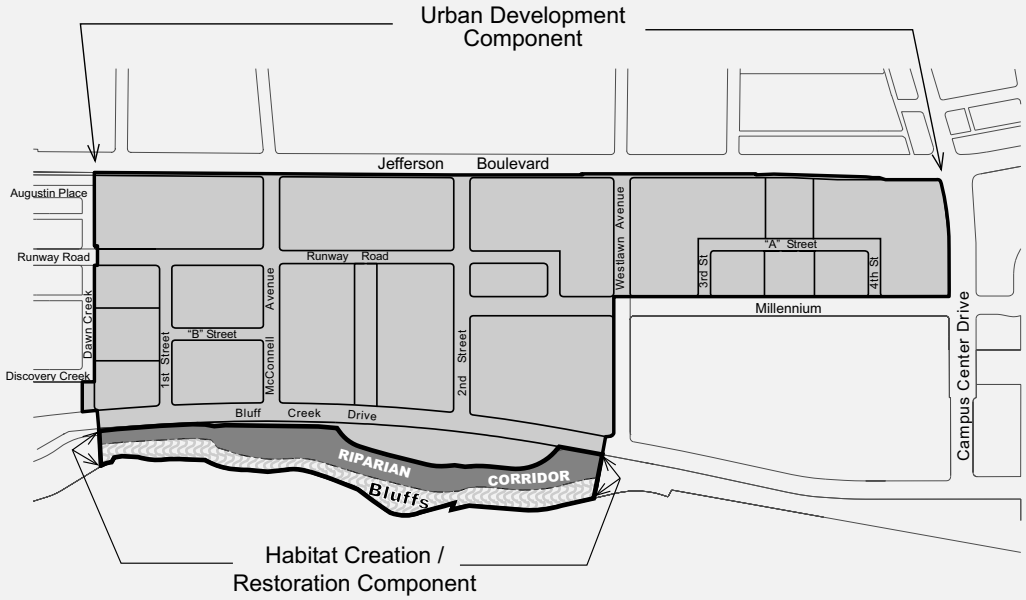
Draft Environmental Impact Report
(DEIR)
Village at Playa Vista



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City of Los Angeles/EIR No. ENV-2002-6129-EIR

2003

State Clearinghouse No. 2002111065

DRAFT

ENVIRONMENTAL IMPACT REPORT (EIR)

VILLAGE AT PLAYA VISTA

TECHNICAL APPENDICES

VOLUME XXIII

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City of Los Angeles
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APPENDIX N-1:
WATER CONSUMPTION

Playa Vista - Proposed Project
Related Projects -- Average Potable Water Consumption

Project #	Project Name	Project Location		Residential (d.u.)	Office (s.f.)	Retail (s.f.)	Hotel (rooms)[1]	Civic/ Institutional (s.f.)	Marina (slips)	Warehouse (s.f.)	Theater (seat)[2]	Restaurant (s.f.)[3]	Industrial (s.f.)	Parking (spaces)[4]
Factors	gpd/s.f./yr or gpd/d.u./yr			175.000	0.155	0.088	143.000	0.093	14.300	0.022	4.400	1.012	0.088	0.000
1	Regatta	4251 Lincoln Bl		812										
2	Multi-Med a Office	4755 S. Alla Rd			48,000									
3	Apartment Complex	8000 Manchester Av		246										
4	Center Drive	6060 Center Dr.			280,000									
5	Decron Project	Lincoln Bl/Manchester Av		547		29,000								
6	Howard Hughes Center	Sepulveda / H. Hughes Pkwy			1,467,091	100,000	600							
						64,368								
7	Bartlet's Harley Davidson	4141 Lincoln Bl				51,470								
8	Wilshire Bl Temple School	Barrington Av / Olympic Bl			32,000	5,500		59,150				4,250		
								25,150						
10	Apartments	Pershing/Manchester		49										
18	School	9760 Pico Bl						50,000						
19	20th Century Fox Expansion	10201 Pico Bl											771,000	
24	West Bluff	7400 West 80th St		120										
25	LMU Expansion	7101 West 80th St						115,000						
28	Gas Station/Fast Food	7300 La Tijera Bl										1,669		
34	LAX Master Plan	L.A. International Airport											6,900,000	
35	Continental City - Phase 1 (2005)	Aviation Bl / Imperial Hwy				100,000							3,000,000	
36	LAX Northside	Westchester Pkwy / Loyola Bl	Office		1,305,000	65,000	1,050					55,000	1,036,000	
													1,595,000	
40	Playa Vista Phase I	Playa Vista		3,246	2,077,050	35,000		20,000					332,500	
													797,400	
42	In-N-Out Parking	8335 W. 82nd St												1,815
58	Sanitaur	5800 Jefferson Bl			69,300								161,600	
65	Knowlton Av Senior Housing	Knowlton/La Tijera		187										
85	Shopping Center	3737 Crenshaw Bl				53,674								
86	Shopping Center	8985 Venice Bl				132,802								
89	Mixed-Use Project	3480 S. La Brea			20,000	79,750								
90	Santa Barbara Plaza	Martin Luther King Jr. Bl/Buckingham Rd			500,000									
91	Sawtelle Apartments	3101 Sawtelle B		206										
92	Office Building	8787 Venice Bl			45,712									
93	Western Office Building	11110 W. Pico Bl			74,653									
94	Warehouse	3450 S. La Brea Av								190,000				
95	Apartments	Pershing/Talbert		305										
97	Playa Vista Phase II	Playa Vista		2,600	175,000	150,000	0	40,000	0					
	Total s.f./d.u./rooms			8,316	8,093,796	876,564	1,650	429,300	0	190,000	0	60,909	14,593,500	1,815
	Total Water Consumption (mgd)			***1.454***	***1.005***	***0.077***	***0.236***	***0.038***	***0.000***	***0.004***	***0.000***	***0.062***	***1.264***	***0.000***
	Total Cumulative Water Consumption		**4.170**	0.366	0.101	0.008	0.024	0.004	0.000	0.000	0.000	0.006	0.128	0.000
	Total Consumption (with Background Growth)=		***4.807***	***1.830***	***1.106***	***0.085***	***0.260***	***0.042***	***0.000***	***0.005***	***0.000***	***0.068***	***1.413***	***0.000***
	Background Growth[7]													
	Background Residential Growth (25% factor):		***1.830***	***(This value is the projected Residential demand multiplied by 1.25)***								Background Growth WW Generation Total (mgd)		
	Background Commercial Growth (10% factor):		***2.977***	***(This value is the projected non-residential demand multiplied by 1.10)***								0.637		
		Background Growth =		2,280	609,380	57,656	165	42,930	0	19,000	0	5,091	1,458,350	182
		Total with Background Growth =		10,596	8,703,176	934,220	1,815	472,230	0	209,000	0	67,000	16,052,850	1,997

Notes:
1. Assumed 850 s.f. per hotel room
2. Assumed 23 s.f. per theater seat
3. Assumed 38 s.f. per restaurant seat
4. Assumed 212 s.f. per school student
5. Assumed 100 s.f. per storage unit average
5. Assumed 2 beds per hospital room @ 850 s.f. each room
7. These values are included to account for small developments that do not require environmental review.
8. Assumed 230 s.f. per boat storage space (classified under warehouse use)
9. Assumed 154 s.f. per parking space
10. Assumed 900 s.f. per LMU dormitory room.

DRAFT

APPROVAL BOARD LETTER

TO: BOARD OF WATER AND POWER COMMISSIONERS	DATE: August 19, 2003
SUBMITTED BY: GERALD A. GEWE Assistant General Manager - Water Services DAVID H. WIGGS General Manager	Resolution Approving Water Supply Assessment for Village at Playa Vista Project
BOARD COMMITTEE APPROVAL:	FOR COMMISSION OFFICE USE:
CITY COUNCIL APPROVAL REQUIRED: Yes ☐ No X	IF YES, BY WHICH CITY CHARTER SECTION:

RECOMMENDATION

The Water Services Organization (WSO) recommends that the Board of Water and Power Commissioners adopt the attached Resolution approving WSO's water supply assessment for the proposed Village at Playa Vista Project (Project). WSO has prepared a water supply assessment pursuant to California State Water Code Sections 10910-10915. The recommended action is required under California Water Code Section 10910, which requires the governing body of each public water system to consider water supply assessments for projects subject to the California Environmental Quality Act.

SUMMARY

In July 2003, the City of Los Angeles Department of City Planning, acting as lead agency for the Project, requested that WSO staff conduct a water supply assessment for 111 acres of proposed development in the Westchester-Playa Del Rey Community Planning Area. The proposed development is located within the Los Angeles Department of Water and Power's (LADWP) service area. A copy of the written request and the water supply assessment are attached.

WSO staff conducted a water supply assessment based on information obtained from the lead agency. The Project consists of 2,600 housing units, 150,000 square feet of retail use, 175,000 square feet of office use, 40,000 square feet of community-serving uses, and 11.4 acres of parks, open space and habitat creation/restoration. An Equivalency Program may be implemented whereby the 175,000 square feet of office use is converted to additional retail and/or assisted living units. The assessment uses the Assisted Living Equivalency Program scenario to estimate water demand as it is the highest water-consuming scenario.

The assessment describes and evaluates in greater detail the estimated 746 acre-feet of water required annually from LADWP to meet the needs of the Project. This estimate was formulated with the aid of the Sewer Generation Rates table, developed by the City of Los Angeles Department of Public Works, Bureau of Sanitation. The Sewer Generation Rates table provides an approximation of water usage rates in various facilities within the City of Los Angeles.

The anticipated water demand from the Project falls within the available and projected water supplies for normal, single dry, and multiple dry years through the Year 2020 and within the 20-year water demand growth projected in LADWP's Year 2000 Urban Water Management Plan as described in the assessment. WSO staff determined that LADWP will be able to meet the water demand of the Project as well as existing and planned future uses of LADWP's system.

FISCAL IMPACT STATEMENT

There is no fiscal impact to LADWP from this action

JP:me

Attachments

c: David H. Wiggs
Frank Salas
Mahmud A. Chaudhry
Richard M. Helgeson
Thomas C. Hokinson
Lillian Y. Kawasaki
Enrique Martinez
Pamela T. Porter
Ronald O. Vazquez
Cecilia K.T. Weldon
Gerald A. Gewe
James B. McDaniel
Edward A. Schlotman
Mark Sedlacek
Charles Holloway
Valentin Amezquita
Thomas M. Erb
Richard F. Harasick
David R. Pettijohn
Alvin Z. Bautista
James Park

RESOLUTION NO. _____

WHEREAS, in July 2003, the City of Los Angeles Department of City Planning, requested the Los Angeles Department of Water and Power (LADWP) to conduct a water supply assessment for the Village at Playa Vista Project (Project) pursuant to California Water Code Sections 10910-10915; and

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

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

WHEREAS, LADWP estimates an increase to existing water demands of 745 acre-feet from the Project site, or an ultimate annual consumption of 746 acre-feet, based on review of information submitted by the City of Los Angeles Department of City Planning; 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 2000 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 20-year projection contained in its Urban Water Management Plan can accommodate the projected water demand associated with the Project, in addition to the existing and planned future uses of LADWP's system.

NOW, THEREFORE, BE IT RESOLVED, that LADWP 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 the City of Los Angeles Department of 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

_____
Secretary

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

AUG 01 2003

BY _____
EDWARD A. SCHLOTMAN
Assistant City Attorney

LOS ANGELES DEPARTMENT OF WATER AND POWER
WATER SUPPLY ASSESSMENT
FOR THE VILLAGE AT PLAYA VISTA PROJECT

Prepared by the Los Angeles Department of Water and Power
Water Resources Business Unit

July 28, 2003

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References

City of Los Angeles Department of Water and Power
Urban Water Management Plan Year 2000

"Report on Metropolitan's Water Supplies", dated March 25, 2003

Upper Los Angeles River Area Watermaster Report, dated May 2002

City of Los Angeles Department of Public Works, Bureau of Sanitation
Sewer Generation Rates Table

California Department of Water Resources California's Groundwater
Bulletin 118-80

Green Book for the Long-Term Groundwater Management Plan for the
Owens Valley and Inyo County

Appendices

Introduction and Summary

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 Village at Playa Vista Project (Project), has identified the Los Angeles Department of Water and Power (LADWP) as the public water system that will supply water to the 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 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 considers 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.

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 uses of LADWP's system.

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 2000 Urban Water Management Plan (UWMP) and the Metropolitan Water District of Southern California's (MWD) report entitled, "Report on Metropolitan's Water Supplies", dated March 25, 2003. Both documents are incorporated by reference as

though fully set forth and are available for viewing and printing through the respective agencies' 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
Telephone (213) 367-0800

Project Description

The following project information was obtained from the Planning Department's water supply assessment request (see Appendix A). Attachments to the request letter are available for viewing upon request at LADWP.

Project Name: Village at Playa Vista

Planning Community: Westchester – Playa Del Rey

The Project consists of developing 111 acres of land with 2,600 residential dwellings, 175,000 square feet of office use, 150,000 square feet of retail use, 40,000 square feet of community-serving use, and 11.4 acres of parks, open space and habitat creation/restoration.

An Equivalency Program may be implemented whereby the 175,000 square feet of office use is converted to additional retail and/or assisted living units. This assessment uses the Assisted Living Equivalency Program scenario to estimate water demand as it is the highest water-consuming scenario.

The Project is committed to integrate water conservation measures in the development. Reclaimed water will be used for landscaping 11.4 acres of parks, open space, and habitat creation/restoration, office toilet, and cooling towers to the maximum extent feasible.

The location of the Project is shown in Appendix B.

Project Water Demand Estimate

The projected water demand for the Project is estimated to be approximately 746 acre-feet annually. Table I shows a breakdown of current and proposed types of uses and their corresponding estimated water uses. The types of uses are from the water supply assessment request in Appendix A. The projected water demand for the different uses comes from the 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.

TABLE I
Project Water Use

Use[1]	Quantity[1]	Unit	Water Use Factor[2] (gpd/unit)	Water Use (gpd)	Water Use (af/y)
Existing					
Warehouse	49,000	sf	0.02	980	1.1
Outdoor Water Use[3]					0.3
				subtotal:	1.4
Proposed					
Residential[4]	147	studio	80	11,760	13
	706	1-bd	120	84,720	95
	1,086	2-bd	160	173,760	195
	627	3-bd	230	144,210	162
	34	4-bd	280	9,520	11
Office[5]	150,900	sf	0.18	27,162	30
Retail[5]	150,000	sf	0.08	12,000	13
Assisted Living[5,6]	200	room	150	30,000	34
Community Serving Use[7]	40,000	sf	0.10	4,000	4
Outdoor Water Use[3]					189
				subtotal:	746
				Total:	**745**

Notes:

[1] Provided by the City of Los Angeles Department of City Planning.

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

[3] Estimated to be 18% of indoor use for multiple family dwellings, 28% for retail and office uses, and 67% for single family dwellings. An 18% factor is used for assisted living and community serving use.

[4] Studio, 1-bd, and 2-bd are assumed to be multiple family dwellings. 3-bd and 4-bd are assumed to be single family dwellings.

[5] Used highest water use equivalency program scenario - assisted living.

[6] Assume 2 beds per room.

[7] Assume to be a community center with an occupancy rating of 1,000 people.

gpd - gallons per day sf - square feet af/y - acre-feet per year bd - bedroom

Water Demand Forecast

LADWP's UWMP forecasts a 25-percent increase in water demand in its service area by the Year 2020, or an average of 1.3 percent annually. This corresponds to an estimated water demand of 800,000 acre-feet by the Year 2020, as shown on Table II. The forecast is based on population growth, growth among the customer class sectors, weather, and conservation. Customer class sectors are composed of various water use groups, namely single-family, multifamily, commercial, industrial, and governmental. Weather consideration takes into account both present and past temperature and precipitation data. This forecast assumes that normal weather conditions will occur in the future.

TABLE II

Projected Water Demand, AF per year x 1,000							
Water Use Groups	2000	2005	2010	2015	2020	Average Annual Growth Rate	Percent of Total 2020 Water Use
Retail Use							
Single-Family	226	234	240	249	260	0.8%	33%
Multifamily	196	216	240	260	283	2.2%	35%
Commercial	115	121	124	128	131	0.7%	16%
Industrial	24	26	27	28	30	1.3%	4%
Governmental	41	42	44	45	47	0.7%	6%
Total Retail Use	602	639	675	710	751	1.2%	94%
Unaccounted Water	37	40	43	46	49	1.6%	6%
Total Water Use	639	679	718	756	800	1.3%	100%

LADWP's 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 to the Year 2020. As noted above, the driving factors for this growth are population, weather, and conservation. LADWP used anticipated growth in the various customer class sectors as provided by the Southern California Association of Governments (SCAG). The data used was based on SCAG's 1998 Regional Transportation Plan Forecast.

It should be noted that California law requires that the UWMP be updated every five years. This process entails, among other requirements, an update of water supply and water demand projections for water agencies. For 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 as well as the 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 the MWD to ensure that the City of Los Angeles' anticipated water demands are incorporated into MWD's long-term water resources development plan. This is a continuous regional effort that includes all of MWD's member agencies, and has resulted in reliable supplemental water supplies for the City from MWD. As discussed below, MWD has and continues to provide assurances that there is a reliable supply to meet water demands.

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

The Los Angeles Aqueducts (LAA), local groundwater, and the Metropolitan Water District of Southern California (MWD) are the primary sources of water supplies for the City of Los Angeles. Table III shows LADWP water supplies over the last ten years from these sources:

TABLE III
LADWP Water Supply

Year	Los Angeles Aqueducts	Local Groundwater	MWD
1993	288,538	23,334	274,721
1994	132,530	89,633	385,903
1995	443,538	63,842	71,149
1996	421,800	111,528	81,289
1997	435,624	110,629	93,217
1998	466,836	80,003	56,510
1999	309,037	170,660	164,112
2000	255,183	87,946	336,116
2001	266,923	79,073	309,234
2002	179,338	92,376	410,329

Note: Units are in acre-feet

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 historically normal because of environmental obligations to restore Mono Lake and mitigate dust from Owens Lake as well as less than normal Eastern Sierra Nevada snow pack.

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 Angles 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 acre-feet 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. Pursuant to 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) the City's groundwater pumping is regulated to the effect that the City may take as much water as it reasonably needs from groundwater sources so long as it does not cause unmitigated environmental harm in the Owens Valley. The details of this program and its requirements can be seen in the stipulated judgment on file in the Superior Court.

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 acre-feet a year to approximately 16,000 acre-feet 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. At present, the City expects to obtain on average 30,000 acre-feet a year from the Mono Basin.

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 is being implemented on the Owens Lake that presently uses approximately 25,300 acre-feet a year and may ultimately require an estimated 67,000 acre-feet of water annually. In addition, another 16,000 acre-feet will be used annually to create a warm fishery along a 60-mile stretch of the Lower Owens River.

The water supply analysis contained within this water supply assessment incorporates the current and projected reductions in LAA water deliveries due to Decision 1631, Owens Lake Dust Mitigation Program, and the Lower Owens River Project.

It is anticipated that future water deliveries from the aqueducts will continue to be subject to reduced levels as LADWP faces continuing environmental obligations in the Mono Basin and Owens Valley. Reduced deliveries from the LAA will require additional water purchases from MWD, as well as the development of supplemental water supplies to meet City demands.

Groundwater

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 is located on the eastern slope of the Sierra Nevada Mountains encompassing approximately 3,300 square miles of drainage area. LADWP has extracted 51,574 acre-feet, 63,675 acre-feet, 67,795 acre-feet, 73,349 acre-feet, and 82,281 acre-feet of water in the past five run-off years (April 1 – March 31) from 1998-99 to 2002-03, respectively. Owens Valley is not identified as an overdrafted basin in the California Department of Water Resources California's Groundwater Bulletin 118-80. Further, Bulletin 118-80 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. Table IV shows LADWP's legal entitlements in the four groundwater basins.

TABLE IV
Local Groundwater Basin Entitlements

Local Groundwater Basin	Native Safe Yield Extraction	Import Return Credit	Total Native Import	Water Stored Credit/Carryover as of 10/1/01	Allowable Pumping in Water Year '01-'02
San Fernando	43,660	43,941	87,601	234,270	321,871
Sylmar	3,255	-	3,255	4,360	7,615
Central	15,000	-	15,000	1,974	16,974
West Coast	1,503	-	1,503	-	1,503
Total	63,418	43,941	107,359	238,630	347,963

Note: Units are in acre-feet

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 234,270 acre-feet (AF) of stored water credit in the San Fernando Basin as of October 2001. This is water LADWP can withdraw from the basin during normal and dry years or in an emergency, in addition to LADWP's approximately 87,601 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 acre-feet and a stored credit of 4,360 acre-feet as of October 2001.

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 acre-feet and 1,503 acre-feet, respectively. Due to poor water quality, LADWP does not pump water from the West Coast Basin. See Appendix D for copies of relevant portions of the judgments. The judgments are available for review at DWR.

For the period of April 2003 to March 2004, LADWP intends to extract 87,046 acre-feet, 5,009 acre-feet, and 17,015 acre-feet from the San Fernando, Sylmar, and Central Basins. LADWP plans to continue to maximize production from its groundwater basins in the coming years to offset reductions in imported supplies. Maximizing 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 V.

TABLE V
Local Groundwater Basin Supply

Water Year	San Fernando	Sylmar	Central	West Coast
1997-1998	85,292	3,642	8,513	0
1998-1999	123,207	4,536	14,651	0
1999-2000	98,016	2,634	10,513	0
2000-2001	65,409	2,606	11,893	0
2001-2002	66,823	1,240	8,639	0

Note: Units are in acre-feet

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 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, 2002, LADWP has preferential rights to purchase 22.06 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 reports it has more than 2 million acre-feet of water in storage and will purchase up to 250,000 acre-feet of additional short-term water supplies. Its long-term plans to meet 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 4.0 million acre-feet of storage capacity available in reservoirs and banking/transfer programs.

A report issued by MWD dated March 25, 2003 titled, "Report on Metropolitan's Water Supplies", states the following: "If all imported water supply programs and local projects proceed as planned, without changes in demand projections, reliability would be assured beyond 20 years." The report also goes on to say, "...Metropolitan has a comprehensive supply plan to provide sufficient supplemental water supplies and to provide prudent supply reserve over the next 20 years and beyond ...Demand forecasts and supply capabilities have been compared over the next 20 years under varying hydrologic conditions. These comparisons determine supplies that can be reasonably relied upon to meet projected supplemental demands and to provide reserves that can assure a 'margin of safety' to mitigate against uncertainties in demand projections and supply program risks."

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.

Table VI shows MWD's projected supply and demand under normal, dry, and multiple-dry years. LADWP has provided significant input to MWD in developing this analysis, which includes the City of Los Angeles' projected water requirements from MWD. In fact, MWD's projections are 6 to 16 percent higher than member agencies projections. This difference indicates that MWD's supplies provide a level of margin of safety or flexibility to accommodate potential delays to planned projects.

TABLE VI
Metropolitan Water District Supply and Demand Forecast

	Normal Year				Single-Dry Year				Multiple-Dry Year			
	2005	2010	2015	2020	2005	2010	2015	2020	2005	2010	2015	2020
Current Supplies												
Colorado River	0.695	0.735	0.719	0.707	0.721	0.833	0.833	0.833	0.721	0.833	0.833	0.833
California Aqueduct	1.781	1.783	1.724	1.715	0.997	0.997	0.822	0.822	1.290	1.376	1.146	1.120
In-Basin Storage	-	-	-	-	0.730	0.790	0.788	0.758	0.455	0.532	0.530	0.513
Supplies Under Development												
Colorado River	0.322	0.229	0.261	0.350	0.209	0.231	0.417	0.417	0.167	0.417	0.417	0.417
California Aqueduct	0.020	0.065	0.220	0.220	0.020	0.195	0.390	0.390	0.020	0.195	0.390	0.390
In-Basin Storage	-	-	-	-	-	0.089	0.200	0.200	-	0.089	0.200	0.200
Supply	2.818	2.812	2.924	2.995	2.678	3.135	3.450	3.420	2.654	3.442	3.517	3.473
Demand	1.970	1.887	2.055	2.274	2.169	2.096	2.267	2.488	2.245	2.176	2.321	2.534
Potential Reserve	0.848	0.926	0.869	0.721	0.508	1.039	1.184	0.932	0.603	1.266	1.196	0.939

Notes: Figures are from MWD's "Report on Metropolitan's Water Supplies", dated March 25, 2003.
Units are in million acre-feet per year.
Supply represents expected supply capability for resource programs.
Demand is based on SCAG 98 RTP, SANDAG 1998 forecasts and member agency projections of local supplies.

Based on its March 25, 2003 report, MWD anticipates the following future water supplies:

Colorado River Aqueduct Deliveries:

Available by 2005:
- Basic Apportionment (Priority 4)
- IID/MWD Conservation Program
- Priority 5 Apportionment
- Coachella & All-American Canal Lining Projects
- Off Aqueduct Storage
  - Hayfield Storage Program
  - Central Arizona Banking Demonstration Program

Under Development:
- IID/MWD Conservation Program (Including Coachella Option)
- Interim Surplus Guidelines
- IID/SDCWA Transfer
- PVID Land Management Program
- Off-Aqueduct Storage/Transfer Programs
  - Lower Coachella Valley Groundwater Storage Program
  - Chuckwalla Storage Program
  - Central Arizona Banking Program

California Aqueduct Deliveries:

Available by 2005:
- SWP Deliveries
- San Luis Reservoir Carryover Storage
- Advance Delivery with Coachella Valley WD and Desert WA
- Semitropic Water Banking and Exchange Program
- Arvin-Edison Water Management Program
- San Bernardino Valley MWD Program
- Kern Delta WD Program
- Market Transfer Options

Under Development:
- Delta Improvements (CALFED Implementation)
- Additional Transfers/Storage (San Bernardino Conjunctive Use Program, Westside Valley Transfers, and Eastside Valley Transfers)

In-Basin Storage Deliveries:

Available by 2005:
- MWD Surface Storage (DVL, Lakes Matthews and Skinner)
- Flexible Storage in Castaic Lake and Lake Perris
- Groundwater Conjunctive Use Programs
  - Long-Term Seasonal Storage Programs
  - North Las Posas Storage Program

Under Development:
- Groundwater Conjunctive Use Programs
  - Raymond Basin Storage Programs
  - Proposition 13 Storage Programs
  - Additional Programs

MWD reports that current water supplies and supplies under development are expected to exceed water demands from its member agencies through the Year 2020 under normal, single-dry, and multiple-dry year conditions. Their report also states, "...with the addition of all water supplies that are under development, Metropolitan would have the total capability (existing and planned supplies) to meet 100 percent of its member

agencies' projected supplemental demands (consumptive and replenishment) through 2030 even under a repeat of the worst drought."

The findings of this water supply assessment were developed based on MWD's stated ability to reliably provide water to LADWP. Furthermore, based on MWD's current long-term water resources outlook, LADWP presently does not anticipate the need to formally invoke its preferential rights over the next 20 years.

Secondary Sources and Other Considerations

Water conservation and recycling will play an increasing role in meeting future water demands. LADWP has implemented conservation and recycling programs with efforts underway 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. LADWP also plans to tap into a new water source – seawater desalination. LADWP's seawater desalination project is expected to generate at least 11,200 acre-feet per year of high quality drinking water beginning in approximately 2010. This project has been included in LADWP's 10-year Capital Improvement Program.

Water Conservation in Los Angeles

LADWP implements water conservation programs to ensure that the residents and businesses of Los Angeles use water wisely and efficiently. Due to conservation, water use has not increased in Los Angeles over the last 20 years despite a population increase of approximately 700,000 people. Some of LADWP's successful programs include the toilet replacement program, ultra-low-flush toilet rebate program, high-efficiency clothes washer rebate program, technical assistance program, and commercial water conservation rebate program. All new developments within LADWP's service area must comply with all existing ordinances that require installation of water-efficient plumbing devices in their facilities.

Water Recycling in Los Angeles

Water recycling offers a reliable, economically feasible, and environmentally sensitive way to augment the City's water supply. Recycled water is used for irrigation, industrial cooling, habitat development, and recreation as well as to act as a barrier against seawater intrusion. LADWP is committed to promoting the use of recycled water. LADWP's recycling projects include the Harbor Water Recycling Project, East Valley Water Recycling Project, Westside Water Recycling Project, Griffith Park/California Department of Transportation, Los Angeles Greenbelt Project, Japanese Garden, Wildlife Lake, and Balboa Lake. LADWP encourages the use of recycled water as a means to maintain a sustainable water supply for its customer base.

The Westside Water Recycling Project will install underground piping to supply reclaimed water to the Project by approximately June 2004.

Rates

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.

Normal, Dry, and Multiple Dry Year Demands

Based on the UWMP, projected water supply and demand during normal, dry, and multiple-dry years are shown in Tables VII and VIII. The Year 2000 UWMP-based data shown below have been adjusted to reflect the most current water resource information for the City. These adjustments include:

1) The potential reduction in Los Angeles Aqueduct supplies of 25,000 acre-feet to account for additional water requirements to address environmental issues in the Owens Valley.
2) Projected groundwater supplies have also been adjusted downward due to the elimination or postponement of groundwater recharge projects using recycled water – namely the recharge portion of the East Valley Water Recycling Project and the Headworks Water Recycling Project. During single and multiple-dry years, LADWP can extract groundwater from the San Fernando Basin to increase local groundwater yield up to the levels shown in Tables VII and VIII through the use of stored water credit.
3) LADWP is developing a seawater desalination program that will create a minimum of 11,200 acre-feet of water for its service area by 2010. LADWP plans to expand this program to fully realize the benefits of desalinated water as a supplemental water resource.
4) The remaining balance will be made up through additional purchases from the MWD.

LADWP anticipates adequate water supplies to serve its service area's needs under normal, single-dry, and multiple-dry year conditions through 2020.

TABLE VII
Normal and Single Dry Year Projected Water Demand and Supply

Supply Source	Normal Year				Single-Dry Year			
	2005	2010	2015	2020	2005	2010	2015	2020
Los Angeles Aqueducts	296,000	296,000	296,000	296,000	135,000	135,000	135,000	135,000
Local Wells	108,000	108,000	108,000	108,000	135,000	135,000	135,000	135,000
MWD	267,350	284,400	318,150	354,450	442,350	461,400	497,150	536,450
Recycled Water	7,650	18,400	23,650	29,350	7,650	18,400	23,650	29,350
Seawater Desalination	-	11,200	11,200	11,200	-	11,200	11,200	11,200
Total Supply	679,000	718,000	757,000	799,000	720,000	761,000	802,000	847,000
Total Demand	679,000	718,000	757,000	799,000	720,000	761,000	802,000	847,000

Notes: Units are in acre-feet.
Year 2000 UWMP estimated 42,000 acre-feet required to control dust at the Owens Lake. This estimate has since been revised to 67,000 acre-feet and as a result lowered future LAA deliveries by 25,000 acre-feet (reflected in the table above).
Local well supplies represent an aggregate of LADWP's four groundwater basins – San Fernando, Sylmar, Central, and West Coast.
Single-dry year LAA supplies based on 90% exceedance deliveries (i.e., deliveries exceeded on average 9 out of 10 years).
Single-dry year demand reflects a 6 percent increase from normal year demand.
Recycle water production remains unchanged from normal year yield.

TABLE VIII
Multiple Dry Year Projected Water Demand and Supply

Supply Source	2005			2010			2015			2020		
	2006	2007	2008	2011	2012	2013	2016	2017	2018	2021	2022	2023
Los Angeles Aqueducts	194,000	128,000	131,000	194,000	128,000	131,000	194,000	128,000	131,000	194,000	128,000	131,000
Local Wells	135,000	125,000	125,000	135,000	125,000	125,000	135,000	125,000	125,000	135,000	125,000	125,000
MWD	369,550	452,350	456,350	388,100	471,300	475,500	423,450	507,050	511,550	461,450	545,450	550,450
Recycled Water	7,650	7,650	7,650	18,400	18,400	18,400	23,650	23,650	23,650	29,350	29,350	29,350
Seawater Desalination	-	-	-	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200
Total Supply	706,200	713,000	720,000	746,700	753,900	761,100	787,300	794,900	802,400	831,000	839,000	847,000
Total Demand	706,200	713,000	720,000	746,700	753,900	761,100	787,300	794,900	802,400	831,000	839,000	847,000

Notes: Units are in acre-feet.
Years 1, 2, and 3 are estimated based on a repeat of the driest three consecutive years on record, 1959-1960, in the Eastern Sierra Nevada watershed. Drier than normal weather in the Los Angeles Basin is assumed.
LAA supply estimates from Year 2000 UWMP reduced by 25,000 acre-feet to reflect additional requirements to control dust at the Owens Lake.
Recycle water production remains unchanged from normal year yield.
Total demand increases consistent with multiple dry year scenarios projected in Year 2000 UWMP.

Findings

The proposed Village at Playa Vista project is estimated to use 746 acre-feet of water annually based on review of information submitted by the City of Los Angeles Department of City Planning.

The 746 acre-feet increase falls within the available and projected water supplies for normal, single-dry, and multiple-dry years through the year 2020 and within the 20-year water demand growth projected in LADWP's year 2000 UWMP. LADWP finds that it will be able to meet the demand of the Project as well as existing and planned future uses of LADWP's system.

DEPARTMENT OF
CITY PLANNING
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CITY OF LOS ANGELES
CALIFORNIA

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June 27, 2003

Mr. Gerald Gewe
Assistant General Manager - Water
Department of Water and Power
City of Los Angeles
111 North Hope Street
Room 1455
Los Angeles, CA 90012

Dear Mr. Gewe:

WATER AVAILABILITY ASSESSMENT FOR THE VILLAGE AT PLAYA VISTA DRAFT ENVIRONMENTAL IMPACT REPORT NO: ENV 2002-6129-EIR (STATE CLEARINGHOUSE NO. 2002111065)

This letter requests that the Los Angeles Department of Water and Power ("LADWP"), as the water provider to Playa Vista development project, prepare a "water availability assessment" pursuant to Water Code sections 10910-10912, Public Resources Code section 21151.9, and California Environmental Quality Act Guidelines section 15083.5. Specifically, the Los Angeles Department of City Planning requests that LADWP's assessment indicate whether the projected water demand associated with the proposed Village at Playa Vista Project is included in LADWP's most recent Urban Water Management Plan, and evaluate whether LADWP's total projected water supplies will meet the projected water demand associated with this project. Also, in providing the requested assessment, please include the information on applicable water supply entitlements, water rights and water service contracts, and on groundwater supplies, required by recent amendments to the water availability assessment statute, Water Code sections 10910(d) and (f).

7/8/03 - Alvin Bautista for response.
me

7/7/03 - Tom Erb for preparation of a water supply assessment and report
km to the Board.
c: Jim McDaniel
Jerry Gewe

The Village at Playa Vista Project consists of an Urban Development Component, which includes various residential, office, retail, and community-serving land uses (including parks and open space and associated landscaping) and a Habitat Creation/Restoration Component, which includes bluff stabilization and riparian corridor improvements (See Attachment A: Aerial Photograph of Site Locale and Proposed Project Components). The Project would include 2,600 residential dwelling units, 175,000 square feet of office uses, 150,000 square feet of retail uses, and 40,000 square feet of community-serving uses, and would irrigate 14.89 acres of landscaped area. In addition, an Equivalency Program is proposed to allow a certain amount of flexibility with respect to a maximum of 125,000 square feet of the proposed 175,000 of office space converted to additional retail and/or assisted living units. The equivalency program would allow for the transfer of the 125,000 square feet of office space for a maximum of 56,832 square feet of retail uses or up to 200 assisted living/skilled nursing units/rooms. The implementation of the Project is projected to result in population growth of 5,720 persons, increase of 2600 housing units and 1,180 employees.

Potable water demand would result from operation of Urban Development Component land uses and from irrigation of landscaping and operation of toilets and cooling towers for office land uses. The population, housing and employment growth, and the water consumption resulting from the Project and the equivalency program are summarized in Attachment B. The calculation of projected water use was performed utilizing wastewater generation factors contained in the Draft Los Angeles CEQA Thresholds Guide (April 1998), with the exception of the reclaimed water use factor for landscaping, which was derived as part of an independent analysis. As indicated in Table 6, Attachment B, the greatest projected increase in water demand relative to the proposed Project would occur under the Assisted Living scenario, in which the maximum number of assisted living/skilled nursing units would be developed.

As a project design feature, the Applicant for the Village at Playa Vista Project has committed to integrating energy and water conservation measures into the development. As pertains to water consumption, the Project, as indicated above, would utilize reclaimed water for landscaping and office toilet and cooling towers to the maximum extent feasible, in order to offset the use of potable water for such applications. Furthermore, the Applicant has developed water-conserving features for the development, which exceed the conservation requirements of the City of Los Angeles. These conservation features are described in the applicable sections (i.e.,

Section 6, Domestic Water) of the Playa Vista Sustainable Performance Guidelines (September 1999) (Attachment C). These features include requirements for installation of low-flow toilets and fixtures, and optional measures such as hot water recirculation systems and computer-controlled water user feedback systems, which can offer significant demand reduction.

Sincerely,

CON HOWE
Director of Planning

Gordon Hamilton

GORDON HAMILTON
Deputy Director of Planning

GH:me

Enclosures

cc: Alvin Bautista
Sue Chang
Marc Huffman
Anthony Skidmore

405 FREEWAY
CENTINELA AVE
CULVER BLVD
BALLONA CHANNEL
MARINA FWY
JEFFERSON BLVD
VILLAGE
MANCHESTER AVE
LINCOLN BLVD
FIJI WAY
VISTA DEL MAR
Aerial Photograph
of Site Locale
Proposed
Village at
Playa Vista
Source: Playa Capital Company, 2002
PCR
PRELIMINARY WORKING DRAFT WORK IN PROGRESS

CITY OF LOS ANGELES
DEPARTMENT OF WATER AND POWER
WATER SUPPLY ASSESSMENT WORKSHEET

This worksheet estimates water demands arising from water supply assessment request from developers.
Water Supply Assessments are performed in compliance with California Water Code Sections 10910-10915.

Assess. Number	Project	LADWP Board Action Date	(A) Present Baseline Water Use (afy)	(B) Projected Total Water Use (afy)	(C) = (B) - (A) Net Increase/Decrease Over Baseline Use (afy)
1	Los Angeles Airport Master Plan Project	4/17/2001	2,311	2,703	392
2	2000 Avenue of the Stars Project	5/7/2002	61	82	21
3	Hollywood Redevelopment Plan Amendment Project	6/4/2002	836	2,858	2,022
4	9th & Flower - Central Business District Redevelopment Area	6/4/2002	30	275	246
5	UCLA Long Range Redevelopment Plan	7/2/2002	2,733	3,239	506
6	Manchester and Lincoln Project	7/16/2002	91	109	18
7	Corbin and Nordhoff Project	8/6/2002	100	436	336
8	Las Lomas (conditional assessment subject to City annexation)	9/17/2002	0	3,831	3,831
9	Archstone Warner Center	10/15/2002	18	110	92
10	Mountain View Village	7/1/2003	0	124	124
11	Los Angeles World Airports Master Plan Alternative "D" (supersedes Assess. No. 1)	7/1/2003	2,826	3,798	972
12	County of Los Angeles Hall of Justice Renovation and Reuse Project	*8/5/2003*	280	138	-142
13	Los Angeles Harbor College Facilities Master Plan Project	*8/5/2003*	229	281	52
14	Los Angeles Valley College Facilities Master Plan Project	*8/5/2003*	346	405	59
15	Village at Playa Vista	*8/19/2003*	1	746	745
16					
17					
18					
19					
20					

Notes:

(1) Projected and planned for increase in water use is contained in LADWP's Year 2000 Urban Water Management Plan. The Plan estimates for a 25% increase (160,000 acre-feet) from year 2000 through 2020.

(2) Present Baseline Water Use is the most recent water use for the Project site, prior to the proposed (re)development.

(3) Projected Total Water Use is based on proposed (re)development usage, using factors in the City of Los Angeles Bureau of Sanitation Sewer Generation Rates table.

(4) Column (C) is the net increase/decrease in demand with respect to the Present Baseline Water Use shown in Column (A). The water demand projection in LADWP's Year 2000 Urban Water Management Plan is based on citywide growth in water use. When taken in its entire sum, the projects to date (but see the Las Lomas assessment) in this table are within the anticipated and planned for growth in water use in the City of Los Angeles. All projects above are within the anticipated and planned for citywide growth rate of 25% through year 2020. These projects and other growth and use not subject to a Water Supply Assessment within LADWP's service area will be factored into the next Urban Water Management Plan update in 2005.

(5) Assessment Nos. 12, 13, and 14 will be considered by the LADWP Board of Commissioners at the August 5, 2003 meeting.

(6) Assessment No. 15 will be considered by the LADWP Board of Commissioners at the August 19, 2003 meeting.

(7) Definition: afy - acre feet per year.

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

January 26, 1979

Appendix D

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:

Basin	Safe Yield	Native Safe Yield
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 herein became effective. Thereafter, the

causing said water to be so stored shall have a right to extract an equivalent amount of ground water from San Fernando Basin. The right to extract waters attributable to such storage practices is an undivided right to a quantity of water in San Fernando Basin equal to the amount of such Stored Water to the credit of any party, as reflected in Watermaster records.

5.2.1.3 Calculation of Import Return Water and Stored Water Credits. The extraction rights of Los Angeles, Glendale, Burbank and San Fernando in San Fernando Basin in any year, insofar as such rights are based upon import return water, shall only extend to the amount of any accumulated import return water credit of such party by reason of imported water delivered after September 30, 1977. The annual credit for such import return water shall be calculated by Watermaster based upon the amount of delivered water during the preceding water year, as follows:

Los Angeles:	20.8% of all delivered water (including reclaimed water) to valley fill lands of San Fernando Basin.
San Fernando:	26.3% of all imported and reclaimed water delivered to valley-fill lands of San Fernando Basin.
Burbank:	20.0% of all delivered water (including reclaimed water) to San Fernando Basin and its tributary hill and mountain areas.

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(818) 793-9400 or (213) 385-4345

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT, etc., Plaintiff, v. CHARLES E. ADAMS, et al., Defendants. CITY OF LAKEWOOD, a municipal corporation, Cross-Complaint, v. CHARLES E. ADAMS, et al., Cross-Defendants.	No. 786,656 SECOND AMENDED JUDGMENT (Declaring and establishing water rights in Central Basin and enjoining extractions therefrom in excess of specified quantities.)

The above-entitled matter duly and regularly came on for trial in Department 73 of the above-entitled Court (having been transferred thereto from Department 75 by order of the presiding Judge), before the Honorable Edmund M. Moor, specially

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

(b) Defendant The City of Los Angeles is the owner of the right to extract fifteen thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant Department of Water and Power of the City of Los Angeles has no right to extract ground water from Central Basin except insofar as it has the right, power, duty or obligation on behalf of defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this judgment hereafter contained, including but not limited to, sharing with

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SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

CALIFORNIA WATER SERVICE COMPANY, ET AL., Plaintiffs v. CITY OF COMPTON, ET AL Defendants	NO. 506806 MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT OF PETITION TO PERMIT INTERVENTION OF WEST BASIN MUNICIPAL WATER DISTRICT AND IMPLEMENTATION OF THE DOMINGUEZ DESALTER

PRELIMINARY

The Judgment herein enjoins production of water from the West Coast Basin (hereinafter "Basin") in excess of the amount which the producer is adjudged to own (hereinafter "adjudicated rights"). West Basin Municipal Water District (hereinafter "District") is not a party to this action and owns no adjudicated rights but desires to implement a project to demonstrate the feasibility of extracting and treating brackish water for sale to Dominguez Water Corporation (hereinafter "Dominguez").

This petition is presented by the District and Dominguez to allow the District to intervene and to allow the District to operate a demonstration project more particularly described

PARTY AND SUCCESSOR, IF ANY		ADJUDICATED RIGHT IN ACRE FEET, ANNUALLY
LERMENS, EVELYN (Formerly Alfred Lermens)		0.7
LENZINER, EMMA L. sued as Mrs. E.L. Leuziner		1.4
LINDERMAN, ABRAHAM Second West Coast Basin Judgment		0
LISTON, LAWRENCE	0.7	0
Sold to R. Harris and L. Harris	-0.7	
LITTLE, WILLIAM	0.1	0
Sold to Watt Industrial Properties	-0.1	
LIZZA, PAT		0
LOCHMAN, ERNEST C. LOCHMAN, WALTER Second West Coast Basin Judgment		0
LONG, BEN Persilla Long, sued as Pricilla Long		0
LONG, JOHN		0
LONG BEACH, CITY OF		0.7
LOPES, FRANK		3.7
LOPEZ, MANUEL one Rudolph E. Lopez		0
LOS ANGELES, CITY OF		1503.0
LOS ANGELES CITY SCHOOL DISTRICT		0
LOS ANGELES COUNTY (ALONDRA PARK)	28.7	67.7
Successor to Los Angeles, a County Flood Control District	39.0	
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	37.6	0
Successor in part to A.H. Smithietal Oil Company	1.4	0
Sold to Los Angeles County-Alondra Park	-39.0	

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:

(4) 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.

Water Supply Assessment Checklist

Water Code Section	Water Supply Assessment Content	Page # in WSA
10910(c)(2)	Incorporate data from UWMP.	1-17
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.	7-17
10910(d(2)(A)	Written contracts or other proof of entitlement to an identified water supply.	7-14
10910(d)(2)(B)	Capital outlay program for financing the delivery of a water supply that has been adopted.	15
10910(d)(2)(C)	Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.	7-9
10910(d)(2)(D)	Any necessary regulatory approval to deliver/convey the water supply.	7-9
10910(f)(1)	Review of any information contained in the UWMP relevant to the identified water supply for the proposed project.	1-17
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/decree 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/decree.	9-11, Attachment 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.	9-11
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.	9-11, 16
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.	9-11, 16

Department of Water and Power the City of Los Angeles

JAMES K. HAHN
Mayor

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FRANK SALAS, *Chief Administrative Officer*

August 4, 2003

Michael J. Crehan, P.E.
PSOMAS
11444 West Olympic Boulevard, Suite 750
West Los Angeles, CA 90064

Dear Mr. Crehan:

Subject: Playa Vista Development, Infrastructure Requirements

As agreed upon in the telephone conversation with Mr. Luis Nuno in June 2003, this is to present an outline of the water and fire flow infrastructure requirements to serve the Playa Vista project for the ultimate development of Area "D". The ultimate development for this analysis is considered to be the development of that portion of the Playa Vista Development bounded by Lincoln Boulevard on the west, the Ballona Channel and Jefferson Boulevard on the north, Centinela Boulevard on the east, and the Westchester Bluffs on the south. These requirements are also based on the fire-flow requirements outlined in the letter to Inspector Terry O'Connell of the Los Angeles City Fire Department, dated March 18, 2003, and signed by Mr. O'Connell on March 27, 2003.

The three requirements of development for this project are:

1. Design and install a public water system within the project as required by development. This will include public mains, fire hydrants, and appurtenances within the project as required ensuring flow demands are met. The exact configuration of this system will be determined at the time of development.

2. Developer to pay full cost for the Los Angeles Department of Water and Power (LADWP) to design and construct a Regulator Station adjacent to the Jefferson Boulevard/Mesmer Street intersection.

3. Provide the design and construction fees equivalent to the cost for the installation of a 20-inch water main in Culver Boulevard from an existing 16-inch water main in Lincoln Boulevard, to an existing 20-inch water main ending on the west side of the Marina Freeway (SR-90). This cost will be based on LADWP-approved cost estimate to be provided by Playa Vista. LADWP will install this line, or another improvement in the area, to provide a back-up source of emergency water supply to serve the overall area.

If you have any questions, please feel free to call me at (213) 367-1218.

Sincerely,

Michael R. Downs

Michael R. Downs
Engineer of Western District
Water Distribution Engineering

MRD:tdt