

**APPENDIX J: Los Angeles Department of Water and Power,
Water Supply Assessment Resolution No. 018033 and
Water Conservation Commitment Letter
for the Onni Olympic and Hill Project**

WHEREAS, Los Angeles Department of Water and Power (LADWP) constitutes a “public water system” pursuant to California Water Code Section 10912, subdivision (c); and

WHEREAS, the Onni Olympic and Hill Project (Onni Olympic Project) qualifies as a “project” under California Water Code Section 10912, subdivision (a) (7); and

WHEREAS, the Onni Olympic Project is located in the service area of LADWP’s water supply system, and LADWP would serve the area of the Onni Olympic Project development; and

WHEREAS, on June 5, 2017, the City of Los Angeles (City) Department of City Planning (Planning Department) requested the LADWP conduct a Water Supply Assessment (WSA) for the Onni Olympic Project pursuant to California Water Code Sections 10910-10915; and

WHEREAS, the Onni Olympic Project would redevelop an approximately 1.16-acre site of residential land uses within the Central City Community Plan area of the City for residential and commercial land uses; and

WHEREAS, LADWP’s Water Resources Division has prepared a WSA for the Onni Olympic Project in compliance with California Water Code Sections 10910-10915; and

WHEREAS, the Onni Olympic Project is determined by Planning Department to be consistent with the demographic projections for the City from both the 2012 and 2016 Regional Transportation Plans by the Southern California Association of Governments; and

WHEREAS, LADWP staff performed the water demand analysis and determined the net increase in total water demand for the Onni Olympic Project is 90 acre-feet per year; and

WHEREAS, Onni Broadway Hill Development LP has agreed to implement additional conservation measures, as described in WSA, that are in addition to those required by law; and

WHEREAS, LADWP anticipates that its projected water supply available during normal, single-dry, and multiple-dry water years as included in the 25-year projection contained in its adopted 2015 Urban Water Management Plan can accommodate the projected water demand associated with the Onni Olympic Project, in addition to the existing and planned future demands on LADWP; and

WHEREAS, the Board of Water and Power Commissioners (Board) adopted a Water Rate Ordinance for water service effective April 15, 2016. The Board believes that the price signals contained in the Water Rate Ordinance encourages conservation and will help to contribute to reductions in City-wide demands to meet demand projections; and

WHEREAS, in accordance with Water Code Section 10910 (g) (1) the Board has the responsibility for approval and certification of WSA's prepared by LADWP; and

WHEREAS, the Board has independently reviewed and considered the WSA and documentation making up the administrative record; and

WHEREAS, a publicly noticed Board hearing was held with respect to this item on August 15, 2017, and the Board considered evidence presented by LADWP's Water Resources Section staff, the staff recommendation to approve the WSA, and other comments from interested parties at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Board finds that LADWP can provide sufficient domestic water supplies to the Onni Olympic Project area and approves the WSA prepared for the Onni Olympic Project, now on file with the Secretary of the Board, and directs that WSA and a certified copy of Resolution be transmitted to Planning Department.

BE IT FURTHER RESOLVED that the Board finds that LADWP'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 demands associated with the Onni Olympic Project in addition to existing and planned future uses including agricultural and industrial uses.

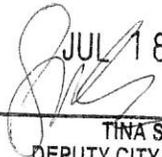
BE IT FURTHER RESOLVED that the Board has considered the WSA prior to making a decision to approve the WSA, and finds that the WSA is adequate and was prepared in accordance with Water Code Section 10910 (c) (2), and meets the requirements of Water Code Section 10910 (d), (e), (f), and (g).

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 **AUG 15 2017**



Secretary

APPROVED AS TO FORM AND LEGALITY
MICHAEL N. FEUER, CITY ATTORNEY

JUL 18 2017
BY 
TINA SHIM
DEPUTY CITY ATTORNEY

July 6, 2017

Richard F. Harasick
Senior Assistant General Manager for Water Systems
Los Angeles Department of Water & Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012-5701

Re: WATER CONSERVATION COMMITMENTS FOR ONNI OLYMPIC AND HILL PROJECT

Dear Mr. Harasick:

Onni Broadway Hill Development LP (Applicant) proposes to develop Onni Olympic and Hill Project (the Project) within the Central City Community Plan Area. The project site, which encompasses approximately 1.16 acres and is generally bounded by W Olympic Blvd to the north, Blackstone Ct to the east, an alley/neighbor building to the south, and Hill St to the west. The Project site is currently occupied by a surface parking lot. The proposed Project would develop approximately 15,000 square feet of commercial space, 700 apartment units, and approximately 90,875 square feet of open space. The Project would also include four and a half levels of subterranean parking as well as seven levels of above grade podium parking.

The Applicant understands the City of Los Angeles' policy that future water needs shall be met by expanding water recycling and conservation. The Applicant has committed to implement the following water conservation measures that are in addition to those required by codes and ordinances for the entire Project:

- High Efficiency Toilets with flush volume of 1.0 gallons of water per flush
- ENERGY STAR Certified Clothes Washers (Residential) – water factor of 3.2 and capacity of 4.5 cu-ft, front loading
- Showerheads with flow rate of 1.5 gallons per minute or less
- Drought Tolerant Plants – 70% of total landscaping
- Domestic Water Heating System located close proximity to point(s) of use
- Individual Metering and billing for water use for every commercial unit
- Drip/Subsurface Irrigation (Micro-Irrigation)
- Proper Hydro-zoning/ Zoned Irrigation (groups plants with similar water requirements together)

The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance No. 181899 and No.183833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Project where feasible:

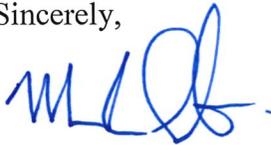
- Flow-through planter boxes and/or dry wells, pending final determination

The following is the information on plumbing fixture/appliance counts/estimates for the Project:

	Residential Dwelling Unit	Residential Common Area	Restaurant / Bar	Retail/ Commercial
Toilets	1103	15	15	15
Urinals	N/A	2	10	10
Bath Faucets	1103	15	15	15
Kitchen Faucets	700	5	N/A	N/A
Commercial Kitchen Pre-Rinse Spray Faucets	0	N/A	15	N/A
Showerheads	1103	5	N/A	N/A
Clothes washer (Residential)	700	2	N/A	N/A
Clothes washer (Commercial)	N/A	N/A	N/A	N/A
Dishwasher (Residential)	700	5	N/A	N/A
Dishwasher (Commercial)	15	N/A	15	N/A

Should you have any questions, please do not hesitate to call at (213) 629-2041.

Sincerely,



Mark Spector
Senior Development Manager