

# **Appendix K**

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## Utility Report



**THE BLOC RESIDENTIAL TOWER**  
**UTILITY TECHNICAL REPORT: WATER AND ENERGY**  
**OCTOBER 2023**

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# TABLE OF CONTENTS

ii

<b>1. INTRODUCTION</b> .....	1
<b>1.1.PROJECT DESCRIPTION</b> .....	1
<b>1.2.SCOPE OF WORK</b> .....	1
<b>2. REGULATORY FRAMEWORK</b> .....	1
<b>2.1. WATER</b> .....	1
<b>2.2. WASTEWATER</b> .....	3
<b>2.3. ELECTRICITY</b> .....	3
<b>2.4. NATURAL GAS</b> .....	4
<b>2.5. NATURAL GAS AND ELECTRICITY LEGISLATION</b> .....	5
<b>3. EXISTING CONDITIONS</b> .....	6
<b>3.1.WATER</b> .....	6
<b>3.1.1. DOMESTIC</b> .....	6
<b>3.1.2. FIRE</b> .....	7
<b>3.2.WASTEWATER</b> .....	7
<b>3.3.ELECTRICITY</b> .....	7
<b>3.4.NATURAL GAS</b> .....	8
<b>4. SIGNIFICANCE THRESHOLDS</b> .....	9
<b>4.1.WATER</b> .....	9
<b>4.2.WASTEWATER</b> .....	10
<b>4.3.ENERGY</b> .....	10
<b>5. METHODOLOGY</b> .....	10
<b>5.1.WATER</b> .....	10
<b>5.2.WASTEWATER</b> .....	11
<b>5.3.ENERGY</b> .....	11
<b>6. PROJECT IMPACTS</b> .....	12
<b>6.1.CONSTRUCTION</b> .....	12
<b>6.1.1. WATER</b> .....	12
<b>6.1.2. WASTEWATER</b> .....	13
<b>6.1.3. ENERGY</b> .....	13
<b>6.2.OPERATION</b> .....	14
<b>6.2.1. WATER</b> .....	14

6.2.1.1.	WATER DEMAND .....	14
6.2.1.2.	FIRE WATER DEMAND .....	14
6.2.1.3.	DOMESTIC WATER DEMAND .....	16
6.2.2.	WASTEWATER.....	16
6.2.2.1.	SEWER GENERATION.....	16
6.2.3.	ENERGY .....	16
6.2.3.1.	ELECTRICITY .....	16
6.2.3.2.	NATURAL GAS .....	17
7.	CUMULATIVE IMPACTS .....	17
7.1.	WATER.....	17
7.2.	WASTEWATER .....	18
7.3.	ENERGY.....	18
8.	LEVEL OF SIGNIFICANCE .....	18

**Appendix**

- Exhibit 1 - Information of Fire Flow Availability (IFFAR) Results
- Exhibit 2 - Service Advisory Request (SAR) Results
- Exhibit 3 - City of Los Angeles “Request for Wastewater Services Information” (WWSI) Letter
- Exhibit 4 – LADWP Power Will-Serve Letter
- Exhibit 5 – Existing Infrastructure
- Exhibit 6 – Proposed Infrastructure
- Exhibit 7 – LADWP Water Main Upgrade Cost Estimate
- Exhibit 8 – LADWP Correspondence



# 1. INTRODUCTION

## 1.1. PROJECT DESCRIPTION

The proposed BLOC Residential Tower and signage project (Project) would be located on a 186,674-square-foot site (4.285-acre) located at 700 South Flower Street, 700 West 7th Street, and 711 and 775 South Hope Street (Project Site) in the City of Los Angeles (City). The Project Site comprises an entire City block that is currently developed with the mixed-use development (known as The BLOC) containing hotel, office and commercial/retail uses and associated parking and a portal to the 7th Street/Metro Center rail station. The Applicant proposes to construct 466 residential units within a new high-rise tower within and above an existing podium building in the southern portion of the Project Site (Development Area), as well signs included in proposed The BLOC Supplemental Use District (case number CPC-2018-6388-SN).is The residential tower address will be 775 South Hope Street. The Project Site's existing hotel, office, and commercial/retail uses would be retained, with the exception of approximately 24,342 square feet of existing commercial (theater and retail) uses that would be removed and replaced with residential uses (including the new residential lobby).

The BLOC Residential Tower would be constructed within and above the existing commercial/parking podium building. The rooftop parking level of the existing nine-story podium building would be enclosed, and two additional levels of parking would be added, increasing the podium to 12 stories. A new 53-story residential tower would extend 41 stories above the 12-story podium. The two existing basement levels below the podium would be retained.

## 1.2. SCOPE OF WORK

As a part of the environmental assessment for the Project pursuant to the California Environmental Quality Act (CEQA), the purpose of this report is to analyze the potential impact of the Project to the existing water and energy infrastructure.

# 2. REGULATORY FRAMEWORK

## 2.1. WATER

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

Below follows a narrative of 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.

2022 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2023 (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 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.

Senate Bill (SB) 610 and SB 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) section 21151.9, 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
- 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.

Per correspondence with LADWP, if the tentative scope of work's total estimated water demand exceeds that of 500 two-bedroom units (75,000 gpd), a WSA would generally be required. This development is anticipated to generate a total of 56,127 gpd of water use.

Therefore, a WSA will not be required for this project because the Project does not fall in any of the categories identified above. Refer to Exhibit 8 for the correspondence with LADWP and Table 4 for a detailed breakdown of the Project's water demand.

## 2.2. ELECTRICITY

The *2022 Power Strategic Long-Term Resource Plan (SLTRP)*<sup>7</sup> document serves as a comprehensive roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost effective manner. This year's 2022 SLTRP re-examines and expands its analysis on the 2017 SLTRP recommended case with updates in line with latest regulatory framework, primarily the recently approved city legislation of 100% carbon-free energy by 2035 for the City of Los Angeles.

Previous SLTRPs, including the most recent 2017 SLTRP, only considered incremental updates in clean energy objectives which reflected the general cadence of development within the power utility industry. However, the vision established by the leadership of the City to achieve 100% carbon-free energy by 2035 places LADWP in a pioneering role with the potential to be an industry leader in clean energy resource development. There is also an incredible opportunity to align decarbonization initiatives with other economic sectors, such as transportation and real estate. In order to be successful, LADWP must grow and evolve in a way that prioritizes the foundational principles of reliability/resiliency, cost affordability, and equitable services.

Several developments occurring over the last several years have culminated in this 2022 Power Strategic Long-Term Resource Plan (SLTRP), which serves as LADWP's comprehensive roadmap for meeting L.A.'s future energy needs, regulatory mandates, and clean energy goals while maintaining reliable and affordable power for its customers. In 2018, California legislators passed Senate Bill 100 (SB 100) which set forth, among other requirements, a goal of achieving 100 percent clean energy electricity in California by the year 2045. In 2019, the Mayor of Los Angeles, Eric Garcetti, and the Los Angeles City Council, announced the L.A. Green New Deal which established a goal of attaining 100 percent renewable energy by 2045. In parallel, LADWP partnered with the U.S. Department of Energy's (DOE) National Renewable Energy Laboratory (NREL) to create the Los Angeles 100% Renewable Energy Study (LA100 Study). This study analyzed multiple pathways of achieving 100 percent clean energy, but only one scenario, the "Early and No Biofuels Scenario", would meet this goal by 2035—10 years ahead of the mandate established in SB 100. In 2021, the LA100 Study was completed and the Los Angeles City Council then passed a motion instructing LADWP to create a plan to

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<sup>7</sup> LADWP, 2022 Power Strategic Long-Term Resource Plan, 2022

achieve 100 percent carbon-free energy by 2035. Based on the results of the LA100 Study, LADWP created the 2022 Power Strategic Long-Term Resource Plan to establish several cases that achieve 100 percent carbon-free energy, pursuant to the City Council motion. Additionally, the ongoing LA100 Equity Strategies effort launched in 2021, which aims to ensure that L.A.'s clean energy transition is achieved in an equitable manner, will be incorporated into subsequent SLTRPs as information becomes available.

This SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2045. While this assessment will not be as detailed and extensive as the financial analysis that was completed for 2021/22 fiscal year rate action, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 23-year horizon in order to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill the City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Early coal replacement and energy efficiency continue to be key strategies to reduce greenhouse gas emissions. Increasing the Renewable Portfolio Standard to 55 percent by 2030 and 65 percent by 2036, including increased amounts of energy efficiency, local solar and energy storage, are other key initiatives to reduce greenhouse gas emissions. This SLTRP analyzed electrification of the transportation sector as a strategy to further reduce overall greenhouse gas emissions and to significantly reduce local emissions such as VOC, NO<sub>x</sub>, CO, and PM 2.5 that would result from electrifying local transportation and therefore recommends expanding existing programs to promote increased workplace and residential electric vehicle charging stations to support greater electric vehicle adoption while collaborating with regulatory agencies to develop mutually beneficial policies. The 2022 SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws.

### 2.3. NATURAL GAS

The *2022 California Gas Report*<sup>8</sup> presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

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<sup>8</sup> California Gas and Electric Utilities, 2022 California Gas Report, 2022.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of 1.1 percent per year from 2022 to 2035. The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in all other market segments: residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 2.4 percent over the same period mentioned above. Demand in the commercial and industrial markets are expected to decline at an annual rate of 1.1 percent. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power. However, overall gas demand for electric generation is expected to decline at 1.1 percent per year for the next 13 years due to more efficient electrical power plants, statewide efforts to minimize greenhouse gas (GHG) emissions through aggressive programs pursuing demand-side reductions, and the acquisition of preferred power generation resources that produce little or no carbon emissions.

#### **2.4. NATURAL GAS AND ELECTRICITY LEGISLATION**

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change, and deliver cost-effective savings for ratepayers. The Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive

program.<sup>9</sup>

In December 2022, the City approved Ordinance No. 187,714, which requires all newly constructed buildings to be all electric. Cooking equipment contained within kitchens in a public use area, such as restaurants, commissaries, cafeterias, and community kitchens are exempt as long as electrical infrastructure is installed. Occupancy Groups I-2 (institutions such as hospitals), F (industrial) and L (laboratories) are also exempt.

Last, California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030.<sup>10</sup>

### 3. EXISTING CONDITIONS

The Development Area of the Project Site is approximately 2.30 acres and is currently developed with an existing 9 story podium building with parking and retail uses, including 2 below grade levels and roof parking. Vehicular access to parking within the podium building exists along Flower Street, 8<sup>th</sup> Street, and Hope Street. The Project Site generally slopes from north to south between Flower Street and Hope Street with a grade difference of approximately 7.75 feet. The topography of the Development Area varies across the property and does not exceed a 50:1 slope. The existing Project Site, inclusive of the Development Area is approximately 100-percent impervious.

#### 3.1. WATER

##### 3.1.1. DOMESTIC

Domestic water service to the site is provided by LADWP. According to the City of Los Angeles substructure maps, there is an 8-inch public water main located approximately 20 feet northwest from the Hope Street centerline. The 8-inch public water main supplies water to the existing fire hydrants along the Project Site Hope Street frontage.

There are existing fire hydrants within the public right-of-way that are located on the adjacent streets next to the Project Site which provide fire suppression services to the existing office tower, hotel tower, and parking structure at the Bloc, see Section 3.1.2 for more information.

Table 1 shows the estimated existing water consumption for the portion of existing uses to be removed as part of the Project . Water consumption estimates have been prepared based on the City of Los Angeles Bureau of Sanitation (BOS) sewerage generation factors Table 1 below.

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<sup>9</sup> C.A. Legislative Assembly, SB 32, 2015-2016.

<sup>10</sup> C.A. Legislative Assembly, SB 32, 2015-2016.



Table 1-Estimated Existing Water Demand Of Uses to be Removed			
Land Use	Quantity	Average Daily Flow (gpd/unit) <sup>(a)</sup>	Total Avg. Gallons Per Day (gpd)
Retail Area (less than 100,000 SF)	23,888 sf <sup>b</sup>	25 KGSF/GPD	597
<b>Total Existing Water Demand to be Removed (gpd)</b>			<b>597</b>
<p>(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.</p> <p>(b) The quantity consists of the existing retail uses to be removed but does not include the 454 sf of theater uses to be removed since the removal of this space will not affect the existing water demand.</p>			

### 3.1.2. FIRE

There are eight (8) existing public hydrants in the vicinity of the Project Site. Specifically, public fire hydrants are located on the northwestern and northeastern corners of the 8th Street and Hope Street intersection and on the northeastern and northwestern corners of the 8th Street and Flower Street intersection (total of 4 hydrants). There are also two hydrants located at the midpoint between 7th Street and 8th Street along Hope Street and Flower Street, respectively. Two additional public fire hydrants are located at the southeastern corner of the 7th Street and Flower Street intersection and the southwest corner of the 7th Street and Hope Street intersection. The existing buildings within the BLOC are also sprinklered.

### 3.2. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with Local, State, and Federal regulations. LADWP's power system is the nation's largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.4 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 7,460 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The

distribution network includes 7,265 miles of overhead distribution lines and 3,807 miles of underground distribution cables<sup>12</sup>.

Based on available substructure maps, there appears to be (2) 5-inch underground power lines within the Hope Street right-of-way. The power lines are owned and maintained by LADWP. According to the LADWP, there is existing electricity infrastructure within the Project vicinity that can be extended to serve the Project<sup>13</sup>.

Table 3- Estimated Existing Electricity Demand Of Uses to be Removed	
Connection To:	Electricity Demand (kWh/yr)
<b>Total Existing Electricity Demand to be Removed</b>	<b>242,462<sup>a</sup></b>
(a) 242,462 kWh per year accounts for the direct uses of the building and excludes energy consumption from water uses which occur offsite.	

### 3.3. NATURAL GAS

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

SoCalGas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and procurement services to most retail core customers. SoCalGas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCalGas’ natural gas system is the nation’s largest natural gas distribution utility, and serves a 20,000 square-mile area in Central and Southern California. The

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<sup>12</sup> LADWP, 2017 Power Integrated Resource Plan, December 2017. [https://www.ladwp.com/cs/idcplg?IdcService=GET\\_FILE&dDocName=OPLADWPCCB655007&RevisionSelectionMethod=LatestReleased](https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=OPLADWPCCB655007&RevisionSelectionMethod=LatestReleased)

<sup>13</sup> NavigateLA. <https://navigatea.lacity.org/navigatea/>



system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities<sup>14</sup>.

Based on available substructure maps, there are several Southern California Gas Company (SoCal-Gas) mains located within the project vicinity.

## 4. SIGNIFICANCE THRESHOLDS

### 4.1. WATER

The City of Los Angeles considers the questions listed in Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) as significant thresholds for CEQA compliance regarding impact on water. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following criteria from the CEQA Thresholds Guide (2006 *L.A. CEQA Thresholds Guide*) with regard to impacts on water:

- 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

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<sup>14</sup> <https://www.socalgas.com/about-us/company-profile>

inadequate to serve the proposed uses after appropriate infrastructure improvements have been installed, or require the construction or relocation of infrastructure which would cause significant environmental effects.

## 4.2. ENERGY

The City of Los Angeles considers the questions listed in Appendix G of the CEQA Guidelines as significant thresholds for CEQA compliance regarding impact on energy. These questions are as follows:

Would the Project:

- Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following criteria from the CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) with regard to impacts on electricity and natural gas infrastructure:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities; and
- Whether and when the needed infrastructure was anticipated by adopted plans

Based on these factors the Project would have a significant impact if it would result in an increase in demand for electricity or natural gas that exceeds available distribution infrastructure capabilities, resulting in the need for new or expanded facilities that would cause significant environmental effects

## 5. METHODOLOGY

### 5.1. WATER

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 as 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; and
- Description of the water conditions for the Project area.

### *Project Impacts*

- Review the Project description and the information from the Environmental Setting and Evaluation of Screening Criteria.
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Consider water conditions for the Project area, known improvement plans, and the Project's water demand.
- Describe any water conservation measures included in the proposed Project, particularly those that are beyond requirements of present regulations, and factor their impact on water use into the Project demand, to the extent possible.

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 occupancy information and 100% of the BOS sewerage generation factors. The irrigation component of water demand is calculated based on methodology from the State's Model Water Efficiency Landscape Ordinance. LADWP also 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 in the vicinity of the Project Site. Based on the results, LADWP determines whether they can meet the Project's fire hydrant flow needs with the existing infrastructure. See Exhibit 1 for the results of the Information of Fire Flow Availability Request (IFFAR).

## **5.2. ENERGY**

The methodology for determining the significance of a project as it relates to a project's impact on electrical and natural gas 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 as required. The following has been considered as part of the determination for this Project:

### *Environmental Setting*

- Description of the electricity and natural gas supply and distribution infrastructure serving the Project Site. Include plans for new transmission facilities or expansion of existing facilities; and
- Summary of adopted energy conservation plans and policies relevant to the project.

### *Project Impacts*

- Evaluation of the new energy supply and distribution systems which the Project would require.
- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Will-serve letter requests were submitted to LADWP and SoCalGas to determine the availability of sufficient energy resources to supply the Project's demand. See Exhibits 4 and 5 for response letters.

## **6. PROJECT IMPACTS**

### **6.1. CONSTRUCTION**

#### **6.1.1. WATER**

During the Project construction period, water would be required intermittently for dust control, equipment cleaning, and preparation during the early construction phases. The latter phases of construction normally require less water usage. Since anticipated water usage during construction would be significantly less than the water usage demand for the Project operation (which would be met following necessary infrastructure upgrades, as described below), impacts to water supplies due to construction activity would be less than significant. See Section 6.2 for discussion of operational Project demands with regard to water.

A separate water distribution system would be required as an expansion to the existing domestic water infrastructure onsite. This new water system would obtain water from a metered connection and would then distribute the water for Project needs. Prior to buildout of the water system, during construction, with approval from LADWP and the City, temporary water supply needs during construction may be obtained from existing metered water connections or fire hydrants. At the time when the new onsite water distribution lines would be constructed, the potential construction impacts would be

limited to trenching for the placement of pipe, and connection into the existing water main along the existing fire access lane and parking lot area. Furthermore, as discussed below, should a new fire hydrant be required to meet required fire flow standards, the potential construction impacts would be similarly limited. Therefore, the environmental effects associated with the installation of new water infrastructure required to serve the Project would be less than significant.

As part of the proposed development of the Project, LADWP has requested upgrades to the existing public water distribution system due to inadequate fire flow pressure to support the proposed project. Approximately 710 feet of 12-inch water main in Hope Street will replace the existing 8 inch water main. The upgrade cost estimate is shown in Exhibit 7 and is estimated to cost \$748,155.00.

LADWP would review and approve all appropriate connection requirements, pipe depths, and connection location(s), and all proposed construction activities, which would include onsite and offsite work, would be coordinated with LADWP and other City departments. In addition, as part of the Project, a Construction Traffic Management Plan would be implemented to ensure that adequate and safe access remains available within and near the Project Site during the construction period. Therefore, Project impacts on water infrastructure associated with construction activities would be less than significant.

#### **6.1.2. ENERGY**

Electrical power would be consumed during construction of the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand would be supplied from existing electrical services within the Site or construction generators and would not affect other services. Additionally, the electrical demand from demolition and construction activities would be expected to be less than what would be consumed when the completed new building are occupied, which as discussed below, can be adequately provided by existing supplies and infrastructure. Overall, demolition and construction activities would require minimal electricity demand and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply and infrastructure associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply and infrastructure associated with the short-term construction activities would be less than significant.

Construction impacts associated with electrical infrastructure upgrades would primarily be confined to trenching through existing hardscape areas and existing utility corridors. All required infrastructure improvements, for both onsite and offsite, would comply with applicable LADWP and City requirements, which would avoid potential impacts to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts, a Construction Traffic Management Plan

would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy and gas associated with construction activities would be less than significant.

## **6.2. OPERATION**

### **6.2.1. WATER**

#### **6.2.1.1. WATER DEMAND**

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 demand, fire flow demands have a much greater instantaneous impact on infrastructure and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analyses for both fire suppression and domestic water flows have been completed by LADWP in the form of an Information of Fire Flow Availability Report (IFFAR) and Fire Service Pressure Flow Reports, commonly referred to as Service Advisory Requests (SAR). The SAR indicates that the static pressure of the 8-inch main in Hope Street is 61 psi, while at 2,500 gpm the residual pressure is approximately 52 psi. See Exhibit 1 for IFFAR results and Exhibit 2 for SAR results.

For purposes of calculating overall water demand, demands provided in Table 4 were based on the corresponding sewerage generation factors and landscaping irrigation demands. Per the Mechanical, Electrical and Plumbing Report by WSP, incoming 6-inch water main connection off Hope Street will serve the new development via a pump skid. The Project would result in a proposed increase in water demand of 56,127 gpd. While the SAR results demonstrated that there is adequate water supply for the Project, the IFFAR results require the Project to include a water main upgrade for the existing 8-inch water main in Hope Street.

#### **6.2.1.2. FIRE WATER DEMAND**

Based on estimates from the Mechanical, Electrical and Plumbing Report by WSP, it is assumed that an 8-inch fire service will be required to serve the proposed BLOC Residential Tower. An 8-inch service connection to LADWP and 8-inch onsite fire main is anticipated to be installed to meet the fire service requirement. See Exhibit 2 for the approved SAR that includes this new 8-inch service from the existing 8-inch water main in Hope Street. Though fire sprinkler design is not complete, we understand the proposed BLOC Residential Tower building will need to be sprinklered.

Article 7 Fire Protection and Prevention, Section 57.507 of the LAMC sets the fire flow requirements for the Project. These guidelines, in addition to the requirements set by the City Fire Chief, will prescribe the fire flow requirements (pressure and duration) and hydrant spacing requirements for the Project.



Based on the fire flow standards set forth in Section 57.507.3 of the LAMC, the Project falls within the Downtown category, which has a required fire flow of 9,000 to 12,000 gallons per minute (gpm) from six to eight hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch. This translates to a required flow of 1,500 gpm for each hydrant. Per the LAFD Letter, the Project is required to provide 12,000 gpm from eight hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch. Additionally, the minimum residual water pressure of 20 pounds per square inch (psi) must remain in the system (while the 4,000 gpm flow is occurring.) As described in Section 3.1.2, There are eight (8) existing public hydrants in the vicinity of the Project Site. Specifically, public fire hydrants are located on the northwestern and northeastern corners of the 8th Street and Hope Street intersection and on the northeastern and northwestern corners of the 8th Street and Flower Street intersection (total of 4 hydrants). There are also two hydrants located at the midpoint between 7th Street and 8th Street along Hope Street and Flower Street, respectively. Two additional public fire hydrants are located at the southeastern corner of the 7th Street and Flower Street intersection and the southwest corner of the 7th Street and Hope Street intersection. The existing buildings within the BLOC are also sprinklered. An IFFAR was submitted to LADWP to determine if the existing public water system will have adequate water pressure to serve the Project Site's anticipated fire and domestic water needs. Based on the complete IFFAR, verified by both LADWP and LAFD (dated March 6, 2023) the Project Site has inadequate fire flow available to demonstrate compliance with LAMC Section 57.507 (see Exhibit 1). Therefore, system upgrades would be necessary to meet the fire flow demand for the Project. Approximately 710 feet of 12-inch water main in Hope Street will replace the existing 8-inch water main.

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 supplemental 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 systems.

The Project's Fire Access Plan has been reviewed by LAFD in August 2020 and it was determined that no further hydrants were required to service the site. Should additional hydrants be required as design progresses, the applicant would work with LAFD and LADWP to locate and provide water service to the hydrant. As shown by the SAR, and

through compliance with LAFD and LADWP requirements, the Project’s fire flow impacts to water infrastructure would be less than significant.

**6.2.1.3. DOMESTIC WATER DEMAND**

The Project would install new domestic infrastructure to meet the proposed plumbing and fire suppression demands in compliance with Los Angeles Department of Building and Safety (LADBS) and LADWP requirements. New domestic services will be connected from the 8-inch main in Hope Street. Estimates are summarized in Table 4 below. The failed IFFAR for the Project demonstrates that the existing public water distribution infrastructure on Hope Street does not have sufficient capacity to serve the Project. Therefore, approximately 710 feet of 12-inch water main in Hope Street will replace the existing 8-inch water main and will not have a significant impact on domestic water infrastructure. .

**6.2.2. ENERGY**

Table 4- Estimated Proposed Water Demand <sup>(a)</sup>				
Connection To:	Land Use	Quantity	Average Daily Flow <sup>(a)</sup>	Proposed Water Demand (GPD)
<b>Hope Street</b>	Lounge	56,236 SF	50 KGsf/GPD	2,812
	Residential: APT-Bachelor	83 DU	75 DU/GPD	6,225
	Residential: APT-1 Bedroom	203 DU	110 DU/GPD	22,330
	Residential: APT-1 Bedroom +	68 DU	110 DU/GPD	7,480
	Residential: APT-2 Bedroom	100 DU	150 DU/GPD	15,000
	Residential: APT-3 Bedroom	12 DU	190 DU/GPD	2,280
<b>Total Proposed Water Demand (gpd)</b>				<b>56,127</b>
<b>Existing Water Demand to be Removed</b>				<b>597</b>
<b>Net Increase in Water Demand for Project</b>				<b>55,530</b>
(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.				

**6.2.2.1. ELECTRICITY**



Based on available substructure maps from the City of LA Bureau of Engineering’s online Navigate LA database, the Project Site appears to receive electric power service from LADWP via existing underground conduits from Hope Street and 8<sup>th</sup> Street. Based on the issued will-serve letter attached as Exhibit 4, impacts related to electric service would be less than significant.

Table 6- Estimated Proposed Electric Demand	
Facility	Electrical Service <sup>(a)</sup> (kWh/year)
<i>Hope Street – Existing Service</i>	
Existing Building	242,462
<i>Hope Street – Proposed Service<sup>b</sup></i>	
<b>Total Proposed Electric Demand for Project</b>	<b>4,435,278</b>
<b>Existing Electric Demand to be Removed</b>	<b>242,462</b>
<b>Net Increase in Electric Demand for Project Site Due to Project</b>	<b>4,192,816</b>
(a) Electric demand based on estimates from Eyestone.	
(b) The Project’s related annual electricity consumption of 4,435,278 kWh per year accounts for the direct uses of the building and excludes energy consumption from water uses which occur off-site.	

#### 6.2.2.2. NATURAL GAS

The Project would result in -144,203 cf per year natural gas usage. Therefore, impacts related to natural gas would be less than significant.

### 7. CUMULATIVE IMPACTS

#### 7.1. WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area. LADWP, as a public water service provider, is required to prepare and periodically update a UWMP to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within LADWP’s service area, as well as projected growth through the year 2040.

Furthermore, through LADWP's 2020 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 LAMC, 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.

As discussed in Section 6.1.3.2, the Project currently does not have adequate fire flow available to demonstrate compliance with LAMC and LAFD requirements and will require a water main upgrade to the existing 8-inch water main in Hope Street. After discussions with both LADWP and LAFD, it was determined the extent of the proposed upgrade will include the replacement of 710 feet of the existing 8-inch water main along the entire block frontage in Hope Street with a proposed 12-inch water main, as shown in Exhibit 7. This replacement will additionally include re-tapping three existing fire hydrants (F-9281, F-9257, and F15526) to the proposed water main, street damage restoration fees, and traffic control plans with a total cost estimate of \$748,155. During the permit phase, LADWP would confirm precise water system upgrades and cost.

Based upon the completion of the necessary upgrades to improve the adjacent water main, the Project would not exceed the available capacity of existing water facilities, including the distribution infrastructure, that would serve the Project Site. Furthermore, the Project would not require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which would cause significant environmental effects. Therefore, the Project's operational impacts would be less than significant.

## **7.2. ENERGY**

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCal Gas' service area. Growth within these geographies is anticipated to increase the demand for electricity and natural gas well as the need for energy infrastructure, such as new or expanded energy facilities.

In December 2022, the City approved Ordinance No. 187,714, which requires all newly constructed buildings to be all electric. Cooking equipment contained within kitchens in a public use area, such as restaurants, commissaries, cafeterias, and community kitchens are exempt as long as electrical infrastructure is installed. Occupancy Groups I-2 (institutions such as hospitals), F (industrial) and L (laboratories) are also exempt.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. Related projects connecting to the same power service are required to obtain a will serve letter from LADWP as part of the related project's development review. Impact determination will be provided following the confirmation from LADWP. If system upgrades are required as a result of a given project's power usage, arrangements would be made between the related project and LADWP to construct the necessary improvements.

The estimated net increase by 600 MW in electrical demand resulting from the build-out of related projects combined with the proposed project, would represent a small percentage of the LADWP's forecast for the net energy load in the fiscal year 2045. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2022 Power Strategic Long-Term Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Integrated Resource Plan incorporates the estimated electricity requirement for the Project. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the related projects in SoCalGas' service area is not expected to increase natural gas consumption during project construction and operation. Based on the 2022

California Gas Report, the California Energy Commission estimates natural gas availability within SoCalGas' planning area will be approximately 5,298 million cubic feet/day in 2022.<sup>18</sup> Related projects connecting to the same power service are required to obtain a will serve letter from SoCalGas as part of the related project's development review. In addition, Ordinance No.187,714 projecting to achieve 100 percent electric energy will significantly reduce the impact of the proposed consumption from SoCalGas. Impact determination will be provided following the confirmation from SoCalGas. If system upgrades are required as a result of a given project's power usage, arrangements would be made between the related project and SoCalGas to construct the necessary improvements. Based on the Project's estimated net natural gas consumption of -144,203 cf per year, the Project would not affect SoCalGas' projected consumption for the Project's buildout year.

Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCal Gas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24 and Ordinance No. 187,714, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCalGas occur as needed. It is expected that SoCalGas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

## 8. LEVEL OF SIGNIFICANCE

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

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<sup>18</sup> California Gas and Electric Utilities, 2022 California Gas Report, p. 96.

**APPENDIX**





**City of Los Angeles** 1 of 3  
**Los Angeles Department of Water and Power - Water System**

**INFORMATION OF FIRE FLOW AVAILABILITY**

12,000 GPM FROM  
 8 FIRE HYDRANTS FLOWING  
 LAFD Fire Flow Requirement: SIMULTANEOUSLY

Water Service Map No.: 128-207  
 LAFD Signature: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_

Applicant: Leona Green  
 Company Name: KPFF Consulting Engineers  
 Address: 700 S Flower Street, Suite 2100  
 Telephone: (213) 418-0201  
 Email Address: leona.green@kpff.com

**KATHRINE CRUZ**

	F-15525	F-15524	F- 15526
Location:	NE Corner of 8th St and Flower St Intersection	E/O Flower St, 280 ft north of 8th St and Flower St Intersection	NW Corner of 8th St and Hope St Intersection
Distance from Nearest Pipe Location (feet):	52	60	14
Hydrant Size:	4D	4D	4D
Water Main Size (in):	12"	8"	8"
Static Pressure (psi):	83	82	83
Residual Pressure (psi):	62	61	62
Flow at 20 psi (gpm):	1500	1500	1500

FEB 22 2023  
 RICARDO BUNTELLI  
 FEB 23 2023

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

Remarks: ECMR No. W0230223023  
IFFAR approved. Adequate flow provided to listed hydrants if F-9256 is not included in the 8 hydrants required for 12,000 GPM , F-16769 substitutes for F-9475, and a 12-inch main upgrade to be installed along S Hope St.

Water Purveyor: Los Angeles Department of Water & Power Date: 3/6/2023

Signature: *[Signature]* Title: Civil Engineering Associate II

**Requests must be made by submitting this completed application, along with a \$271.00 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**  
**111 North Hoe Street - Room 1425**  
**Los Angeles, CA 90012**

\* If you have any questions, please contact us at (213) 367-2WNB or visit our web site at <http://www.ladwp.com>.

Project Site Address: 775 South Hope Street, Los Angeles, CA 90017  
 Please run all 9 hydrants simultaneously.



# City of Los Angeles

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

### INFORMATION OF FIRE FLOW AVAILABILITY

12,000 GPM FROM  
 8 FIRE HYDRANTS FLOWING  
 LAFD Fire Flow Requirement: SIMULTANEOUSLY

Water Service Map No.: 128-207  
 LAFD Signature: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_

Applicant: Leona Green  
 Company Name: KPFF Consulting Engineers  
 Address: 700 S Flower Street, Suite 2100  
 Telephone: (213) 418-0201  
 Email Address: leona.green@kpff.com

KATHRINE CRUZ

FEB 22 2023

	F- 9257	F- 15388	F- 16474
Location:	W/O Hope St, 330 ft north of 8th St and Hope St Intersection	NE Corner of 8th St and Hope St Intersection	NW Corner of 8th St and Flower St Intersection
Distance from Nearest Pipe Location (feet):	14	52	6
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8"	12"	24"
Static Pressure (psi):	82	83	83
Residual Pressure (psi):	61	62	61
Flow at 20 psi (gpm):	1500	1500	1500

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

Remarks: \_\_\_\_\_

ECMR No. W2230223023

IIFAR approved. Adequate flow provided to listed hydrants if F-9256 is not included in the 8 hydrants required for 12,000 GPM , F-16769 substitutes for F-9475, and a 12-inch main upgrade to be installed along S Hope St.

Water Purveyor: Los Angeles Department of Water & Power Date: 3/6/2023

Signature:  Title: Civil Engineering Associate II

**Requests must be made by submitting this completed application, along with a \$271.00 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**  
**111 North Hoe Street - Room 1425**  
**Los Angeles, CA 90012**

\* If you have any questions, please contact us at (213) 367-2WNB or visit our web site at <http://www.ladwp.com>.

Project Site Address: 775 South Hope Street, Los Angeles, CA 90017  
 Please run all 9 hydrants simultaneously.





# City of Los Angeles

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

### INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 12,000 GPM FROM  
8 FIRE HYDRANTS FLOWING  
SIMULTANEOUSLY

Water Service Map No.: 128-207  
 LAFD Signature: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_

Applicant: Leona Green  
 Company Name: KPFF Consulting Engineers  
 Address: 700 S Flower Street, Suite 2100  
 Telephone: (213) 418-0201  
 Email Address: leona.green@kpff.com

KATHRINE CRUZ

FEB 23 2023

	F- 16769	F- 9281	F- 9256
Location:	SE Corner of 7th St and Flower St Intersection	SW Corner of 7th St and Hope St Intersection	SW Corner of 8th St and Flower St Intersection
Distance from Nearest Pipe Location (feet):	13	12	12
Hydrant Size:	4D	4D	4D
Water Main Size (in):	24"	8"	8"
Static Pressure (psi):	80	80	80
Residual Pressure (psi):	59	59	59
Flow at 20 psi (gpm):	1500	1500	1500

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

Remarks: ECMR No. W20230223 023  
IFFAR approved. Adequate flow provided to listed hydrants if F-9256 is not included in the 8 hydrants required for 12,000 GPM, F-16769 substitutes for F-9475, and a 12-inch main upgrade to be installed along S Hope St.

Water Purveyor: Los Angeles Department of Water & Power Date: 3/6/2023

Signature:  Title: Civil Engineering Associate II

**Requests must be made by submitting this completed application, along with a \$271.00 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**  
**111 North Hoe Street - Room 1425**  
**Los Angeles, CA 90012**

\* If you have any questions, please contact us at (213) 367-2WNB or visit our web site at <http://www.ladwp.com>.

Project Site Address: 775 South Hope Street, Los Angeles, CA 90017  
 Please run all 9 hydrants simultaneously.





EXHIBIT 2

SERVICE ADVISORY REQUEST (SAR) RESULTS

Los Angeles Department of Water and Power - Water System



SAR NUMBER 95755

Fire Service Pressure Flow Report

SERVICE NUMBER 635342

For: 700 S FLOWER ST Approved Date: 1-21-2022

Proposed Service 8 INCH off of the

8 inch main in HOPE ST on the WEST side approximately

330 feet NORTH of NORTH of 8TH ST The System maximum pressure is

83 psi based on street curb elevation of 264 feet above sea level at this location.

The distance from the DWP street main to the property line is 24 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

Table with 6 columns: Flow (gpm), Press. (psi), Flow (gpm), Press. (psi), Flow (gpm), Press. (psi). Rows include values like 0/61, 765/60, 1110/59, 1380/58, 1615/57, 1820/56, 2010/55, 2185/54, 2345/53, 2500/52.

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 8-inch FS + 6-inch DS combo

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

This SAR is valid for one year from 01-21-22. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

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

SAMUEL OLIDEN Prepared by

SAMUEL OLIDEN Approved by

128-207 Water Service Map

CITY OF LOS ANGELES "REQUEST FOR WASTEWATER SERVICES INFORMATION" (WWSI) LETTER

**BOARD OF PUBLIC WORKS  
MEMBERS**

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ASSISTANT DIRECTORS

**TIMEYIN DAFETA**  
HYPERION EXECUTIVE PLANT MANAGER

**WASTEWATER ENGINEERING  
SERVICES DIVISION**  
2714 MEDIA CENTER DRIVE  
LOS ANGELES, CA 90065  
FAX: (323) 342-6210  
WWW.LACITYSAN.ORG

March 7, 2022

Mr. Sergio Mendoza, Project Manager  
KPF Consulting Engineers  
700 S Flower Street, #2100  
Los Angeles, CA 90017

Dear Mr.Mendoza,

**THE BLOC (UPDATE) - REQUEST FOR WASTEWATER SERVICE INFORMATION**

This is in response to your February 8, 2022 letter requesting a review of your proposed mixed-use project located at 775 S. Hope Street, Los Angeles, CA 90017. The project will consist of residential units and lounge. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

**WASTEWATER REQUIREMENT**

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

**Projected Wastewater Discharges for the Proposed Project:**

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential Apt: Bachelor	75 GPD/1 DU	83 DU	6,225
Residential Apt:1-BDRM	110 GPD/1 DU	271 DU	29,810

***zero waste • zero wasted water***

**AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER**

Residential Apt:2-BDRM	150 GPD/1 DU	100 DU	15,000
Residential Apt:3-BDRM	190 GPD/1 DU	12 DU	2,280
Lounge Space	50 GPD/1000 SQ.FT	56,236 SQ.FT	2,812
<b>Total</b>			<b>56,127</b>

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Hope St. The sewage from the existing 8-inch line feeds into a 10-inch line on Hope St then into a 39-inch line on 12<sup>TH</sup> St before discharging into a 57-inch sewer line on Santee St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line and the 10-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Hope St.	*	405,389 GPD
10	Hope St.	*	483,104 GPD
39	12 <sup>th</sup> St.	9	7.83 MGD
57	Santee St.	19	28.10 MGD

\* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at [chris.demonbrun@lacity.org](mailto:chris.demonbrun@lacity.org).

## **STORMWATER REQUIREMENTS**

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

## POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: [www.lacitysan.org](http://www.lacitysan.org). It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: [www.lacitysan.org](http://www.lacitysan.org) or by visiting the stormwater public counter at 201 N. Figueroa, 2<sup>nd</sup> Fl, Suite 280.

## GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: [www.eng2.lacity.org/techdocs/stdplans/](http://www.eng2.lacity.org/techdocs/stdplans/)

## CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2<sup>nd</sup> Fl, Suite 280.

## **GROUNDWATER DEWATERING REUSE OPTIONS**

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within

the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

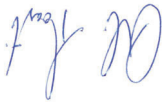
To help offset costs of water conservation and reuse systems, LADWP offers a Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from the Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or [greg.reed@ladwp.com](mailto:greg.reed@ladwp.com).

**SOLID RESOURCE REQUIREMENTS**

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,



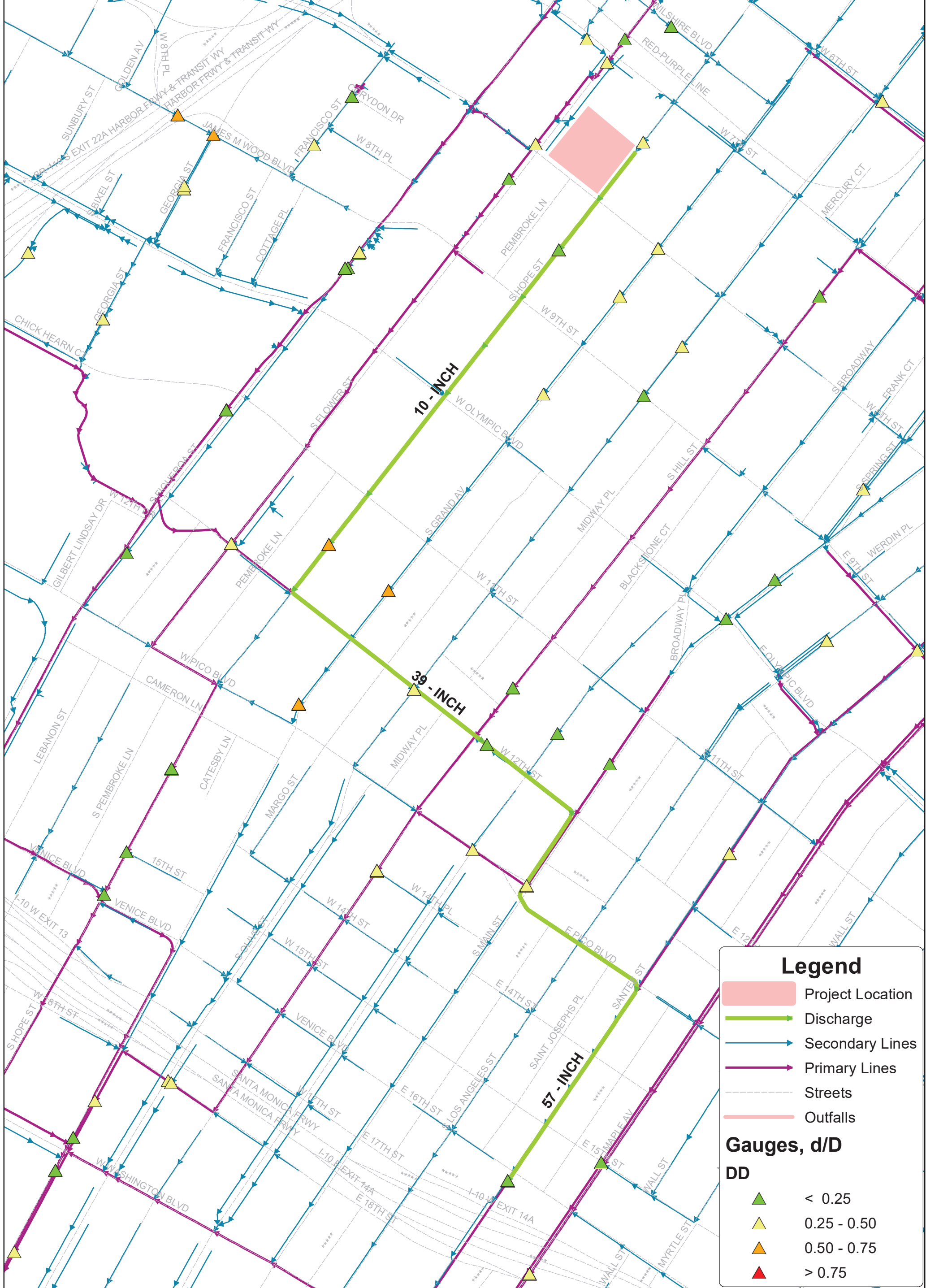
Ali Poosti, Interim Division Manager  
Wastewater Engineering Services Division  
LA Sanitation and Environment

LM/CD: sa

Attachment: Figure 1 - Sewer Map

c: Shahrām Kharaghani, LASAN  
Michael Scaduto, LASAN  
Wing Tam, LASAN  
Christopher DeMonbrun, LASAN





**Legend**

- Project Location
- Discharge
- Secondary Lines
- Primary Lines
- Streets
- Outfalls

**Gauges, d/D**

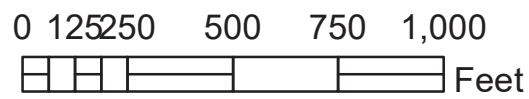
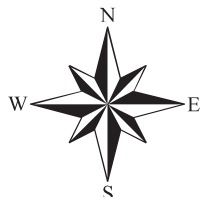
**DD**

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division  
Bureau of Sanitation  
City of Los Angeles



**Figure 1**  
**The Bloc**  
**Sewer Map**



Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP



CUSTOMERS FIRST

EXHIBIT 4

LADWP Power Will-Serve Letter

Eric Garcetti, Mayor

Board of Commissioners  
Mel Levine, President

ynthia McClain-Hill, Vice President

Jill Banks Barad

Susana Reyes

Susan A. Rodriguez, Secretary

CC: \_\_\_\_\_

FEB 12 2020

Martin L. Adams, General Manager and Chief Engineer

JOB # \_\_\_\_\_

FILE # \_\_\_\_\_

February 4, 2020

Ms. Andrea Nuno  
kpff  
700 S. Flower Street, Suite 2100  
Los Angeles, CA 90012

Dear Ms. Nuno:

16180 Mulholland Dr

This is in response to your letter dated January 31, 2020 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

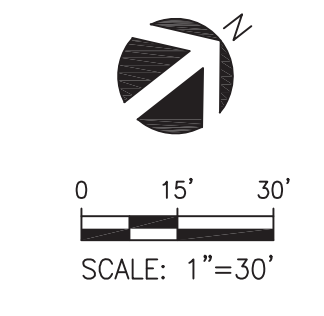
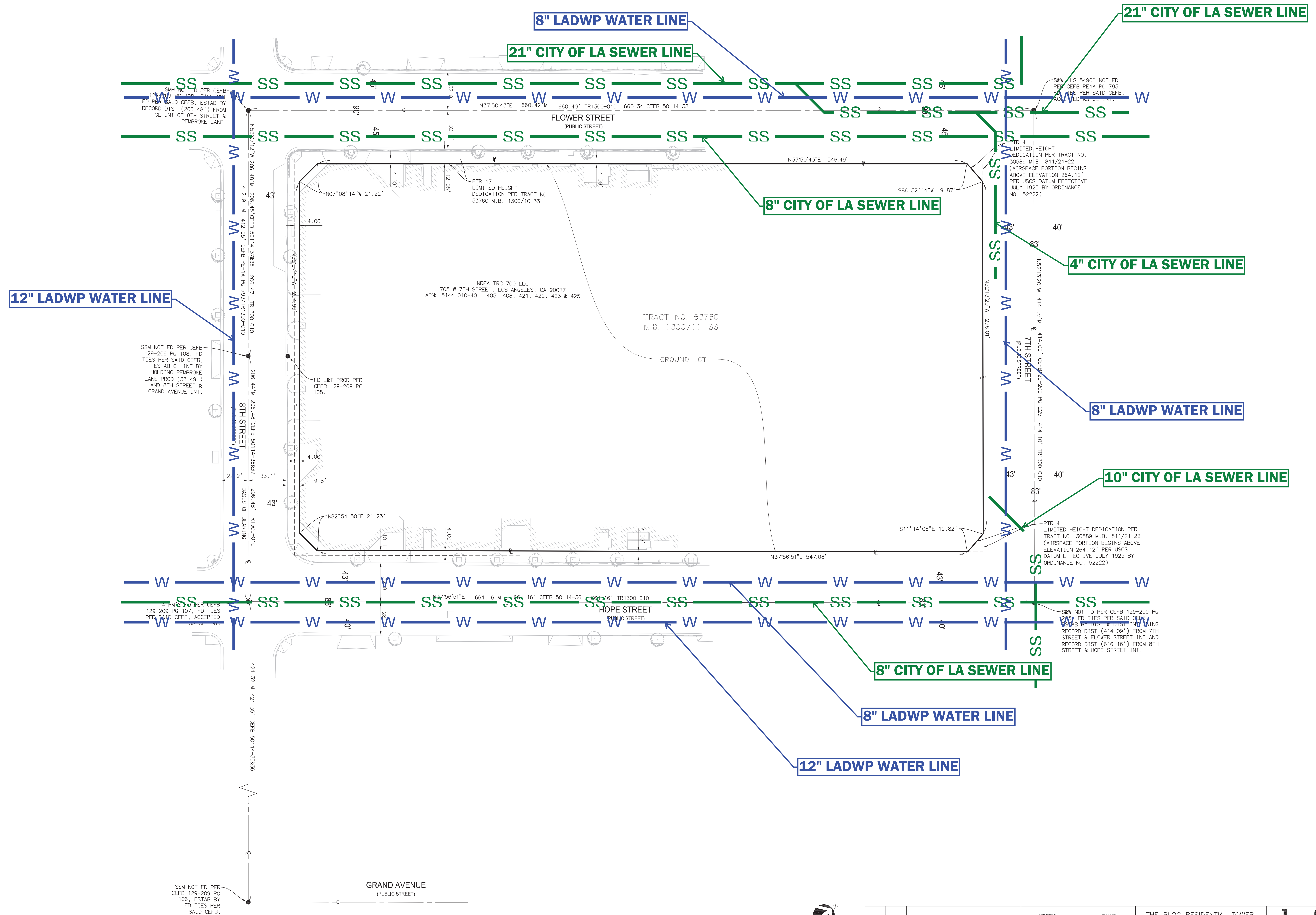
*MA* If you have any questions regarding this matter, please call Ms. Efua Agyekum at (818) 771-4262.

Sincerely,


RODOLFO J. MONROY  
District Engineer  
Valley Service Planning



# EXHIBIT 5 EXISTING INFRASTRUCTURE

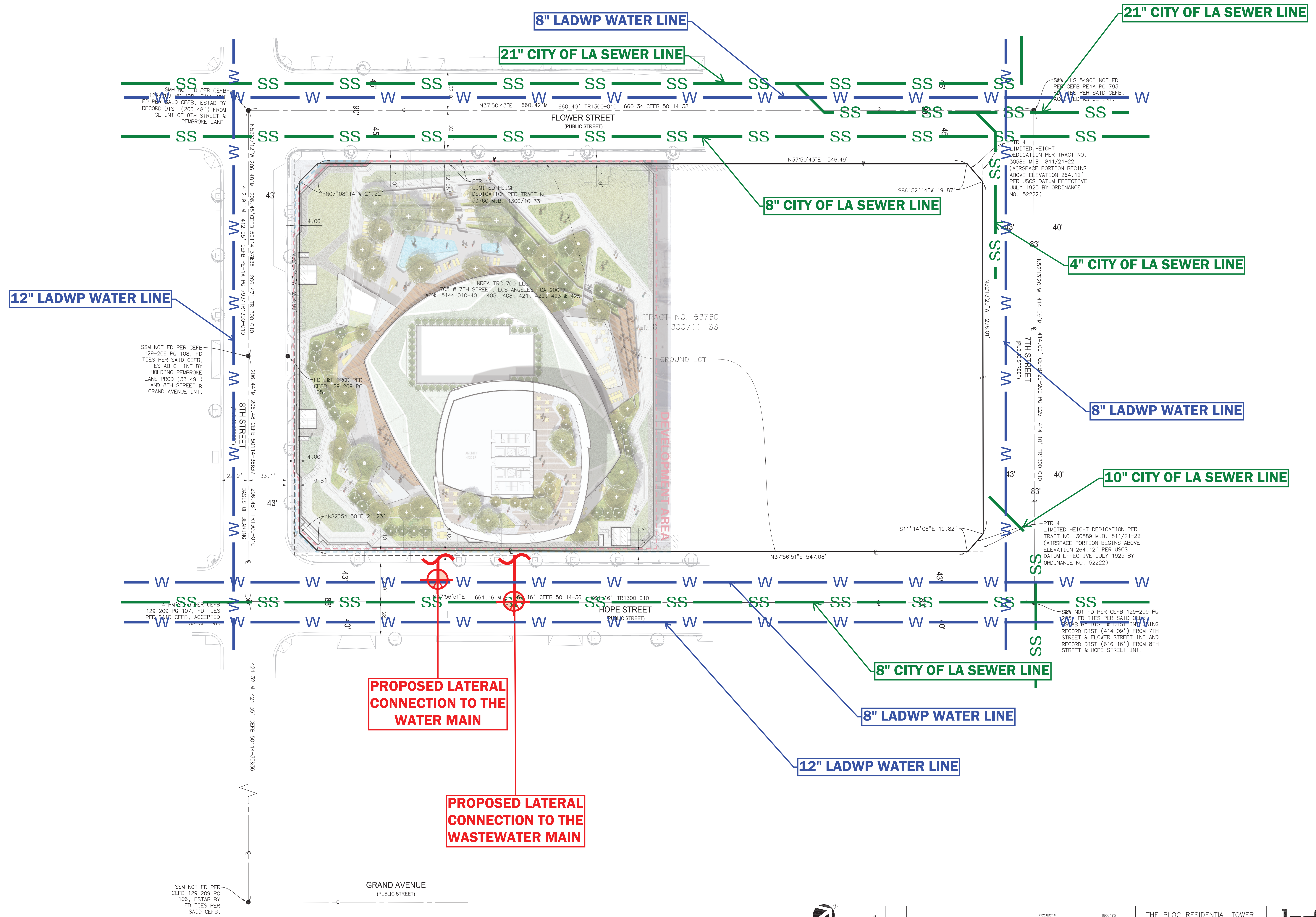


NO.	DATE	REVISIONS

PROJECT # 1900475 DATE PREPARED 02/08/2021 DRAWN BY NL CHECKED BY CJ	<b>THE BLOC RESIDENTIAL TOWER</b> PREPARED FOR: <b>PETER HUDNUT</b> NATIONAL REAL ESTATE ADVISORS, LLC 735 MARKET STREET, 2ND FLOOR SAN FRANCISCO, CA 94103	 <small>700 FLOWER ST., Suite 2100 Los Angeles, CA 90017 P: 213.418.0201 F: 213.266.0204 www.kpff.com</small>	SHEET 3 OF 13
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# EXHIBIT 6 PROPOSED INFRASTRUCTURE



NO.	DATE	REVISIONS

PROJECT #	1900475	<b>THE BLOC RESIDENTIAL TOWER</b> PREPARED FOR: <b>PETER HUDNUT</b> NATIONAL REAL ESTATE ADVISORS, LLC 735 MARKET STREET, 2ND FLOOR SAN FRANCISCO, CA 94103	
DATE PREPARED	02/08/2021		
DRAWN BY	NL		
CHECKED BY	CJ		





# EXHIBIT 7 LADWP Water Main Upgrade Cost Estimate

Karen Bass, Mayor

Board of Commissioners  
Cynthia McClain-Hill, President  
Cynthia M. Ruiz, Vice President  
Mia Lehrer  
Nicole Neeman Brady  
Nurit Katz  
Chante L. Mitchell, Secretary

BUILDING A STRONGER L.A.

Martin L. Adams, General Manager and Chief Engineer

April 25, 2023

Map No. 128-207

Leona Green  
700 South Flower Street, Suite 2100  
Los Angeles, California 90017

Dear Leona Green:

Subject: Water Facility Charges  
775 South Hope Street – IFFAR Mainline upgrade

This is in response to your request regarding water facility charges for the above-mentioned location. These charges have been calculated in accordance with present Los Angeles Department of Water and Power (LADWP) rules and charges:

Install approximately 710 feet of 12-inch Ductile Iron water main on Hope Street (Special Engineering Estimate)	\$654,000.00
Cut and plug existing 8-inch water main in two locations due to mainline upgrade @ \$11,562/each	23,124.00
Re-tap existing fire hydrant F-9281 due to mainline upgrade	15,580.00
Re-tap existing fire hydrant F-9257 due to mainline upgrade	15,580.00
Re-tap existing fire hydrant F-15526 due to mainline upgrade	15,580.00
Street Damage Restoration Fee (SDRF), Bureau of Engineering (BOE) permitting fees	TBD
Dept. of Transportation (DOT) Fees – Traffic Control Plan (TCP) (Special Estimate)	<u>24,291.00</u>
<b>TOTAL CHARGES:</b>	<b>\$748,155.00</b>

👉 **Estimated SDRF may be up to \$200,000.00 and must be paid at the Bureau of Engineering (BOE) counter.**

Your payment will be accepted as a non-interest-bearing advance, subject to revision as a result of changes in your plans. Payments based on currently effective charges will be binding for a

period of one year. Non-standard installations may require an adjustment to normal charges, which could result in a significant increase to the amount quoted above. Tracts or properties not ready for installation of ordered water facilities within the one-year period will be subject to adjustment based on the charges in effect at the time installations are performed. **New charges generally become effective on July 1 of each year. Please make sure the above prices are still valid at the time of payment. Special engineering estimates are valid for one year from the date of this letter.**

On October 31, 2018, the City of Los Angeles approved Ordinance No. 185818 amending Section 62.06 of the Los Angeles Municipal Code to update the Street Damage Restoration Fees (SDRF) effective December 6, 2018. This ordinance imposes SDRF upon any person, corporation, or agency, including any utilities and governmental agencies for cutting or trenching in the City of Los Angeles streets. **These SDRF charges must be paid prior to issuance of the necessary excavation permits, as part of the City of Los Angeles Department of Public Works – Bureau of Engineering (LADPW-BOE) standard fees. LADWP will apply for the excavation permit and upon completing the application the customer will receive an e-mail to pay for proper resurfacing fees to be paid at the BOE counter.** Streets that have been resurfaced less than one (1) year before the date of the proposed excavation shall not be cut unless the party benefiting from such excavation paves the entire City block.

For any work performed outside the City of Los Angeles and not under the jurisdiction of LADPW-BOE, excavation permitting will be applied to the appropriate agency. The customer will be notified by LADWP District Engineer to issue payment for all associated permitting fees directly to the responsible permitting agency prior to construction start unless otherwise specified in this letter of charges.

If street improvement work is required for your project, the location of the proposed water facilities may be impacted. You will be financially responsible for any water facility adjustments due to "B" Permit work or street improvements, including driveways. In order to avoid additional charges for relocation of your newly installed water facilities, please email ([dwpws.central@ladwp.com](mailto:dwpws.central@ladwp.com)) a set of approved Street Improvement Plans prior to or along with your water facility installation request.

This estimate is based on existing field conditions, pedestrian traffic-rated vaults, and the information you have provided to us. Prior to construction start, a field assessment will be performed to confirm the proposed installation(s) and is subject to cost increase should field existing conditions, the scope of work, or additional requirements change.

If the project requires a Traffic Control Plan (TCP), the property owner will be responsible for paying LADWP to develop a TCP, or the property owner may choose to hire their independent TCP consultant to prepare the TCP. The property owner's TCP must be submitted to LADWP – Water Distribution Engineering Unit for review prior to submitting it to LADOT. The TCP must comply with all LADWP construction needs as well as LADOT and PW-BOE permitting conditions and requirements.

Processing and installation time for water mains and related installations normally takes about 180-200 calendar days after receipt of payment, required documentation and subject to the

Leona Green  
Page | 3  
April 25, 2023

Bureau of Engineering's permitting conditions, Traffic Control Plan approval, and the availability of the LADWP construction crew.

The Los Angeles City Fire Department (LAFD) determines hydrant requirements. Questions regarding hydrants should be directed to LAFD, Bureau of Fire Prevention and Public Safety, (213) 482-6543.

Should you require additional information, please contact Mr. Ricardo Buantello at (213) 367-1738 or by email at [ricardo.buantello@ladwp.com](mailto:ricardo.buantello@ladwp.com).

**At this time, we are only accepting check payments by mail. Checks should be payable to LADWP and along with a copy of this letter to:**

**LADWP-Water New Business**  
**Attention: Ricardo Buantello**  
**111 North Hope Street, Room 1425**  
**Los Angeles, California 90012**

Please include a contact name, phone number, and email address in all correspondence.

Sincerely,

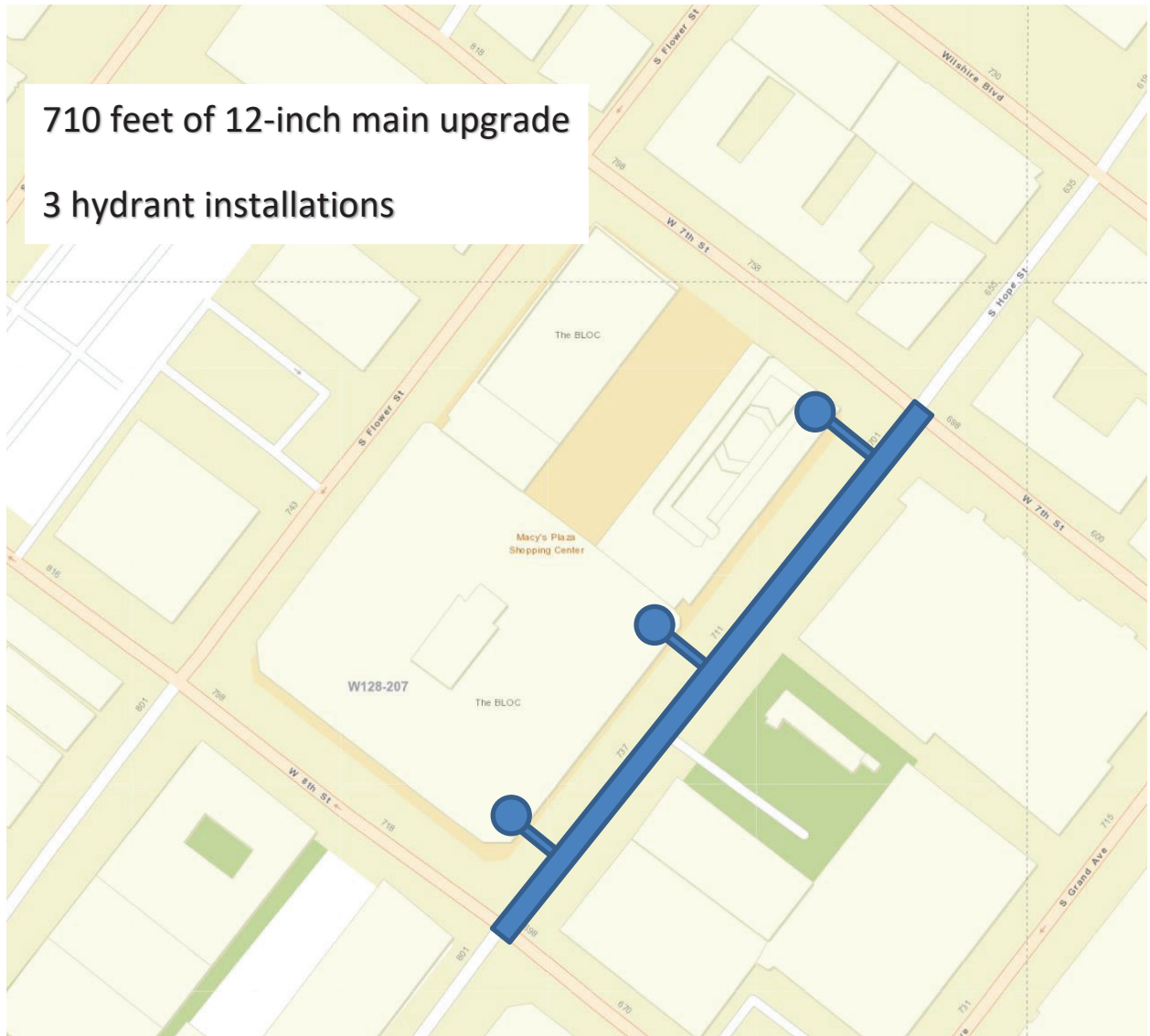


Liz Gonzalez  
Manager-Business Arrangements  
Water Distribution Engineering

RB:kc  
c: Mr. David Thi, Central District Engineering  
Mr. Ricardo Buantello

710 feet of 12-inch main upgrade

3 hydrant installations





# EXHIBIT 8

## LADWP Correspondence

Jesse Magallon

---

**From:** Hwang, Jin <Jin.Hwang@ladwp.com>  
**Sent:** Wednesday, December 07, 2022 7:24 AM  
**To:** Ashley Munoz  
**Cc:** Kim, Theresa  
**Subject:** RE: [EXTERNAL] WSA 500 Unit Threshold

Hi Ashley,

The CEQA Lead Agency, such as the City Planning Department, determines if a proposed project meets the criteria of the California Water Code Section 10912 and requests LADWP for a Water Supply Assessment. The CEQA lead agency may consult with LADWP prior to confirming the project is subject to a WSA.

Yes, the approach you mentioned is still the latest. If the tentative scope of work's estimated water demand (total water demand, not the net total water demand) exceeds 84 AFY (water demand for 500 dwelling units of 2 bedroom multi-family residential), a WSA would generally be required. LADWP would recommend that you work with the CEQA Lead Agency to determine whether a WSA would be required for your project.

Please let me know if you have questions. Thank you.

Jin Hwang  
Civil Engineering Associate  
Los Angeles Department of Water and Power  
Water Resources Division/ Resources Development & Supply Assessment  
111 N. Hope St. Room 308  
Los Angeles, CA 90012  
213-367-4845

Please note that every other Friday is my day off.

---

**From:** Ashley Munoz <a.munoz@eyestoneeir.com>  
**Sent:** Tuesday, December 6, 2022 2:56 PM  
**To:** Hwang, Jin <Jin.Hwang@ladwp.com>  
**Subject:** [EXTERNAL] WSA 500 Unit Threshold

---

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

---

Hi, Jin!

Back in 2020 we reached out to LADWP about the 500 du demand assumptions. Per LADWP, a 500-du development is assumed to be comprised of 2-Bedroom Apartments for which the rate is 150 gpd/du. As such, 500 du x 150 gpd/du = 75,000 gpd. Just want to make sure that this approach is still the latest. Also, is this based on the proposed demand or the net?

-----Confidentiality Notice-----

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