVENUE (BOTH SIDES EXCLUDED) * BALLONA CREEK * THURMAN AVENUE AND EXTENSION (BOTH SIDES EXCLUDED) * SPAULDING AVENUE (BOTH SIDES EXCLUDED) * PICO BOULEVARD * BEDFORD STREET * WHITWORTH DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

NOTE: TRANSPORTATION PROVIDED FOR STUDENTS IN AREA II ONLY.

OPTIONAL: EMERSON AND VAN NUYS MIDDLE SCHOOLS

SERVICE ROAD (BOTH SIDES) * MULHOLLAND DRIVE.

OPTIONAL: EMERSON AND WEBSTER MIDDLE SCHOOLS

SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * HEATH AVENUE AND EXTENSION EXCLUDING BOTH SIDES OF HILLGREEN DRIVE * PICO BOULEVARD * VETERAN AVENUE * OLYMPIC BOULEVARD * SEPULVEDA BOULEVARD.

(OVER)

For assistance, please call Demographic and Boundary Unit, Information Technology Division, at (213) 625-5454.

APPROVED: JOHN K. NAGATA, Assistant Superintendent, Information Technology Division

DISTRIBUTION: School Demographic and Boundary Unit
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L. A.
Transportation Branch

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business Services Division

LOC. CODE: 8481

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR WEBSTER MIDDLE SCHOOL EFFECTIVE JUNE 12, 1989 (CLARIFIED 7-1-93).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on June 12, 1989. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES 6-8)

AREA #1: SANTA MONICA BOULEVARD * SEPULVEDA BOULEVARD * OLYMPIC BOULEVARD * VETERAN AVENUE * PICO BOULEVARD * WESTWOOD BOULEVARD * NATIONAL BOULEVARD * SEPULVEDA BOULEVARD * VENICE BOULEVARD * CENTINELA AVENUE * BUNDY DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

AREA #2: LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * WHITWORTH DRIVE * BEDFORD STREET * PICO BOULEVARD * SPAULDING AVENUE (BOTH SIDES) * THURMAN AVENUE (BOTH SIDES) * BALLONA CREEK * CARMONA AVENUE (BOTH SIDES) * WASHINGTON BOULEVARD * DUNSMUIR AVENUE AND EXTENSIONS * CARLIN STREET * DU RAY PLACE AND EXTENSION * PACIFIC ELECTRIC RAILWAY * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * BALLONA CREEK * FAIRFAX AVENUE * VENICE BOULEVARD TO AND INCLUDING 5951 VENICE BOULEVARD * A LINE WESTERLY, SOUTH OF GUTHRIE AVENUE INCLUDING 2010 AND 2011 POINT VIEW STREET, 2010 AND 2011 STEARNS DRIVE, 2010 AND 2011 CRESCENT HEIGHTS BOULEVARD, TO AND EXCLUDING 2020 LA CIENEGA BOULEVARD * LA CIENEGA BOULEVARD * SAWYER STREET * HOLT AVENUE * EIGHTEENTH STREET * ROBERTSON BOULEVARD * SAWYER STREET * HILLSBORO AVENUE * MONTE MAR DRIVE * CANFIELD AVENUE * PICO BOULEVARD * WETHERLY DRIVE.

OPTIONAL: WEBSTER AND AUDUBON MIDDLE SCHOOLS

ANGELES VISTA BOULEVARD * DEANE AVENUE * 52ND STREET * ARLINGTON AVENUE AND EXTENSION * 57TH STREET AND EXTENSION * 8TH AVENUE * SLAUSON AVENUE * DEANE AVENUE * 58TH PLACE * RIMPAU BOULEVARD * 59TH PLACE * KENISTON AVENUE * 60TH STREET * ALVISO AVENUE * 57TH STREET * VALLEY RIDGE AVENUE.

OPTIONAL: WEBSTER AND EMERSON MIDDLE SCHOOLS

SANTA MONICA BOULEVARD * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * HEATH AVENUE AND EXTENSION EXCLUDING BOTH SIDES OF HILLGREEN DRIVE * PICO BOULEVARD * VETERAN AVENUE * OLYMPIC BOULEVARD * SEPULVEDA BOULEVARD.

(OVER)

For assistance, please call Demographic and Boundary Unit, Business Services Division, at (213) 742-7596.

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L. A.
Transportation Branch

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business Services Division

LOC. CODE: 8686

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR HAMILTON HIGH SCHOOL
EFFECTIVE JULY 1, 1993.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective JULY 1, 1992.

This is an official copy for your file.

(GRADES 9-12)

PICO BOULEVARD * OVERLAND AVENUE * OLYMPIC BOULEVARD * BEVERLY
GLEN BOULEVARD * MISSISSIPPI AVENUE AND EXTENSION * CENTURY PARK
WEST * CONSTELLATION BOULEVARD AND EXTENSION * LOS ANGELES
UNIFIED SCHOOL DISTRICT BOUNDARY * LA CIENEGA BOULEVARD *
WHITWORTH DRIVE * FAIRFAX AVENUE * AIRDROME STREET * VENICE
BOULEVARD * HAUSER BOULEVARD AND EXTENSION * PACIFIC ELECTRIC
RAILWAY * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY *
SEPULVEDA BOULEVARD * NATIONAL BOULEVARD * MILITARY AVENUE *
BROOKHAVEN AVENUE * WESTWOOD BOULEVARD.

For assistance, please call Demographic and Boundary Unit, Business Services
Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L.A.
Transportation Branch

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

**BOARD OF LIBRARY
COMMISSIONERS**

ROBERT A. CHICK
PRESIDENT

GERJ WITT
VICE PRESIDENT

SUSAN KEY

CARRIE LOPEZ
RITA WALTERS

GLADYS SENAC
BOARD EXECUTIVE ASSISTANT

August 22, 2005

**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

Paulette Franco.
Christopher A. Joseph and Associates
11849 W. Olympic Blvd. Suite 101
Los Angeles CA 90064

Re: 2055 Avenue of the Stars Redevelopment Project Draft EIR Report- Request for Library
Service Information

Dear Ms. Franco:

The proposed development of the 2055 Avenue of the Stars Project will have a direct impact on the provision of library services in the community.

Here are responses to you specific questions:

1. There is currently no community branch library for the Century City area. Century City residents can utilize the two adjoining branch libraries, the new Westwood Branch Library at 1246 Glendon Avenue which opened May 7, 2005 as well as the Palms-Rancho Park Branch Library at 2920 Overland Avenue which opened in November, 2002. Westwood is a 12,500 square foot branch. Palms is a 10,500 square foot facility.
2. The Westwood Branch has 12 staff positions. Palms has 12.25 staff positions.
3. The size of the Westwood collection is 49,500, while the Palms collection is 46,300.
4. The local community population is 47,844 for Westwood and 46,300 for Palms.

Construction of both branches was been funded by the 1998 Library Bond approved by voters of Los Angeles in November, 1998. Both Palms and Westwood adequately meet the current demand for library services from their respective communities. These branch libraries serve the residential community, six days and two nights a week, and the retail/commercial community during the day. An increase in residential population has a direct impact on library services with increased demands for library materials, computers and information services. Both libraries will require additional resources to meet the demand of the additional population.

The Los Angeles Public Library recommends a mitigation fee of \$200 per capita based upon the projected population of the development. In addition, the projects' commercial/retail component may also contribute an undetermined daytime population. The funds will be used for books, computers and other library materials. 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

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

BOARD OF
PUBLIC WORKS
COMMISSIONERS

CYNTHIA M. RUIZ
PRESIDENT

VALERIE LYNNE SHAW
RONALD LOW
YOLANDA FUENTES

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

August 2, 2005

Paulette Franco, Project Manager
Christopher A. Joseph & Associates
11849 W. Olympic Blvd.
Los Angeles, CA 90064

Subject: 2055 Avenue of the Stars Redevelopment Project Draft Environmental Impact Report (EIR) - Request for Sewer Services Information

This is in response to your July 18, 2005 letter requesting sewer services information for preparing an Environmental Impact Report 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)
Multi-family Residence - Studio	80/DU	0	0
Multi-family Residence - 1BR	120/DU	0	0
Multi-family Residence - 2 BR	160/DU	0	0
Multi-family Residence - 3 BR	200/DU	147	29,400
Retail / Commercial	80/1000 GR. SQ. FT.	0	0
Restaurant	30/Seat	0	0
Hotel demolition	130/Room	322	(41,860)
		Total	(12,460)



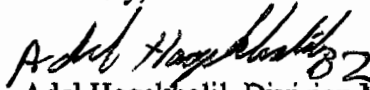
SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing VCP 15-inch sewer line in Constellation Boulevard Right-of-way. This line feeds into an 18-inch sewer line in Constellation Boulevard. There is a 10-inch sewer line in Olympic Boulevard that feeds into an 18-inch sewer line in Lauriston Avenue. The current capacity determination for the 15-inch and the 10-inch cannot be made, as gauging data for these lines is not available at this time. The design capacity at d/D of 50% for the 15-inch and the 10-inch sewer lines is 1,900,000 and 800,000 Gallons per Day respectively.

Based on the estimated flows, it appears the system should be able to accommodate the flow for your proposed project; however, further detailed gauging and evaluation may be needed for final determination of local sewer line capacities which will be done as part of the permit process. If insufficient capacity exists then the developer will be required to build a secondary line to connect the flow to the nearest lines with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which 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