



BOARD LETTER APPROVAL

RESOLUTION NO. \_\_\_\_\_

**MARTIN L. ADAMS**  
Senior Assistant General Manager  
Water System

**MARCIE L. EDWARDS**  
General Manager

**DATE:** ~~April 13~~ ~~June 24~~ 2016

**SUBJECT:** Water Supply Assessment - ~~Crossroads Hollywood Project~~ ~~4020 South Figueroa Street Project~~

### **SUMMARY**

The Water Supply Assessment (WSA) will meet requirements of California State Water Code Sections 10910-10915. Governing body of each public water system is required to make a determination on WSAs for major projects. WSA is for ~~Crossroads Hollywood Project~~ ~~4020 South Figueroa Street Project~~ (Proposed Project) located within the ~~Central City~~ ~~Hollywood~~ Community Plan area of the City of Los Angeles (City). LADWP staff determined the total net additional water demand for Proposed Project is ~~246~~ ~~440~~ acre-feet per year (AFY) and has concluded this additional water demand can be accommodated. Proposed Project's water demand was reduced by ~~46~~ ~~116~~ AFY through implementation of the conservation ordinance and code requirements and an additional ~~17~~ ~~10~~ AFY through the project implementing additional voluntarily conservation measures.

City Council approval is not required.

### **RECOMMENDATION**

It is recommended that the Board of Water and Power Commissioners (Board) adopt the attached Resolution authorizing the WSA for Proposed Project.

### **ALTERNATIVES CONSIDERED**

LADWP is required by state law, as set forth in California State Water Code Sections 10910-10915, to prepare this WSA for Proposed Project. There are no other alternatives.

### **FINANCIAL INFORMATION**

~~CRE-HAR Crossroads SPV, LLC~~ ~~Jia Yuan USA Co, Inc.~~ (Applicant) paid \$17,000 to cover LADWP's expenses for preparation of this WSA.

## **BACKGROUND**

WSAs are prepared in conformance with California law and the City ordinances to ensure proposed projects that utilize water resources are consistent with the City's conservation goals and long-term water supply availability, as detailed in the Water System's ~~2010-2015~~ Urban Water Management Plan (UWMP). UWMP is the water supply planning document for the City and is prepared by LADWP. UWMP contains a water shortage contingency plan for multi-year dry hydrologic periods. This water shortage contingency plan was implemented June 1, 2009, when the Board adopted Shortage Year Rates and the City Council implemented the landscape irrigation and prohibited use restrictions contained in the City's Water Conservation Ordinance. Phase II restrictions were implemented in August 2010, and are currently still in effect. The Board of Water and Power Commissioners adopted a Water Rate Ordinance for water service effective April 15, 2016, which excludes the Shortage Year Rates, but continues to ~~and still~~ encourage water conservation and supports further reduction in City-wide demand.

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Various conservation measures are required through the following regulations: the City's Green Building Codes Revision / Use of Greywater Systems / Water Conservation Measures Ordinance No. 184248, the City's Water Efficiency Requirements Ordinance No. 180822, 2013 California Plumbing Code, 2013 California Green Building Code (CALGreen), 2014 Los Angeles Plumbing Code, and 2014 Los Angeles Green Building Code. All codes became effective January 1, 2014, except Ordinance No. -184248, effective June 2016 and Ordinance No. -180822, effective December 2009. For Proposed Project, these requirements resulted in a savings of approximately ~~46-116~~ AFY. Additional voluntary conservation measures recommended by LADWP and committed to by Applicant yielded savings of approximately ~~47-10~~ AFY.

Each WSA performed by LADWP is carefully evaluated within the context of UWMP and current conditions, such as restrictions on State Water Project (SWP) pumping from the Sacramento-San Joaquin River Delta (Delta) imposed by a Federal Court. The Metropolitan Water District of Southern California (MWD), from whom the City purchases its SWP and Colorado River water supplies, has also been actively developing plans and making efforts to provide additional water supply reliability for the entire Southern California region. LADWP coordinates closely with MWD to ensure implementation of MWD's water resource development plans.

Part of MWD's planning effort is the implementation of its Integrated Water Resources Plan and ~~regional~~ Urban Water Management Plan, which are designed to address potential reductions in water supply due to the effects of variable hydrologic conditions and regulatory restrictions on exports from the Delta. A set of resource options was developed by MWD based on the feasibility of various supply actions. These resource options focus on six main areas: ~~conservation~~, Colorado River supplies; SWP supplies; conservation; local resource protection and development; storage; and;

WSA for Crossroads Hollywood 4020 S. Figueroa Street Project/  
~~April~~ June 2443, 2016

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transfers, and local resource development.

### Projected Water Use and Conservation

On ~~January 29~~March 31, 2016, the Los Angeles Department of City Planning (Planning Department), lead agency for Proposed Project, requested LADWP perform a WSA. Based on information obtained from the Planning Department, Proposed Project will redevelop an approximate 8.0-acre site of residential and commercial land uses within the Hollywood Community Plan area of the City for residential and commercial land uses. Proposed Project is generally bounded by Selma Avenue to the north, the Blessed Sacrament Catholic Church and School to the east, Sunset Boulevard to the south, and Highland Avenue to the west. ~~Proposed Project will redevelop an approximate 2.7-acre site of commercial land use within the Central City Community Plan area of the City for residential and commercial land uses. Proposed Project is generally bounded by South Figueroa Street to the west, South Flower Street to the east, Olympic Boulevard to the north, and 11<sup>th</sup> Street to the south.~~

Proposed Project's site currently consists of approximately 172,573 square feet (sq ft) residential, office, commercial/retail, restaurant, surface parking, and landscape. All existing uses will be removed except for 50,000 sq ft of Crossroads of the World, which will be retained and converted from office, retail, and recording studio uses to retail and restaurant uses. The existing water demand is approximately 13 AFY. Proposed Project will replace the existing development.

Proposed Project would develop approximately 950 new apartment and condominium units, an approximate 308 room hotel, approximately 11,800 sq ft of residential fitness and recreation spaces, approximately 30,600 sq ft of hotel meeting facilities, approximately 5,580 sq ft of hotel fitness space, approximately 20,880 sq ft of pool/spa, approximately 95,000 sq ft of office space, approximately 61,800 sq ft of retail spaces, approximately 40,000 sq ft of supermarket space, approximately 83,200 sq ft of food service space, and various deck and terrace spaces. Proposed Project would also include approximately 1,191,339 sq ft of new subterranean parking, approximately 31,507 sq ft of new landscaping, and a cooling tower. This scope includes 50,000 sq ft of Crossroads of the World to be retained and converted to retail and restaurant uses. ~~Proposed Project would develop approximately 650 new condominium units, a 300 room hotel, approximately 40,000 sq ft of new retail spaces, 43,000 sq ft of new restaurant spaces, 19,665 sq ft of new fitness center spaces, 235 seats of new hotel bar spaces, 10,000 sq ft of hotel banquet facility spaces, 6,000 sq ft of hotel conference facility spaces, 5,500 sq ft of Podium Garden Terrace bar spaces, and various lounge/lobby spaces. Proposed Project would also include approximately 285,530 sq ft of new structured/subterranean parking, approximately 16,263 sq ft of new landscaping, and a cooling tower.~~

LADWP staff recommended implementation of additional voluntary water conservation measures to maximize the potential water-use efficiency for Proposed Project. Recommended voluntary conservation measures are in addition to those required by WSA for Crossroads Hollywood 4020 S. Figueroa Street Project/  
~~April/June 2443~~, 2016

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the City's current codes and ordinances. Based on LADWP staff recommendations, Applicant has voluntarily committed to implement the following additional measures that are beyond those required by law:

- High Efficiency Toilets with flush volume of 1.06 gallons of water per flush or less
- Waterless Urinals
- Showerheads with flow rate of 1.5 gallons per minute or less
- Domestic Water Heating System located close proximity to point(s) of use
- Tankless and on-demand Water Heaters
- Water-Saving Pool Filter
- Pool/Spa recirculating filtration equipment
- Pool splash troughs around the perimeter that drain back into the pool
- Leak Detection System for swimming pools and Jacuzzi
- Drip/Subsurface Irrigation (Micro-Irrigation) – The majority of planting will be irrigated by sub-surface drip irrigation. Trees will be irrigated with bubblers at 0.5 gallons per minute with an irrigation efficiency of 0.81.
- Micro-Spray
- Proper Hydro-zoning/ (groups plants with similar water requirements together)
- Zoned Irrigation
- Landscaping Contouring to minimize precipitation runoff – All excess runoff will be directed to a filtration planter before being discharged to the street.
- Drought Tolerant Plants – 78% of total landscaping
- Rainwater Harvesting
- ~~High Efficiency Toilets with flush volume of 1.0 gallons of water per flush~~
- ~~High Efficiency Clothes Washers (Residential) – water savings factor of 4.0 or less~~
- ~~High Efficiency Clothes Washers (Commercial) – water savings factor of 7.5 or less~~
- ~~Lavatory Faucet – flow rate of 1.2 gallons per minute or less for residential units and hotel rooms~~
- ~~Kitchen Faucets – flow rate of 1.5 gallons per minute or less for residential units, hotel rooms, and retail/commercial~~
- ~~Showerheads – flow rate of 1.5 gallons per minute or less~~
- ~~Showerheads – no more than one showerhead per stall~~
- ~~Efficient Rotor Sprinkler Nozzles for Landscape Irrigation – <1.0 gallons per minute~~
- ~~Weather Based Irrigation Controller~~
- ~~Drought Tolerant Plants – 70 percent of total landscaping~~
- ~~Domestic Water Heating System – located close proximity to point(s) of use~~
- ~~Cooling Tower Conductivity Controllers or Cooling Tower pH Conductivity Controllers~~
- ~~Water-Saving Pool Filter~~
- ~~Drip/ Subsurface Irrigation~~
- ~~Proper Hydro-zoning – groups plants with similar water requirements together~~

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- ~~Landscaping Contouring to minimize precipitation runoff~~
- ~~Artificial Turf~~
- ~~Water Conserving Turf Cynodon Dactylon (Tifgreen). For more information go to <http://www.sod.com/products/tifgreen.html>.~~
- ~~Rainwater Harvesting~~

A written commitment of Proposed Project's planned voluntary water conservation measures was submitted by Applicant and is attached with WSA in Appendix B.

With the addition of these voluntary water conservation measures, which yield additional savings of approximately ~~17-10~~ AFY, the total net additional water demand is approximately ~~246-440~~ AFY.

Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinance (City Ordinance Nos. 181899 and 183833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Proposed Project as applicable:

- ~~Cistern — captures stormwater runoff as it comes down through the roof gutter system~~
- ~~Infiltration Basin (drainage area of 5-50 acres) — captures first-flush stormwater, removes particulate pollutants and some soluble pollutants, and contributes toward recharging groundwater.~~
- ~~Infiltration Trench (drainage area of less than 5 acres) — similar to infiltration basin but used for smaller drainage areas to capture and infiltrate rainwater.~~
- ~~Catch Basin Insert - a device that can be inserted into an existing catch basin design to provide some level of runoff contaminant removal.~~
- ~~Catch Basin Screens~~
- ~~Bio-filtration stormwater planters — detains and treats stormwater runoff and allows it to filter through specified soil media before leaving the site.~~

Based on Proposed Project's demographic consistency with the 2012 Regional Transportation Plan by the Southern California Association of Governments, and related 25-year water demand growth projection by LADWP, the anticipated ~~246-440~~ AFY of total net additional water demand for Proposed Project falls within the available and projected water supplies for UWMP's projected water supplies for normal, single-dry, and multiple-dry years through the year ~~2035-2040~~, as described in LADWP's 2015 UWMP. LADWP finds it will be able to meet the proposed water demand of Proposed Project, as well as existing and planned future water demands of its service area, and falls within UWMP's 25-year water demand growth projection. Therefore, Proposed Project is consistent with LADWP's UWMP.

## **ENVIRONMENTAL DETERMINATION**

In accordance with the California Environmental Quality Act (CEQA), it has been determined that WSA is exempt from further requirements pursuant to the General

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**Comment [ME2]:** Need to update per WSA comments by Legal. Incorporate after WSA comment finalized.

6/24/16: This part should be consistent with Legal comment under second paragraph of "Findings," at end of WSA. Changes made.

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Exemption described in CEQA Guideline Section 15268.

**CITY ATTORNEY**

The Office of the City Attorney reviewed and approved the Resolution as to form and legality.

**ATTACHMENTS**

- Resolution
- Water Supply Assessment

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