

## Appendix D1

Utility Infrastructure Technical Report: Water



**1216-1224 MENLO AVENUE, LOS ANGELES, CA 90006**  
**UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER**  
**AUGUST 2020**

**PREPARED BY:**

KPFF Consulting Engineers

700 South Flower Street, Suite 2100

Los Angeles, CA 90017

(213) 418-0201

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Exhibit 1- LADWP Water Will Serve

Exhibit 2- LADWP Service Advisory Request (SAR) and Information of Fire Flow Availability (IFFAR)

## **1. INTRODUCTION**

### **1.1. PROJECT DESCRIPTION**

The Project includes a new six-story residential building with 128 dwelling units and an existing three-story building that will be preserved and repurposed with residential amenities. The Project will be 100 percent affordable housing with five parking stalls located on the ground level.

### **1.2. SCOPE OF WORK**

As a part of the environmental review process for the Project, the purpose of this technical report is to analyze the potential impact of the Project to the existing water infrastructure systems.

## **2. REGULATORY FRAMEWORK**

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies

to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

- 1) A proposed residential development of more than 500 dwelling units;
- 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons;
- 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons;
- 4) A proposed hotel or motel of more than 500 rooms;
- 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons;
- 6) A mixed-use project that falls in one or more of the above-identified categories; or
- 7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

As the Project does not meet any of the criteria above, a WSA is not anticipated to be performed.

### **3. EXISTING CONDITION**

The Project Site is approximately 39,995 sq. ft. (0.92 ac) and is currently occupied by three structures, which include a a two-story multi-family residential building containing eight dwelling units, a three-story former single-family residential building (containing approx. 7,757 sf), a two-story classroom building containing approximately 16,000 square feet of floor area operated by the Japanese Language School Unified School System, and a surface parking lot. The multi-family residential building and classroom building would be removed as part of the Project, and the existing single-family residential building would be adaptively reused to provide residential amenities (with a resulting floor area of approx. 7,687 sf). The Project fronts Menlo Avenue to the west and sits approximately mid-block between Pico Boulevard and West 11th Street. The Project fronts separate private developments on the north, east, and south.

LADWP is responsible for providing water supply to the City while complying with County, State, and Federal regulations. Primary sources of water for the LADWP service area are the Los Angeles Aqueducts (LAA), State Water Project (supplied by MWD) and

local groundwater. The Los Angeles Aqueduct has been the primary source of the City’s water supply. In recent years, however, the amount of water supplies from the Los Angeles Aqueduct has been limited due to environmental concerns, and the City’s water supply relied heavily (average of 57% in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been a reliable water source, providing an average of 12% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City’s recycled water supply is limited to specific projects within the City at this time.<sup>1</sup>

**3.1. DOMESTIC INFRASTRUCTURE**

Water consumption estimates have been prepared based on 120 percent of the City of Los Angeles Bureau of Sanitation (BOS) sewerage generation factors and are summarized in Table 1 below.

Table 1 – Estimated Existing Water Consumption			
Land Use	Units	Consumption Rate (gpd/unit) <sup>(a)</sup>	Total Water Consumption (gpd)
<b>Existing</b>			
Residential Apt – 2BR	8 DU	180/DU	1,440
School: High School <sup>(b)</sup>	166 Students	13/Student	2,158
<b>Subtotal Existing</b>			<b>3,598</b>
<sup>(a)</sup> The average daily consumption rate based on 120% of the City of Los Angeles BOS sewerage generation factors.			
<sup>(b)</sup> Unit count based on an average of 95 SF/student			

**3.2. FIRE INFRASTRUCTURE**

There are two existing public hydrants, one located approximately 200 feet north of the Project Site on the west side of Menlo Ave, and one located on the northeast corner of Menlo Ave and Pico Boulevard, approximately 250 feet south of the Project Site.

**4. SIGNIFICANCE THRESHOLDS**

Appendix G of the State of California’s California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) provides a set of sample questions that address impacts with regard to water supply. These questions are as follows:

Would the project:

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<sup>1</sup> LADWP, 2015 Urban Water Management Plan, October 2016.

- Require or result in the relocation or construction of new water facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering the following factors:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

## 5. METHODOLOGY

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

### *Environmental Setting*

- Description of major water infrastructure serving the Project site, including the type of facilities, location and sizes, and any planned improvements.
- Description of the water conditions for the Project area and known improvement plans.

### *Project Impacts*

- Evaluate the Project's water demand, taking into account design or operational features that would reduce or offset water demand.
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Describe the degree to which presently scheduled off-site improvements offset impacts.

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The existing and proposed water demand is based upon available site and Project information and utilizes 120 percent of the BOS sewerage generation factors.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the project fire hydrant flow needs based on existing infrastructure.

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether they can meet the project needs based on existing infrastructure. See Exhibit 1 for LADWP's Will Serve Letter for the Project and Exhibit 2 for the results of the Service Advisory Request (SAR) and Information of Fire Flow Availability Request (IFFAR).

## **6. PROJECT IMPACTS**

### **6.1. CONSTRUCTION**

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). The estimated construction-period demand is significantly less than the Project's estimated operational demand, which as described below, can be accommodated by the existing infrastructure. It is therefore anticipated that the existing water infrastructure would similarly meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

The Project will require construction of new, on-site water distribution lines to serve the new building. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

## **6.2. OPERATION**

### **6.2.1. INFRASTRUCTURE CAPACITY**

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 2 for the results of the IFFAR and SAR, which demonstrates that adequate water infrastructure capacity exists.

### **6.2.2. FIRE WATER DEMAND**

Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project falls within the "high density residential and neighborhood commercial" category, which requires 4,000 gpm from four adjacent hydrants flowing simultaneously. This translates to a required flow of 1,000 gpm for each hydrant. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The results indicate six hydrants flowing simultaneously with 1,500 gpm each. The results show that the Project Site currently has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC.

Furthermore, LAMC Section 57.513, Supplemental Fire Protection, states that:

Where the Chief determines that any or all of the supplemental fire protection equipment or systems described in this section may be substituted in lieu of the requirements of this chapter with respect to any facility, structure, group of structures or premises, the person owning or having control thereof shall either conform to the requirements of this chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems is necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project will incorporate a fire sprinkler suppression system to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, an SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. Based upon the SAR results, the existing infrastructure is sufficient to meet the demands of the project. The Project's fire flow impacts to water infrastructure would be less than significant.

### **6.2.3. DOMESTIC WATER DEMAND**

Water consumption estimates have been prepared based on 120 percent of the City of LA Bureau of Sanitation sewerage generation factors for commercial, residential, and educational categories and are summarized in Table 2 below. The Project proposes to connect to the existing 8-inch main in Menlo Avenue for the domestic service. There are two types of connections that can be made to the City main. One type of connection is a combo service, which has one connection to the main and splits to serve both fire and domestic. The second type of connection is to have independent connections for fire and domestic. Refer to Exhibit 2 for the approved SAR. In addition, the services will include backflows and be metered separately per City requirements. The approved SAR and will serve letter, found in Exhibit 1 and Exhibit 2, confirm that sufficient infrastructure capacity is available for the Project. Therefore, the Project's impacts on water supply would be less than significant.

Table 2 – Estimated Proposed Water Consumption			
Land Use	Units	Consumption Rate (gpd/unit)	Total Water Consumption (gpd)
<b>Existing</b>			
Residential: Apt – 2 BDR	8 DU	180/DU	1,440
School: High School <sup>(a)</sup>	166 Students	13/Student	2,158
<b>Subtotal Existing</b>			<b>3,598</b>
<b>Proposed</b>			
Residential: Apt – Bachelor	24 DU	90/DU	2,160
Residential: Apt – 1 BDR	39 DU	132/DU	5,148
Residential: Apt – 2 BDR	33 DU	180/DU	5,940
Residential: Apt – 3 BDR	32 DU	228/DU	7,296
Office Building <sup>(b)</sup>	1,250 SF	144/KGSF	180
Lounge <sup>(b)</sup>	6,507 SF	60/KGSF	390
<b>Subtotal Proposed</b>			<b>21,114</b>
<b>Net Increase</b>			<b>17,516</b>
<sup>(a)</sup> Unit count based on 95 SF/student <sup>(b)</sup> It is understood that the existing building to remain will be repurposed as leasing/management office and amenity spaces for the Project			

### 6.3. CUMULATIVE IMPACTS

The geographic context for the cumulative impact analysis on water supply is the LADWP service area, which includes the entirety of the City. LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of Senate Bill 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of Senate Bill 610 tend to be larger projects that may or may not have been included within the growth projections of the 2015 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve

these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

Compliance of the Project and future development projects with regulatory requirements that promote water conservation such as the Los Angeles Municipal Code, including the City's Green Building Code, as well as AB 32, would also assist in assuring that adequate water supply is available on a cumulative basis.

Based on the above, it is anticipated that LADWP would be able to supply the water demands of the Project as well as future growth. Therefore, cumulative impacts on water supply would be less than significant.

## **7. LEVEL OF SIGNIFICANCE**

Based on the analysis contained in this report no significant impacts have been identified to water infrastructure for this Project.

**EXHIBIT 1**



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners  
Mel Levine, President

Cynthia McClain-Hill, Vice President

Jill Banks Barad

Nicole Neeman Brady

Susana Reyes

Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

April 3, 2020

Map Nos. 128, 130-198

Mr. Dan Haefeli  
KPFF  
700 South Flower Street, Suite 2100  
Los Angeles, California 90017

Dear Mr. Haefeli:

Subject: Water Availability - Will Serve  
1216-1224 Menlo Avenue  
APN: 5076-019-027, Clark and Bryan's Westmoreland Place, Lots 156 & 158

This is in reply to your request regarding water availability for the above-mentioned location. This property can be supplied with water from the municipal system subject to the Water System rules of the Los Angeles Department of Water and Power (LADWP). It is also subject to all conditions set by LADWP.

Should you require additional information, please contact Ms. Cynthia Taylor at (213) 367-1306. Correspondence may be addressed to:

LADWP  
P.O. Box 51111, Room 1425  
Los Angeles, California 90051-5700

Sincerely,

A handwritten signature in blue ink that reads 'Liz Gonzalez for'.

Liz Gonzalez  
Manager - Business Arrangements  
Water Distribution Engineering

CT:rp  
c: Ms. Cynthia Taylor

**EXHIBIT 2**



# City of Los Angeles

## Los Angeles Department of Water and Power - Water System

SAR NUMBER **84452****Fire Service Pressure Flow Report**SERVICE NUMBER **633996**For: **1216 MENLO AVE** Approved Date: **4-9-2020**Proposed Service **6 INCH** off of the**8** inch main in **MENLO AVE** on the **EAST** side approximately**430** feet **NORTH** of **NORTH** of **PICO BLVD** The System maximum pressure is**70** psi based on street curb elevation of **225** feet above sea level at this location.The distance from the DWP street main to the property line is **65** feet**System maximum pressure should be used only for determining class of piping and fittings.****Residual Flow/Pressure Table for water system street main at this location**

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	60				
305	59				
440	58				
550	57				
640	56				
725	55				
800	54				
865	53				
930	52				
995	51				
1050	50				
1105	49				
1160	48				
1210	47				
1260	46				
1310	45				
1355	44				
1400	43				

**Meter Assembly Capacities****Domestic Meters**

- 1 inch = 56 gpm
- 1-1/2 inch = 96 gpm
- 2 inch = 160 gpm
- 3 inch = 220 gpm
- 4 inch = 400 gpm
- 6 inch = 700 gpm
- 8 inch = 1500 gpm
- 10 inch = 2500 gpm

**Fire Service**

- 2 inch = 250 gpm
- 4 inch = 600 gpm
- 6 inch = 1400 gpm
- 8 inch = 2500 gpm
- 10 inch = 5000 gpm

**FM Services**

- 8 inch = 2500 gpm
- 10 inch = 5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: Ok to sell combo with 6" Domestic Service.

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 04-09-20. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **CENTRAL (213) 367-1216**

**DAJANI STRACHAN**  
Prepared by

**DAJANI STRACHAN**  
Approved by

**130-198**  
Water Service Map



# City of Los Angeles

## Los Angeles Department of Water and Power - Water System

### INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 4000 GPM FROM FOUR FIRE HYDRANTS FLOWING SIMULTANEOUSLY

Water Service Map No.: \_\_\_\_\_

LAFD Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Applicant: Dan Haefeli

Company Name: KPFF Consulting Engineers

RECEIVED/WDE

Address: 700 South Flower St., Los Angeles, CA 90017

Telephone: 213-418-0201

APR 07 2020

Email Address: daniel.haefeli@kpff.com

	F-9121	F-16262	F-8969
Location:	Pico Blvd	Westmoreland Ave	Olive Street
Distance from Nearest Pipe Location (feet):	15 feet	7 feet	26 feet
Hydrant Size:	4D	2 1/2 x 4D	2 1/2 x 4D
Water Main Size (in):	12"	8"	20"
Static Pressure (psi):	59	61	52
Residual Pressure (psi):	58	54	51
Flow at 20 psi (gpm):	1500	1500	1500

**NOTE: Data obtained from hydraulic analysis using peak hour.**

Remarks:

ECMR No. W20200409003

*Project Site Addresses: 1216 Menlo Ave, Los Angeles, CA 90006*

*Please run all 6 hydrants simultaneously. See application #1 for additional hydrant numbers.*

Water Purveyor: Los Angeles Department of Water & Power

Date: \_\_\_\_\_

Signature: D. Strachan-DWP

Title: Civil Engineering Associate

**Requests must be made by submitting this completed application, along with a \$215.00 check payable to:**

**"Los Angeles Department of Water and Power", and mailed to:**

**Los Angeles Department of Water and Power**

**Distribution Engineering Section - Water**

**Attn: Business Arrangements**

**P.O. Box 51111 - Room 1425**

**Los Angeles, CA 90051-5700**

\* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.



# City of Los Angeles

## Los Angeles Department of Water and Power - Water System

### INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 4000 GPM FROM FOUR FIRE HYDRANTS FLOWING SIMULTANEOUSLY

Water Service Map No.: \_\_\_\_\_  
 LAFD Signature: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_

Applicant: Dan Haefeli  
 Company Name: KPFF Consulting Engineers  
 Address: 700 South Flower St., Los Angeles, CA 90017  
 Telephone: 213-418-0201  
 Email Address: daniel.haefeli@kpff.com

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 APR 07 2020

	F-6736	F-8961	F-8934
Location:	Menlo Ave	Pico Blvd	Pico Blvd
Distance from Nearest Pipe Location (feet):	10 feet	7 feet	10 feet
Hydrant Size:	2 1/2 x 4D	2 1/2 x 4D	4D
Water Main Size (in):	8"	12"	12"
Static Pressure (psi):	61	66	65
Residual Pressure (psi):	53	57	55
Flow at 20 psi (gpm):	1500	1500	1500

**NOTE: Data obtained from hydraulic analysis using peak hour.**

Remarks:

ECMR No. W20200409004

*Project Site Address: 1216 Menlo Ave, Los Angeles CA 90006*

*Please run all 6 hydrants simultaneously. See application #2 for additional hydrant numbers.*

Water Purveyor: Los Angeles Department of Water & Power

Date: \_\_\_\_\_

Signature: *Dajani Strachan*

Title: Civil Engineering Associate

**Requests must be made by submitting this completed application, along with a \$230.00 check payable to:**

**"Los Angeles Department of Water and Power", and mailed to:**

**Los Angeles Department of Water and Power**  
**Distribution Engineering Section - Water**  
**Attn: Business Arrangements**  
**P.O. Box 51111 - Room 1425**  
**Los Angeles, CA 90051-5700**

\* If you have any questions, please contact us at (213) 367-2130 or visit our web site at <http://www.ladwp.com>.

