

**APPENDIX IV.L.1**

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**Water**





**WATER SUPPLY ASSESSMENT**  
**FOR THE WILSHIRE AND LA BREA PROJECT**

Prepared by:  
Water Resources Division

May 22, 2007

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### References

- City of Los Angeles Department of Water and Power  
Urban Water Management Plan Year 2005
- Upper Los Angeles River Area Watermaster Report, dated May 2006
- City of Los Angeles Department of Public Works, Bureau of Sanitation  
Sewer Generation Rates Table
- California Department of Water Resources California's Groundwater  
Bulletin 118 Update 2003
- Green Book for the Long-Term Groundwater Management Plan for the  
Owens Valley and Inyo County

### Appendices

- A. City of Los Angeles Department of City Planning letter, dated April  
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## Introduction

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Proposed projects subject to the California Environmental Quality Act require that the City or County identify any public water system that may supply water to the proposed project and request the public water system to determine whether the projected water demand associated with the proposed project was included as part of the most recently adopted Urban Water Management Plan per California Water Code Section 10910.

The City of Los Angeles Department of City Planning (Planning Department), serving as the lead agency for the proposed Wilshire and La Brea Project has identified the Los Angeles Department of Water and Power (LADWP) as the public water system that will supply water to the Wilshire and La Brea Project. In response to the Planning Department's request for a water supply assessment, LADWP has performed an assessment contained herein.

LADWP has served the City a safe and reliable water supply for over a century. Over time, the City's water supplies have evolved from primarily local groundwater to predominantly imported supplies. Today, the City delivers 85 percent of its water from imported sources. As such, LADWP has taken an active role in regional and statewide water management. An important part of water resource management for Los Angeles is water conservation, which is an essential and permanent practice needed for sustainability of regional water supplies. This water supply assessment assumes that the Wilshire and La Brea Project will comply with all local, state, and federal water use efficiency mandates that are in place.

Growth in water use is a normal occurrence within LADWP's service area. In developing its long-term water demand projections, LADWP considers this anticipated growth which is driven by various factors, most prominently growth in population. The findings made under this water supply assessment consider not only this proposed project, but also other future smaller uses of water within LADWP's service area that are not subject to water supply assessment statutes.

This water supply assessment has been prepared to meet the applicable requirements of state law as set forth in California State Water Code Sections 10910-10915. Significant references and data for this assessment are from the City of Los Angeles Year 2005 Urban Water Management Plan (UWMP). The UWMP is incorporated by reference as though fully set forth and are available for viewing and printing through LADWP's internet website. Hard copies can be requested through the contact below:

Los Angeles Department of Water and Power  
111 North Hope Street, Room 1460  
Los Angeles, California 90012-2607  
Telephone (213) 367-0800

## Findings

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The proposed Wilshire and La Brea Project (Project) is estimated to increase water demand within the site by 94 acre-feet (AF) annually based on review of information submitted by the Planning Department.

LADWP's water supply assessment finds that adequate water supplies will be available to meet the water demands of the Project. LADWP anticipates that the projected water demand from the Project can be met during normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP.

## Project Description

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The following project information was obtained from the Planning Department's water supply assessment request (see Appendix A).

Project Name: The Wilshire and La Brea Project

Developer: BRE Properties, Inc.

Planning Community: Central City

The proposed project includes demolition of an existing 35,000 square foot church building, 30,000 square feet of retail spaces, and 87,150 square feet of surface parking spaces. These facilities will be replaced by 645 residential units, approximately 37,500 square feet of retail spaces, approximately 5,000 square feet of restaurant space, and approximately 490,000 square feet of parking space.

The Project location is shown in Appendix B.

## Project Water Demand Estimate

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The projected water demand increase for the Project is estimated to be approximately 94 AF annually. Table I shows a breakdown of current and proposed types of uses and their corresponding estimated water uses. The types of uses were derived from the water supply assessment request in Appendix A. The projected water demand for the different uses was derived from a Sewer Generation Rates table, developed by the City of Los Angeles Department of Public Works, Bureau of Sanitation. The Sewer Generation Rates table lists estimated sewage generated by various facilities, which is also used to approximate indoor water usage.

In this water supply assessment, LADWP independently calculated the anticipated demands from the above information using data provided by the requesting agency. The

demand calculated by LADWP is then tracked against the growth reported in the UWMP as shown in Appendix C.

<b>TABLE I</b>					
<b>The Wilshire and La Brea Project</b>					
<b>Estimated Increase In Water Use</b>					
Use <sup>1</sup>	Quantity	Unit	Water Use Factor <sup>2</sup> (gpd/unit)	Water Use (gpd)	(af/y)
<b>Existing</b>					
Commercial	30,000	sf	0.08	2,400	3
Church	400	seats	4	1,600	2
Parking	87,150	sf	0.02	1,743	2
Outdoor water use <sup>3</sup>				1,120	1
			<b>Subtotal:</b>	<b>6,863</b>	<b>8</b>
<b>Proposed</b>					
Retail	37,500	sf	0.08	3,000	3
Restaurant	5,000	sf	0.30	1,500	2
Residential: Studio	131	du	80	10,480	12
Residential: 1 Bedroom	253	du	120	30,360	34
Residential: 2 Bedroom	251	du	160	40,160	45
Residential: Townhome	10	du	180	1,800	2
Parking	490,000	sf	0.02	9,800	11
Outdoor water use <sup>3</sup>				16,164	18
			<b>Subtotal:</b>	<b>113,264</b>	<b>127</b>
Water Conserved due to additional conservation commitments recommended by LADWP.					
Total Development <sup>4</sup>				<b>22,829</b>	<b>26</b>
<b>Total Additional Water Use (Proposed - Existing - Water Conserved):</b>					<b>94</b>

Note:

<sup>1</sup> Provided by the City of Los Angeles Department of City Planning.

<sup>2</sup> Based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table - 3/20/2002. Uses not listed are estimated by the closest type of use available in the table.

<sup>3</sup> Estimated to be 28% of indoor usage for commercial use, 18% for multi-family residential.

<sup>4</sup> Preliminary estimates: assume 5.5 flushes per person per day, one dishwasher load per unit per day, and one load of clothes washed per unit every two days for residential. For retail, assume one toilet, one urinal, and one faucet per 1,000 square-feet.

Abbreviations:

gpd - gallons per day    sf - square feet    afy - acre-feet per year    bd - bedroom    du - dwelling unit

## **Water Demand Forecast**

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LADWP's 2005 UWMP projects yearly water demand to reach 776,000 acre-feet by 2030, or an increase of 17% from 2005. Water demand projections in 5-year increments through 2030 are available in the 2005 UWMP for each of the major customer classes single-family, multi-family, commercial, governmental, and industrial. Demographic data from the Southern California Association of Government's 2004 Regional Transportation Plan as well as billing data for each major customer class, weather, and conservation were factors used in forecasting future water demand growth.

The UWMP used a service area-wide method in developing its water demand projections. This methodology does not rely on individual development demands to determine area-wide growth. Rather, the growth in water use for the entire service area was considered in developing long-term water projections for the City of Los Angeles through the year 2030.

The UWMP is updated every five years as required by California law. This process entails, among other requirements, an update of water supply and water demand projections for water agencies. In the next update, LADWP will develop a revised demand forecast that will factor in the water demand for which all water supply assessments have been prepared in addition to future demands. Water supply planning will be based on meeting these long-term demands. An important part of this planning process is for LADWP to work collaboratively with its supplemental water supplier, the Metropolitan Water District of Southern California (MWD). This collaboration is critical in ensuring that the City's anticipated water demands are incorporated into MWD's long-term water resources development plan. This is a continuous regional effort involving all of MWD's member agencies, and has resulted in reliable supplemental water supplies for the City from MWD.

State law further regulates distribution of water in extreme drought conditions. Section 350-354 of the California Water Code states that when a governing body of a distributor of a public water supply declares a water shortage emergency within its service area, water will be allocated to meet needs for domestic use, sanitation, fire protection, and other priorities. This will be done equitably and without discrimination between customers using water for the same purpose(s).

## **Water Supplies**

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The Los Angeles Aqueducts (LAA), local groundwater, and purchased water from the MWD are the primary sources of water supplies for the City of Los Angeles. Table II shows LADWP water supplies over the last ten years from these sources.

**TABLE II**  
**LADWP Water Supply**

Year	Los Angeles Aqueducts	Local Groundwater	MWD	Recycled Water	Total
1997	435,624	110,629	93,217	1,873	641,343
1998	466,836	80,003	56,510	1,326	604,675
1999	309,037	170,660	164,112	1,812	645,621
2000	255,183	87,946	336,116	2,200	681,445
2001	266,923	79,073	309,234	1,636	656,866
2002	179,338	92,376	410,329	1,945	683,988
2003	251,942	90,835	322,329	1,759	666,865
2004	202,547	71,831	391,834	1,774	667,986
2005	368,839	56,547	185,346	1,402	612,134
2006	378,956	63,270	188,781	3,981	634,988

Note: Units are in AF

## Los Angeles Aqueducts

Snowmelt runoff from the Eastern Sierra Nevada Mountains is collected and conveyed to the City of Los Angeles via the LAA. LAA supplies come primarily from snowmelt and secondarily from groundwater pumping, and can fluctuate yearly due to the varying hydrologic conditions. In recent years, LAA supplies have been less than the historical average because of environmental obligations to restore Mono Lake and mitigate dust from Owens Lake.

The City holds water rights in the Eastern Sierra Nevada where LAA supplies originate. These supplies originate from both streams and from groundwater. In 1905, the City approved a bond measure for the purchase of land and water rights in the Owens River Valley. By 1913, the First Los Angeles Aqueduct began its deliveries of water to the City primarily from surface water diversions from the Owens River and its tributaries. Historically, these supplies were augmented from time to time by groundwater extractions from beneath the lands that the City had purchased in the Owens Valley.

In 1940, the First Los Angeles Aqueduct was extended north to deliver Mono Basin water to the City pursuant to water rights permits and licenses granted by the State Water Resources Control Board. In 1970, the Second Los Angeles Aqueduct was completed increasing total delivery capacity of the LAA system to approximately 550,000 AF per year. The Second Los Angeles Aqueduct was to be filled by completing the Mono Basin diversions originally authorized in 1940, by a more effective use of water for agricultural purposes on City-owned lands in the Owens Valley and Mono Basin and by increased groundwater pumping from the City's lands in the Owens Valley.

In 1972, Inyo County filed a California Environmental Quality Act lawsuit challenging the City's groundwater pumping program for the Owens Valley. The lawsuit was finally ended in 1997, with the County of Inyo and the City of Los Angeles entering into a long-term agreement for the management of groundwater in the Owens Valley. That

agreement, entered as a judgment of the Superior Court in the County of Inyo (County of Inyo v. City of Los Angeles, Superior Court No. 12908) outlines the management of the City's Owens Valley groundwater resources.

Further, in September 1994 by virtue of the public trust doctrine, the State Water Resources Control Board issued Decision No. 1631 which effectively reduced LADWP's Mono Basin water rights from 100,000 AF a year to the current 16,000 AF a year. In brief, LADWP's ability to export Mono Basin water is now tied directly to the elevation of Mono Lake and flows of various streams that are tributary to Mono Lake. When Mono Lake reaches its target elevation, then exports from the Mono Basin can increase from its current levels.

In July 1998, LADWP and the Great Basin Unified Air Pollution Control District entered into a Memorandum of Agreement. It delineated the dust-producing areas of the Owens lakebed that needed to be controlled, specified measures required to control the dust, and outlined a timetable for implementation of the control measures. The Memorandum of Agreement was incorporated into a formal air quality control plan by the Great Basin Unified Air Pollution Control District and subsequently approved by the United States Environmental Protection Agency in October 1999.

Pursuant to the Memorandum of Agreement, a dust mitigation program was implemented on the Owens Lake. An estimated 55,000 AF of water annually may ultimately be required to sustain the dust mitigation program.

## Groundwater

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LADWP extracts groundwater from various locations throughout the Owens Valley and four local groundwater basins. LADWP owns extensive property in the Owens Valley. LADWP appropriates groundwater from beneath its lands for use in the Owens Valley and in Los Angeles. It has a long-term groundwater management plan in place. Additionally, LADWP holds adjudicated extraction rights in four local groundwater basins: San Fernando, Sylmar, Central, and West Coast.

The Owens Valley, located on the eastern slope of the Sierra Nevada Mountains, encompasses approximately 3,300 square miles of drainage area. LADWP has extracted the following quantities of groundwater from the Owens Valley in the last five runoff years (April 1 – March 31):

- 2001-2002      73,349 AF
- 2002-2003      82,281 AF
- 2003-2004      87,726 AF
- 2004-2005      85,820 AF
- 2005-2006      57,412 AF

Owens Valley is not identified as an overdrafted basin in the California Department of Water Resources California's Groundwater Bulletin 118 Update 2003. Further, Bulletin

118 Update 2003 does not project the Owens Valley to become overdrafted if present groundwater management conditions continue.

In 1990, the City of Los Angeles and Inyo County as part of the preparation of the long-term groundwater management agreement, prepared the "Green Book for the Long-Term Groundwater Management Plan for the Owens Valley and Inyo County". It contains plans and procedures to prevent overdraft conditions from groundwater pumping as well as to manage vegetation in the Owens Valley.

The San Fernando and Sylmar basins are subject to the judgment in City of San Fernando vs. the City of Los Angeles. Pumping is reported to the court-appointed Upper Los Angeles River Area (ULARA) Watermaster. The Central and West Coast Basins are also subject to court judgments. Pumping is reported to the California Department of Water Resources (DWR) who acts as Watermaster.

The San Fernando Basin is the largest of four basins within ULARA. The basin consists of 112,000 acres of land and comprises 91.2 percent of the ULARA valley fill. LADWP has accumulated nearly 320,000 AF of stored water credit in the San Fernando Basin as of October 2005. This is water LADWP can withdraw from the basin during normal and dry years or in an emergency, in addition to LADWP's approximately 87,000 AF annual entitlement in the basin. The majority of LADWP's groundwater is extracted from the San Fernando Basin. Sylmar Basin is located in the northern part of the ULARA, consisting of 5,600 acres and comprises 4.6 percent of the ULARA valley fill. LADWP has an annual entitlement of 3,255 AF from the Sylmar Basin.

The court decision on pumping rights in the ULARA was implemented in a judgment on January 26, 1979. Enclosed with the assessment are copies of those pages from the judgment showing the entitlements (see Appendix D). Further information about the ULARA basin is in the ULARA Watermaster Report. The ULARA Watermaster report and the judgment are available for review at the office of the ULARA Watermaster.

LADWP additionally has adjudicated rights to extract groundwater from the Central and West Coast Basins, respectively. Annual entitlements to the Central and West Coast Basins are 15,000 AF and 1,503 AF, respectively. LADWP does not exercise its pumping rights at the West Coast Basin at this time due to localized water quality issues. See Appendix D for copies of relevant portions of the judgments. The complete judgments are available for review at DWR.

For the period of October 2005 to September 2006, LADWP extracted 35,428 AF, 1,853 AF, and 13,395 AF from the San Fernando, Sylmar, and Central Basins, respectively. LADWP plans to continue production from its groundwater basins in the coming years to offset reductions in imported supplies. Extraction from the basins will however be limited by water quality and overdraft protection. Both LADWP and DWR have programs in place to monitor wells to prevent overdrafting. LADWP's groundwater pumping practice is based on a "safe yield" operation. The objective, over a period of years, is to extract an amount of groundwater equal to the native and imported water that recharges. Extractions by LADWP from the San Fernando, Sylmar, Central, and West Coast Basins for the last 5 years are shown on Table III.

**TABLE III**  
**Local Groundwater Basin Supply**

Water Year (Oct-Sep)	San Fernando	Sylmar	Central	West Coast
2001-2002	66,823	1,240	8,639	0
2002-2003	78,045	3,662	9,811	0
2003-2004	72,235	2,634	15,907	0
2004-2005	46,815	1,509	14,870	0
2005-2006	35,428	1,853	13,395	0

Note: Units are in AF

## **Metropolitan Water District of Southern California (MWD)**

MWD is the largest water wholesaler for domestic and municipal uses in Southern California. As one of 26 member agencies, LADWP purchases water from MWD to supplement LADWP supplies from local groundwater and the LAA. MWD imports a portion of its water supplies from Northern California through the State Water Project's California Aqueduct and from the Colorado River through MWD's own Colorado River Aqueduct. LADWP will continue to rely on MWD to meet its current and future supplemental water needs.

All 26-member agencies have preferential rights to purchase water from MWD. Pursuant to Section 135 of the MWD Act, " Each member public agency shall have a preferential right to purchase from the district for distribution by such agency, or any public utility therein empowered by such agency for the purpose, for domestic and municipal uses within the agency a portion of the water served by the district which shall, from time to time, bear the same ratio to all of the water supply of the district as the total accumulation of amounts paid by such agency to the district on tax assessments and otherwise, excepting purchase of water, toward the capital cost and operating expense of the district's works shall bear to the total payments received by the district on account of tax assessments and otherwise, excepting purchase of water, toward such capital cost and operating expense." This is known as a preferential right. As of June 30, 2005, LADWP has a preferential right to purchase 21.33 percent of MWD's total water supply.

LADWP has worked with MWD in developing a framework for allocating water supplies during periods of shortage as well as surplus. MWD has a Water Surplus and Drought Management Plan that provides such a framework. LADWP intends to work within the framework established through the Water Surplus and Drought Management Plan in acquiring its drought supplies from MWD in the future.

MWD's long-term plans to meet its member agencies' growing reliability needs are through water transfer programs, outdoor conservation measures, and development of additional local resources, such as recycling, brackish water desalination, and seawater desalination. Additionally, MWD has more than 3.8 million AF of storage capacity available in reservoirs and banking/transfer programs, with approximately 2.5 million AF currently in that storage.

MWD established a policy objective for water supply reliability as part of its Integrated Resources Plan (IRP). The policy objective is: Through the implementation of the IRP, Metropolitan and its member agencies will have the full capability to meet full-service demands at the retail level at all times.

## **Secondary Sources and Other Considerations**

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Water conservation and recycling will play an increasing role in meeting future water demands. LADWP has implemented conservation and recycling programs with efforts under way to further promote and increase the level of these programs. LADWP is committed to supply a higher percentage of the City's water demand through conservation and recycling.

Integrated planning has also filled an important role in developing secondary sources of supply for Los Angeles. It is generally true for large undertakings that a concerted effort with others who share a common goal will produce a higher degree of success. This is an approach that has been taken in southern California with overall water resources planning. The City of Los Angeles works closely with MWD, the City's Bureau of Sanitation (wastewater agency), other regional water providers, and various stakeholder groups to develop and implement programs that reduce overall water use. The City has also pioneered community-based job programs to assist in conservation program implementation. While significantly assisting with program implementation, these community-based organizations also provide important social and economic benefits to neighborhoods.

Integrated resources planning is a process that is being used by many water and wastewater providers to meet their future needs in the most effective way possible, and with the greatest public support. The planning process differs from traditional planning processes in that it incorporates:

- public stakeholders in an open, participatory process;
- multiple objectives such as reliability, cost, water quality, environmental stewardship, and quality of life;
- risk and uncertainty; and
- partnerships with other agencies, institutions, and non-governmental organizations.

Through integrated planning, not only water-use efficiency and recycling activities are maximized, but potential alternative supplies such as water transfer, seawater desalination, and stormwater runoff reuse are considered and evaluated as part of the City's long-term water resources portfolio.

Further information is available in LADWP's 2005 UWMP, which can be found at [www.ladwp.com](http://www.ladwp.com).

## Rates

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Capital cost to finance the delivery of water supply to LADWP's service area is supported through customer-billed water rates. The LADWP Board of Commissioners (Board) sets the rates subject to approval of the City Council by ordinance.

The Board is obligated by the City Charter to establish water rates and collect charges in an amount sufficient to service the water system indebtedness and to meet its expenses of operation and maintenance.

The water service rate structure contains water procurement adjustments under which the cost of purchased water, including water purchased from MWD, demand-side management programs such as water conservation programs, and reclaimed water projects are recovered. In addition, the rate structure contains a water quality improvement adjustment to recover expenditures to upgrade and equalize water quality throughout the City of Los Angeles and to construct facilities to meet state and federal water quality standards, including the payment of debt service on bonds issued for such purposes.

LADWP Board-approved capital program expenditures are either financed through the sale of revenue bonds or the cost of the program is transferred to LADWP customers through rate adjustments.

## Findings

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The proposed Wilshire and La Brea Project is estimated to increase water demand within the site by 94 acre-feet annually based on review of information submitted by the City Planning Department.

The 94 acre-feet increase falls within the available and projected water supplies for normal, single-dry, and multiple-dry years through the year 2030 as described in LADWP's year 2005 UWMP. LADWP finds that it will be able to meet the water demand of the Wilshire and La Brea Project as well as existing and planned future water demands of its service area.

## Appendix A

City of Los Angeles Department of City Planning  
Request for Water Supply Assessment

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR



DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
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April 16, 2007

ALVIN BAUTISTA  
APR 19 2007  
DATE

Mr. James B. McDaniel, Chief Operating Officer- Water  
Mr. Alvin Bautista, Water Resources Planning and Policy  
CITY OF LOS ANGELES  
DEPARTMENT OF WATER AND POWER  
111 North Hope Street, Room 1466  
Los Angeles, CA 90012

**Re: Request for Water Supply Assessment for the Wilshire and LA Brea Project in the City of Los Angeles**

Dear Mr. McDaniel and Mr. Bautista,

The Department of City Planning's Expedited Review Unit in preparing an Initial Study (IS) for the proposed Wilshire and La Brea Project (Proposed Project) in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15206(b)(2)(A), this project meets the criteria for being a project of "regional significance" because it includes the development of more than 500 residential units. For this reason the Proposed Project must comply with the water supply assessment requirements of State Water Code (Section 10910-10915). As such, we are requesting a water supply assessment from the Department of Water and Power (DWP) to determine the DWP's ability to meet the water demands of this project. Provided below is a description of the Proposed Project and a preliminary estimate of the Project's water demands based on sewage generation factors contained in the City of Los Angeles Draft CEQA Thresholds Guide (2006).

**Project Location**

The project site is located in the Wilshire Community of the City of Los Angeles and is roughly bounded by Wilshire Boulevard on the north, South Sycamore Avenue on the west, West 8<sup>th</sup> Street on the south, and South La Brea Avenue on the east. The project site consists of multiple parcels totaling approximately 3.4 acres (see attached Figures). The project site encompasses the following addresses:

- 5200, 5202, 5204, 5206, 5208, 5210, 5212, 5314, 5216, 5218, 5220, 5222, 5224 Wilshire Boulevard;
- 700, 700 ½, 702, 704, 706, 708, 714, 718, 722, 724, 726, 728, 732, 736, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758 South La Brea Avenue; and



- 719, 725, 729, 733, 741, 745, 751, 757 South Sycamore Avenue.

**Project Description**

The Proposed Project consists of the removal/demolition of all existing uses on the project site and the construction and operation of a mixed-use development containing residential and commercial/retail uses and associated parking facilities on the project site. A 35,000 square foot church and a 30,000 square foot shopping center are currently present on the project site. The remaining portions of the project site consist of paved parking areas.

Overall, the Wilshire and La Brea Project would provide a total of 645 new residential units and approximately 42,500 square feet of retail. The residential mix would include 381 one-bedroom units and 264 two-bedroom units. The retail component would include 37,500 square feet of general retail and 5,000 square feet of restaurant space. The proposed structure would occupy a total of 692,500 square feet of floor area, with a floor area ratio (FAR) averaging 4.6:1.

The proposed building would be a “podium” style structure with retail under the podium along Wilshire and La Brea Boulevards. Two residential “towers” would sit on top of the podium. The taller tower would be 13 stories above the podium and would be constructed of concrete while the smaller tower would be 6 stories above the podium and be constructed with load-bearing steel studs.

The proposed project will provide 1,410 parking stalls on 5 levels. Most of the parking is underground, but due to the sloping nature of the site, the upper 2 levels of parking along 8th Street would be above ground.

**Existing Site Water Consumption**

The existing uses on the project site currently consume approximately 10,560 gallons of water per day (gpd) (Table 1).

**Table 1  
Existing Water Consumption**

Land Use	Size (sf)	Consumption Rate	Total (gallons/day)
Retail/Commercial	35,000	96 gallons/1,000 sf <sup>a</sup>	3,360
Church	30,000	240 gallons/1,000 sf <sup>b</sup>	7,200
<b>TOTAL</b>			<b>10,560</b>
<p><i>a. Source: City of Los Angeles Draft CEQA Thresholds Guide Exhibit M.2-12, 2006. Water consumption assumed to be 120 percent of wastewater generation.</i></p> <p><i>b. City of Los Angeles, Draft Environmental Impact Report Canyon Hills Project, Case No. ENV-2002-2481-EIR, State Clearinghouse Number: 2002091018.</i></p>			

## Estimated Future Water Demands

The Proposed Project would provide multi-family dwelling units, retail/commercial space, and Restaurant/Food Service space. As summarized in Table 2, below, we estimate the Proposed Project would increase water consumption on the Project Site by approximately 100,392 gpd.

Table 2  
Estimated Future Water Demands

Proposed Land Use	Size (sf)	Consumption Rate <sup>a</sup>	Proposed Total (gallons/day)
Apartment, 1-bedroom	381 du	144 gallons/du	54,864
Apartment, 2-bedroom	264 du	192 gallons/du	50,688
Retail/Commercial	37,500	96 gallons/1,000 sf	3,600
Restaurant/Food Service	5,000	360 gallons/1,000 sf	1,800
		<b>Subtotal</b>	110,952
		<b>Less Existing Uses</b>	(10,560)
		<b>TOTAL</b>	100,392

*du – dwelling unit*  
*a. Water consumption assumed to be 120 percent of wastewater generation.*  
*Source: City of Los Angeles Draft CEQA Thresholds Guide Exhibit M.2-12, 2006.*

Thank you for your assistance with this request, which will help us ensure that our analysis of the Proposed Project's impacts on water consumption is accurate and complete. If you have any questions or comments, please contact David Somers at (213) 978-1355. In order to ensure a timely completion of our analysis, please provide your response (via mail, email, or fax) within 60 days from the date of this letter.

Sincerely,

S. Gail Goldberg  
Director



David Somers  
Environmental Review Coordinator

**Akhter, Fatema**

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**To:** McNutt, Jeffrey  
**Subject:** RE: Wilshire and La Brea Water Supply Assessment

Fatema,  
I am still working with a rep from the church to obtain the capacity.  
While estimates only, Total Parking Existing SF: 87,150 SF, Total Parking Proposed approx  
SF: 490,000. I look foward to meeting you tomorrow.

Sent from my GoodLink Wireless Handheld ([www.good.com](http://www.good.com))

BRE Properties, Inc  
5141 California Ave Suite 250  
Irvine, CA 92617  
949.863.4263  
949.863.4201

Jeff McNutt  
Development Manager



May 21, 2007

James B. McDaniel  
Los Angeles Department of Water and Power  
111 N Hope Street  
Room 1455  
Los Angeles, CA 90012

Re: Wilshire La Brea – Water Conservation Commitment Letter

Dear Mr. McDaniel,

In response to your request and in preparation for the Board Meeting in June, I have included a listing of water conservation measures that we intend to include in our Wilshire La Brea project. The property is bounded by Wilshire Boulevard to the north, Sycamore Avenue to the east, La Brea Boulevard to the west, and 8<sup>th</sup> Street to the south, and currently is developed with an existing bank building (used as a church), a commercial strip center, and surface parking. An east-west alley divides the site.

BRE Properties is proposing a new mixed-use structure on the property, consisting of 645 rental apartments and approximately 40,000 square feet of retail space. The project is currently in schematic design phase and has contracted with CTG Energetics, Inc to assist in obtaining LEED certification. In line with water conservation measures, our firm intends to implement the following. Please also reference an estimated count of those conservation features in the matrix below.

- Single showerheads with 1.6 gpm flow
- Bathroom faucets with 1.5 gpm flow
- Kitchen faucets with 1.5 gpm flow
- High-efficiency toilets with 1.1 gpf or less OR Dual-flush 1.6/0.8 gpf
- High efficiency urinals with .5 gpm flow
- ENERGY STAR dishwasher with an energy factor of 0.63 or better
- ENERGY STAR clothes washer with a water factor of 5 or better
- Landscape irrigation controlled by a weather satellite based ET Controller (i.e. WeatherTrak) with an area of irrigation equal to 2.62 acre feet/year. The irrigation calculations assume a potential daily evapotranspiration  $ET_o$  of .19 for a worst case scenario. The formula utilized is  $ET_o \times PF \times HA \times .62 / IE$ .

Estimates Only:				
Unit Mix:	Dishwasher	Clotheswasher	Toilets	Urinals
Studio	131	131	131	131
1B	253	253	253	253
2B	251	251	251	502
Townhomes	10	10	10	20
Common		2	0	15
Total:		647	645	921
Other:				
Landscape Area	2.62 acre feet/yr			

Please do not hesitate to contact our office if any additional questions arise.

Best regards,

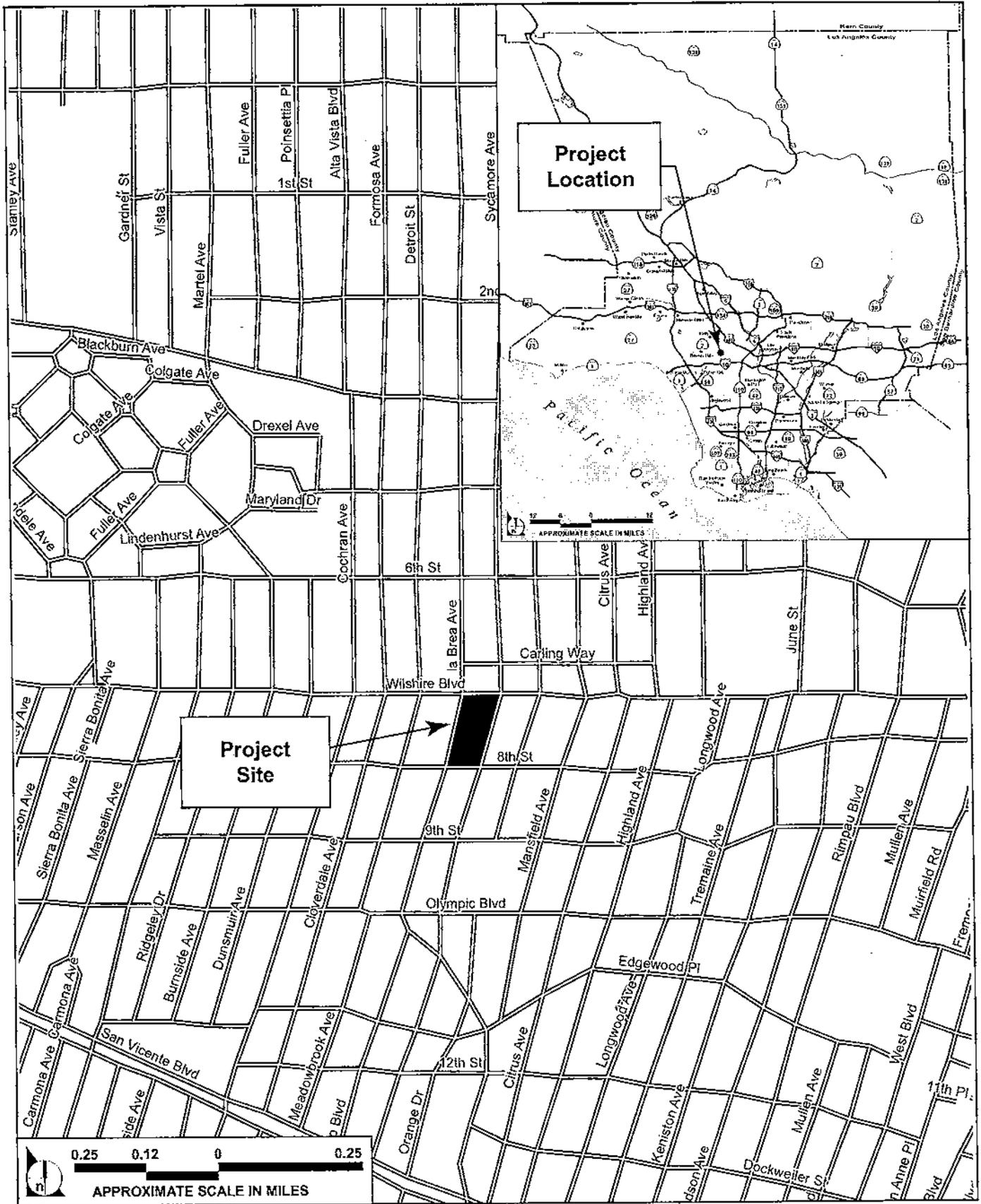


Jeff McNutt  
 Development Manager  
 949.863.4263

Cc: Dave Powers, BRE Properties  
 Dale Goldsmith, Armbruster & Goldsmith LLP  
 Chandra Krout, CTG Energetics, Inc.  
 Paul Stephenson, Impact Sciences, Inc.

## Appendix B

### Project Location Map



SOURCE: Impact Sciences, Inc. - April 2007

FIGURE 1

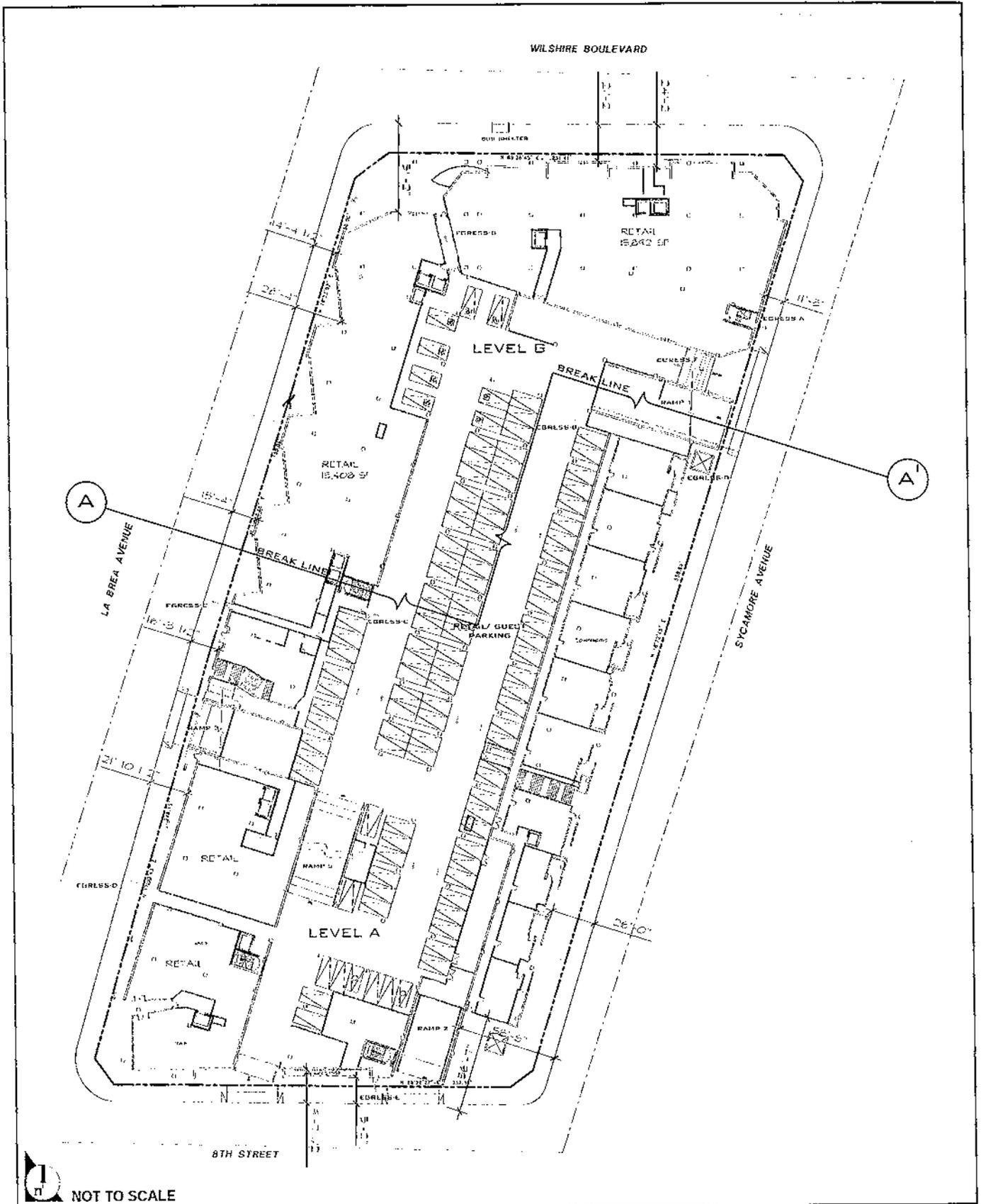
Project Location



SOURCE: Impact Sciences, Inc. – April 2007

FIGURE 2

Aerial View of Project Site




 NOT TO SCALE

SOURCE: Thomas P. Cox Architects, Inc. - March 2007

FIGURE 3

Site Plan

## Appendix C

### LADWP Water Supply Assessment Worksheet



## Appendix D

### Adjudicated Groundwater Basin Judgments

- San Fernando Basin – Judgment No. 650079
- Sylmar Basin – Judgment No. 650079
- West Coast Basin – Judgment No. 506806
- Central Basin – Judgment No. 786656

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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

THE CITY OF LOS ANGELES, )  
 )  
 Plaintiff, )  
 )  
 vs. )  
 )  
 CITY OF SAN FERNANDO, ET AL. )  
 )  
 Defendants. )

No. 650079

JUDGMENT

There follows by consecutive paging Recitals (page 1), Definitions and List of Attachments (pages 1 to 6), Designation of Parties (page 6), Declaration re Geology and Hydrology (pages 6 to 12), Declaration of Rights (pages 12 to 21), Injunctions (pages 21 to 22), Continuing Jurisdiction (page 23), Watermaster (pages 23 to 29), Physical Solution (pages 29 to 34), and Miscellaneous Provisions (pages 34 to 35), and Attachments (pages 36 to 46). Each and all of said several parts constitute a single integrated Judgment herein.

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4.2.3 Separate Ground Water Basins. The physical and geologic characteristics of each of the ground water basins, Eagle rock, Sylmar, Verdugo and San Fernando, cause impediments to inter-basin ground water flow whereby there is created separate underground reservoirs. Each of said basins contains a common source of water supply to parties extracting ground water from each of said basins. The amount of underflow from Sylmar Basin, Verdugo Basin and Eagle Rock Basin to San Fernando Basin is relatively small, and on the average has been approximately 540 acre feet per year from the Sylmar Basin; 80 acre feet per year from Verdugo Basin; and 50 acre feet per year from Eagle Rock Basin. Each has physiographic, geologic and hydrologic differences; one from the other, and each meets the hydrologic definition of "basin". The extractions of water in the respective basins affect the other water users within that basin but do not significantly or materially affect the ground water levels in any of the other basins. The underground reservoirs of Eagle Rock, Verdugo and Sylmar Basins are independent of one another and of the San Fernando Basin.

4.2.4 Safe Yield and Native Safe Yield. The safe yield and native safe yield, stated in acre feet, of the three largest basins for the year 1964-65 was as follows:

<u>Basin</u>	<u>Safe Yield</u>	<u>Native Safe Yield</u>
San Fernando	90,680	43,660
Sylmar	6,210	3,850
Verdugo	7,150	3,590

The safe yield of Eagle Rock Basin is derived from imported water delivered by Los Angeles. There is no measurable native safe yield.

4.2.5 Separate Basins -- Separate Rights. The rights of the parties to extract ground water within ULARA are separate and distinct as within each of the several ground water basins within said watershed.

4.2.6 Hydrologic Condition of Basins. The several basins within ULARA are in varying hydrologic conditions, which result in different legal consequences.

4.2.6.1 San Fernando Basin. The first full year of overdraft in San Fernando Basin was 1954-55. It remained in overdraft continuously until 1968, when an injunction

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HELM, BUDINGER & LEMIEUX  
An Association, Including A  
Professional Corporation  
4444 Riverside Drive, Suite 201  
Burbank, CA. 91505  
(213) 849-6473

Attorneys for Defendant,  
Dominguez Water Corporation

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

CALIFORNIA WATER SERVICE  
COMPANY, et al.,

Plaintiffs

vs.

CITY OF COMPTON, et al.,

Defendants.

NO. 506,806

AMENDED JUDGMENT

) (DECLARING AND ESTABLISHING  
) WATER RIGHTS IN THE WEST COAST  
) BASIN, IMPOSING A PHYSICAL  
) SOLUTION THEREIN AND ENJOINING  
) EXTRACTIONS THEREFROM IN EXCESS  
) OF SPECIFIED QUANTITIES.)

EXHIBIT 1

1	<u>PARTY</u> <u>AND SUCCESSOR, IF ANY</u>	<u>ADJUDICATED RIGHT IN</u> <u>ACRE FEET, ANNUALLY</u>
2		
3	LERMENS, EVELYN (Formerly Alfred Lermens)	0.7
4		
5	LENZINER, EMMA L. sued as Mrs. E.L. Leuziner	1.4
6		
7	LINDERMAN, ABRAHAM Second West Coast Basin Judgment	0
8		
9	LISTON, LAWRENCE Sold to R. Harris and L. Harris	0.7 <u>-0.7</u>
10		
11	LITTLE, WILLIAM Sold to Watt Industrial Properties	0.1 <u>-0.1</u>
12		
13	LIZZA, PAT	0
14	LOCHMAN, ERNEST C. LOCHMAN, WALTER Second West Coast Basin Judgment	0
15		
16	LONG, BEN Parsilla Long, sued as Priscilla Long	0
17		
18	LONG, JOHN	0
19	LONG BEACH, CITY OF	0.7
20	LOPEZ, FRANK	3.7
21	LOPEZ, MANUEL one Rudolph E. Lopez	0
22		
23	LOS ANGELES, CITY OF	1503.0
24	LOS ANGELES CITY SCHOOL DISTRICT	0
25	LOS ANGELES COUNTY (ALONDRA PARK) Successor to Los Angeles	28.7
26	County Flood Control District	<u>39.0</u>
27	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	37.5
28	Successor in part to A.H. Smith et al Sold to Los Angeles County- Alondra Park	1.4 <u>-39.0</u>
		45

1 LAGERLOF, SENICAL, DRESCHER & SWIFT  
2 301 North Lake Avenue, 10th Floor  
3 Pasadena, California 91101  
4 (818) 793-9400 or (213) 385-4345  
5  
6  
7

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF LOS ANGELES  
10

11 CENTRAL AND WEST BASIN WATER ) No. 786,656  
12 REPLENISHMENT DISTRICT, etc., ) SECOND AMENDED  
13 ) JUDGMENT  
14 ) Plaintiff, )  
15 ) (Declaring and establishing water rights in  
16 ) Central Basin and enjoining extractions  
17 ) therefrom in excess of specified quantities.)  
18 )  
19 )  
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13 v.  
14 CHARLES E. ADAMS, et al.,  
15 )  
16 ) Defendants.)  
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16 CITY OF LAKEWOOD, a municipal  
17 corporation,  
18 )  
19 ) Cross-Complaint.)  
20 )  
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19 v.  
20 CHARLES E. ADAMS, et al.,  
21 )  
22 ) Cross-Defendants.)  
23 )  
24 )  
25 )  
26 )  
27 )

23 The above-entitled matter duly and regularly came on for trial in Department 73  
24 of the above-entitled Court (having been transferred thereto from Department 75 by order of the  
25 presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17,  
26 1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,  
27

1 of the close of the water year ending September 30, 1978 in accordance with the Watermaster  
2 Reports on file with this Court and the records of the Plaintiff. This tabulation does not take into  
3 account additions or subtractions from any Allowed Pumping Allocation of a producer for the  
4 1978-79 water year, nor other adjustments not representing change in fee title to water rights,  
5 such as leases of water rights, nor does it include the names of lessees of landowners where the  
6 lessees are exercising the water rights. The exercise of all water rights is subject, however, to the  
7 provisions of this Judgment is hereinafter contained. All of said rights are of the same legal  
8 force and effect and are without priority with reference to each other. Each party whose name is  
9 hereinafter set forth in the tabulation set forth in Appendix "2" of this judgment, and after whose  
10 name there appears under the column "Total Water Right" the figure "0" owns no rights to  
11 extract any ground water from Central Basin, and has no right to extract any ground water from  
12 Central Basin.

13 (b) Defendant The City of Los Angeles is the owner of the right to extract fifteen  
14 thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant  
15 Department of Water and Power of the City of Los Angeles has no right to extract ground water  
16 from Central Basin except insofar as it has the right, power, duty or obligation on behalf of  
17 defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The  
18 City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this  
19 judgment hereafter contained, including but not limited to, sharing with other parties in any  
20 subsequent decreases or increases in the quantity of extractions permitted from Central Basin,  
21 pursuant to continuing jurisdiction of the Court, on the basis that fifteen thousand (15,000) acre  
22 feet bears to the Allowed Pumping Allocations of the other parties.

23 (c) No party to this action is the owner of or has any right to extract ground water  
24 from Central Basin except as herein affirmatively determined.

25 2. Parties Enjoined as Regards Quantities of Extractions.  
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## Appendix E

Water Supply Assessment Provisions  
California Water Code Sections 10910-10915

# WATER CODE

## SECTION 10910-10915

10910. (a) Any city or county that determines that a project, as defined in Section 10912, is subject to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) under Section 21080 of the Public Resources Code shall comply with this part.

(b) The city or county, at the time that it determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration is required for any project subject to the California Environmental Quality Act pursuant to Section 21080.1 of the Public Resources Code, shall identify any water system that is, or may become as a result of supplying water to the project identified pursuant to this subdivision, a public water system, as defined in Section 10912, that may supply water for the project. If the city or county is not able to identify any public water system that may supply water for the project, the city or county shall prepare the water assessment required by this part after consulting with any entity serving domestic water supplies whose service area includes the project site, the local agency formation commission, and any public water system adjacent to the project site.

(c) (1) The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code, shall request each public water system identified pursuant to subdivision (b) to determine whether the projected water demand associated with a proposed project was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610).

(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).

(3) If the projected water demand associated with the proposed project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment for the project shall include a discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.

(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water supply assessment for ~~the~~ project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

(d) (1) The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts.

(2) An identification of existing water supply entitlements, water rights, or water service contracts held by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall be demonstrated by providing information related to all of the following:

(A) Written contracts or other proof of entitlement to an identified water supply.

(B) Copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system.

(C) Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.

(D) Any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

(e) If no water has been received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts, the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall also include in its water supply assessment pursuant to subdivision (c), an identification of the other public water systems or water service contractholders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts, to the same source of water as the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has identified as a source of water supply within its water supply assessments.

(f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water supply assessment:

(1) A review of any information contained in the urban water management plan relevant to the identified water supply for the proposed project.

(2) A description of any groundwater basin or basins from which the proposed project will be supplied. For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree. ~~For basins that have not been adjudicated,~~ information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being

undertaken in the basin or basins to eliminate the long-term overdraft condition.

(3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(5) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.

A water supply assessment shall not be required to include the information required by this paragraph if the public water system determines, as part of the review required by paragraph (1), that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the project was addressed in the description and analysis required by paragraph (4) of subdivision (b) of Section 10631.

(g) (1) Subject to paragraph (2), the governing body of each public water system shall submit the assessment to the city or county not later than 90 days from the date on which the request was received. The governing body of each public water system, or the city or county if either is required to comply with this act pursuant to subdivision (b), shall approve the assessment prepared pursuant to this section at a regular or special meeting.

(2) Prior to the expiration of the 90-day period, if the public water system intends to request an extension of time to prepare and adopt the assessment, the public water system shall meet with the city or county to request an extension of time, which shall not exceed 30 days, to prepare and adopt the assessment.

(3) If the public water system fails to request an extension of time, or fails to submit the assessment notwithstanding the extension of time granted pursuant to paragraph (2), the city or county may seek a writ of mandamus to compel the governing body of the public water system to comply with the requirements of this part relating to the submission of the water supply assessment.

(h) Notwithstanding any other provision of this part, if a project has been the subject of a water supply assessment that complies with the requirements of this part, no additional water supply assessment shall be required for subsequent projects that were part of a larger project for which a water supply assessment was completed and that has complied with the requirements of this part and for which the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has concluded that its water supplies are sufficient to meet the projected water demand associated with the proposed project, in addition to the existing and planned future uses, including, but not limited to, agricultural and industrial uses, unless one or more of the following changes occurs:

(1) Changes in the project that result in a substantial increase in water demand for the project.

(2) Changes in the circumstances or conditions substantially affecting the ability of the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), to provide a sufficient supply of water for the project.

(3) Significant new information becomes available which was not known and could not have been known at the time when the assessment was prepared.

10911. (a) If, as a result of its assessment, the public water system concludes that its water supplies are, or will be, insufficient, the public water system shall provide to the city or county its plans for acquiring additional water supplies, setting forth the measures that are being undertaken to acquire and develop those water supplies. If the city or county, if either is required to comply with this part pursuant to subdivision (b), concludes as a result of its assessment, that water supplies are, or will be, insufficient, the city or county shall include in its water supply assessment its plans for acquiring additional water supplies, setting forth the measures that are being undertaken to acquire and develop those water supplies. Those plans may include, but are not limited to, information concerning all of the following:

(1) The estimated total costs, and the proposed method of financing the costs, associated with acquiring the additional water supplies.

(2) All federal, state, and local permits, approvals, or entitlements that are anticipated to be required in order to acquire and develop the additional water supplies.

(3) Based on the considerations set forth in paragraphs (1) and (2), the estimated timeframes within which the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), expects to be able to acquire additional water supplies.

(b) The city or county shall include the water supply assessment provided pursuant to Section 10910, and any information provided pursuant to subdivision (a), in any environmental document prepared for the project pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.

(c) The city or county may include in any environmental document an evaluation of any information included in that environmental document provided pursuant to subdivision (b). The city or county shall determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. If the city or county determines that water supplies will not be sufficient, the city or county shall include that determination in its findings for the project.

10912. For the purposes of this part, the following terms have the following meanings:

(a) "Project" means any of the following:

(1) A proposed residential development of more than 500 dwelling

units.

(2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.

(3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.

(4) A proposed hotel or motel, or both, having more than 500 rooms.

(5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

(6) A mixed-use project that includes one or more of the projects specified in this subdivision.

(7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

(b) If a public water system has fewer than 5,000 service connections, then "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

(c) "Public water system" means a system for the provision of piped water to the public for human consumption that has 3000 or more service connections. A public water system includes all of the following:

(1) Any collection, treatment, storage, and distribution facility under control of the operator of the system which is used primarily in connection with the system.

(2) Any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system.

(3) Any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

10914. (a) Nothing in this part is intended to create a right or entitlement to water service or any specific level of water service.

(b) Nothing in this part is intended to either impose, expand, or limit any duty concerning the obligation of a public water system to provide certain service to its existing customers or to any future potential customers.

(c) Nothing in this part is intended to modify or otherwise change existing law with respect to projects which are not subject to this part.

(d) This part applies only to a project for which a notice of preparation is submitted on or after January 1, 1996.

10915. The County of San Diego is deemed to comply with this part if the Office of Planning and Research determines that all of the following conditions have been met:

(a) Proposition C, as approved by the voters of the County of San Diego in November 1988, requires the development of a regional growth management plan and directs the establishment of a regional planning and growth management review board.

(b) The County of San Diego and the cities in the county, by agreement, designate the San Diego Association of Governments as that review board.

(c) A regional growth management strategy that provides for a comprehensive regional strategy and a coordinated economic development and growth management program has been developed pursuant to Proposition C.

(d) The regional growth management strategy includes a water element to coordinate planning for water that is consistent with the requirements of this part.

(e) The San Diego County Water Authority, by agreement with the San Diego Association of Governments in its capacity as the review board, uses the association's most recent regional growth forecasts for planning purposes and to implement the water element of the strategy.

(f) The procedures established by the review board for the development and approval of the regional growth management strategy, including the water element and any certification process established to ensure that a project is consistent with that element, comply with the requirements of this part.

(g) The environmental documents for a project located in the County of San Diego include information that accomplishes the same purposes as a water supply assessment that is prepared pursuant to Section 10910.

---

## Appendix F

### Water Supply Assessment Checklist

## Water Supply Assessment Checklist

Water Code Section	Water Supply Assessment Content	Page # in WSA
10910(c)(2)	Incorporate data from UWMP.	1-12
10910(d)(1)	Identification of existing water supply entitlements, water rights, or water service contracts relevant to identified water supply for proposed project, and description of quantity of water received in prior years.	6-10
10910(d)(2)(A)	Written contracts or other proof of entitlement to an identified water supply.	6-10
10910(d)(2)(B)	Capital outlay program for financing the delivery of a water supply that has been adopted.	11
10910(d)(2)(C)	Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.	6-11
10910(d)(2)(D)	Any necessary regulatory approval to deliver/convey the water supply.	6-11
10910(f)(1)	Review of any information contained in the UWMP relevant to the identified water supply for the proposed project.	1-12
10910(f)(2)	Description of any groundwater basin(s) from which proposed project will be supplied. For basins with adjudicated groundwater pumping rights, include a copy of the order/decreed adopted by the court or the board and a description of quantity of groundwater public water system has the legal right to pump under the order/decreed.	8-10, Appendix D
10910(f)(3)	Description and analysis of amount and location of groundwater pumped for the past 5 years from any groundwater basin from which the proposed project will be supplied.	8-10
10910(f)(4)	Description and analysis of amount and location of groundwater that is projected to be pumped from any basin to provided water to the proposed project.	8-10
10910(f)(5)	Analysis of sufficiency of groundwater from the basins from which the proposed project will be supplied to meet projected water demand of the proposed project.	8-10

*J. Carter*  
*1450*

August 22, 2007

Ms. S. Gail Goldberg, Director of Planning  
City Planning Department  
Room 525, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Dear Ms. Goldberg:

Subject: Water Supply Assessment for the Wilshire and La Brea Project (Project)

The Los Angeles Board of Water and Power (LADWP) Commissioners adopted the Water Supply Assessment for the above-referenced Project at its July 3, 2007 meeting. Enclosed is a copy of the Resolution and Water Supply Assessment.

In an effort to maximize water-use efficiency within the City of Los Angeles, LADWP met with the developer to encourage the use of available water conservation measures for their project that are beyond the existing City mandates.

BRE Properties, Inc., the developer for the Project, indicated that it is pursuing Leadership in Energy and Environmental Design (LEED<sup>®</sup>) Certification. The developer has committed to use high-efficiency toilets, high-efficiency urinals, high-efficiency clothes washers, faucet flow restrictors, energy-star appliances, and weather sensor irrigation control systems. A written commitment of the Project's water conservation plans submitted by the developer is enclosed with this letter. These conservation measures will produce an additional water savings of 26 acre-feet per year, or 20-percent water savings from the original Project proposal.

LADWP requests that the Planning Department make implementation of these additional water conservation commitments a part of the approval process for this Project.

Ms. S. Gail Goldberg  
Page 2  
August 22, 2007

If you have any questions, please contact me at (213) 367-4333, or Mr. Thomas M. Erb,  
Director of Water Resources, at (213) 367-0873.

Sincerely,

ORIGINAL SIGNED  
ROBERT K. ROZANSKI  
Robert K. Rozanski  
Acting General Manager

FA:mm

Enclosures

c: Mr. Thomas M. Erb

bc: Barbara E. Moschos  
Robert K. Rozanski, Acting General Manager  
James B. McDaniel  
Richard F. Harasick  
David R. Pettijohn  
Alvin Z. Bautista  
Fatema Akhter

WHEREAS, on April 16, 2007, the Department of City Planning of the City of Los Angeles (City Planning), requested LADWP to conduct a water supply assessment for the Wilshire and La Brea Project (Project) pursuant to California Water Code Sections 10910-10915; and

WHEREAS, the proposed Project would demolish existing buildings and outdoor areas to provide for new residential, retail, and restaurant spaces, along with landscape, and parking; and

WHEREAS, LADWP has prepared a water supply assessment for the Project in compliance with California Water Code Sections 10910-10915; and

WHEREAS, LADWP estimates the annual increase in water demand from the Project site to be 94 acre-feet based on review of information submitted by the City Planning; and

WHEREAS, the Project developer, BRE Properties, Inc., has committed to implement conservation measures that can qualify the Project for Leadership in Energy and Environmental Design (LEED) Certification; and

WHEREAS, LADWP's water supply system now serves the immediate Project area, and would serve the area of the proposed Project; and

WHEREAS, the projected water demand associated with the Project is within the range of water demand projections anticipated in the City of Los Angeles' Year 2005 Urban Water Management Plan Update; and

WHEREAS, LADWP anticipates that its projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 25-year projection contained in its 2005 Urban Water Management Plan can accommodate the projected water demand associated with the Project, in addition to the existing and planned future demands on LADWP.

NOW, THEREFORE, BE IT RESOLVED, that LADWP's Board of Water and Power Commissioners finds that LADWP can provide sufficient domestic water supplies to the Project and approves the water supply assessment prepared for the Project, now on file with the Secretary of the Board, and directs that the assessment and a certified copy of this resolution be transmitted to City Planning.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held JUL 03 2007

Barbara E. Moschler  
Secretary

APPROVED AS TO FORM AND LEGALITY  
ROCKARD J. DELGADILLO, CITY ATTORNEY

JUN 13 2007  
BY Julie Conboy Riley  
JULIE CONBOY RILEY  
Deputy City Attorney



BRE Properties, Inc  
5141 California Ave Suite 250  
Irvine, CA 92617

949.863.4263  
949.863.4201

Jeff McNutt  
Development Manager



May 21, 2007

**James B. McDaniel**  
Los Angeles Department of Water and Power  
111 N Hope Street  
Room 1455  
Los Angeles, CA 90012

Re: Wilshire La Brea – Water Conservation Commitment Letter

Dear Mr. McDaniel,

In response to your request and in preparation for the Board Meeting in June, I have included a listing of water conservation measures that we intend to include in our Wilshire La Brea project. The property is bounded by Wilshire Boulevard to the north, Sycamore Avenue to the east, La Brea Boulevard to the west, and 8<sup>th</sup> Street to the south, and currently is developed with an existing bank building (used as a church), a commercial strip center, and surface parking. An east-west alley divides the site.

BRE Properties is proposing a new mixed-use structure on the property, consisting of 645 rental apartments and approximately 40,000 square feet of retail space. The project is currently in schematic design phase and has contracted with CTG Energetics, Inc to assist in obtaining LEED certification. In line with water conservation measures, our firm intends to implement the following. Please also reference an estimated count of those conservation features in the matrix below.

- Single showerheads with 1.6 gpm flow
- Bathroom faucets with 1.5 gpm flow
- Kitchen faucets with 1.5 gpm flow
- High-efficiency toilets with 1.1 gpf or less OR Dual-flush 1.6/0.8 gpf
- High efficiency urinals with .5 gpm flow
- ENERGY STAR dishwasher with an energy factor of 0.63 or better
- ENERGY STAR clothes washer with a water factor of 5 or better
- Landscape irrigation controlled by a weather satellite based ET Controller (i.e. WeatherTrak) with an area of irrigation equal to 2.62 acre feet/year. The irrigation calculations assume a potential daily evapotranspiration ETo of .19 for a worst case scenario. The formula utilized is  $ETo \times PF \times HA \times .62 / IE$ .

<b>Estimates Only:</b>					
<b>Unit Mix:</b>		<b>Dishwasher</b>	<b>Clotheswasher</b>	<b>Toilets</b>	<b>Urinals</b>
Studio	131	131	131	131	
1B	253	253	253	253	
2B	251	251	251	502	
Townhomes	10	10	10	20	0
Common		2	0	15	15
<b>Total:</b>		<b>647</b>	<b>645</b>	<b>921</b>	<b>15</b>
<b>Other:</b>					
Landscape Area		2.62 acre feet/yr			

Please do not hesitate to contact our office if any additional questions arise.

Best regards,



Jeff McNutt

Development Manager

949.863.4263

Cc: Dave Powers, BRE Properties  
Dale Goldsmith, Armbruster & Goldsmith LLP  
Chandra Krout, CTG Energetics, Inc.  
Paul Stephenson, Impact Sciences, Inc.