

## Aghakhani, Ryan

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**From:** Moosbrugger, Earl  
**Sent:** Thursday, June 16, 2016 9:41 AM  
**To:** Aghakhani, Ryan  
**Subject:** FW: Crossroads Hollywood Project WSA - Scope questions

Here is a template to go off for the scope questions to Planning.

THanks

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**From:** Hwang, Jin  
**Sent:** Thursday, April 21, 2016 10:46 AM  
**To:** Alejandro Huerta (alejandro.huerta@lacity.org); Stephanie Eyestone-Jones (s.eyestone@eyestoneeir.com)  
**Cc:** Moosbrugger, Earl; Kwan, Delon  
**Subject:** Crossroads Hollywood Project WSA - Scope questions

Hello, Alejandro and Stephanie,

We have reviewed the Water Supply Assessment (WSA) Request Letter for the Crossroads Hollywood Project (Proposed Project). Based on our review of the scope description provided in your request letter, the following items listed below require further clarification/details in order for us to continue with our water demand analyses for the referenced project:

General:

1. General Plan: Please confirm Proposed Project will not require a General Plan amendment.
2. Is the Proposed Project consistent with the growth projection in the most updated SCAG/RTP?

Existing to be removed scope:

3. Does Table 1 of the WSA Request Letter (dated 3/31/16) include all existing uses, including existing uses to be retained?
4. Please describe rehabilitation work to be done to existing Crossroads of the World. Will all areas in Crossroads of the World that have plumbing fixtures (restrooms, kitchen, etc.) be rehabilitated, or will some areas be left as they are now? If any areas are to remain unchanged, please indicate uses and square footage for each unchanged area.
5. Currently, is there a cooling tower in use. If so, will it be completely removed, or will it be used in any part of the proposed new development and/or renovation?
6. Please provide, as much as possible, existing Meter Numbers, Customer Access Numbers and Water Use information of existing development per the table below. For the "Water Used For" column, indicate landscape, cooling tower, etc. Also, if available, please provide Customer Name and Address. Does the information in the table below include all existing water uses to be removed, including but not limited to, landscape irrigation, any parking water use, and cooling tower (if cooling tower exists)?

Example	Water Meter Number	Customer Access Number (CAN)	Service for		Water Used for
			Customer Name	Address	
	xxxxxxx	xxxxxxxxxx	John Doe	1540 Highland Ave.	Irrigation

Proposed new scope:

7. Residential: Using the Sewer Generation Factors (SGFs) table (<http://www.lacitysan.org/fmd/pdf/sfcfeerates.pdf> starting from page 9 of 15, please provide a breakdown of any amenities. For example, x sf of fitness center, etc.
8. Restaurant/Bars: Using the SGFs table, please provide a breakdown of the proposed restaurant below. If bars or coffee houses will be proposed, please review the list of SGFs, and provide a breakdown of those also in applicable units (# of seats, square feet, etc.).

Proposed Restaurant Type	# of seats
Fast Food Indoor Seat	
Fast Food Outdoor Seat	
Full Service Indoor Seat	
Full Service Outdoor Seat	

9. Retail/Commercial: Using the SGFs table, please provide a breakdown of the proposed commercial (in appropriate units, such as sf or # of seats). Some commercial uses, such as “beauty parlor,” have a higher water usage rate than regular retail use.
10. Hotel: Using the SGFs table, please provide a breakdown of any hotel amenities. For example, x sf of fitness center, etc.
11. Swimming pools (not associated with a gym or health club): Please provide the size (length x width x depth, or area x depth if irregularly shaped) of the pools.
12. Open Space: Using the SGFs table, please provide a breakdown of all uses and relevant units, such as sf, etc, required to estimate water consumption.
13. Landscape: For all areas of the Proposed Project, please provide landscape area square footage and include the Plant Factors (PF) and Hydrozone Areas (HA), separately for residential area and non-residential area. Refer to the California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance. (<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>)
14. Parking: What is the total square footage of the proposed 2,596 space subterranean parking?
15. Cooling towers: If cooling towers are proposed, please provide the chiller capacity of the proposed cooling towers (in tons) and the hours of service (x hours/day, x days/week, x weeks/year). If the chiller capacity information of proposed cooling tower is not available, we will make the conservative assumption that cooling tower will be used for all proposed uses except for landscaping and parking. Please confirm this assumption.
16. Remaining Uses: Using the SGFs table, please provide a breakdown of all remaining uses no included above (opens space, green space, recreational space, amenities), if any, and include relevant units, such as sf, etc., required to estimate water consumption.
17. Will the proposed project pursue LEED certification? If so, list level of certification pursued.
18. We may have follow-up questions after reviewing your response.

Your prompt response is appreciated. Please let me know if you have any questions. Thank you.

Jin Hwang  
Civil Engineering Associate  
Los Angeles Department of Water and Power  
Water Executive / Water Resources  
111 N. Hope St. Room 1468

Los Angeles, CA 90012  
213-367-4845