August 18, 2016

Mr. Vince Bertoni Director of Planning City Planning Department Room 525, City Hall 200 North Spring Street Los Angeles, California 90012

Dear Mr. Bertoni:

Subject: Water Supply Assessment (WSA) for the Crossroads Hollywood Project (Proposed Project)

The Los Angeles Board of Water and Power Commissioners (Board) adopted the WSA for Proposed Project at their August 2, 2016, meeting. Enclosed is a copy of the adopted Resolution No. 017 021 and WSA.

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'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 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 acre-feet per year (AFY).

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,

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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.

LADWP staff performed the water demand analysis and determined the net increase in water demand for Proposed Project is 440 AFY.

A subsequent revised WSA may be required if one or more of the following occurs: (1) changes in Proposed Project result in a substantial increase in water demand for Proposed Project, (2) changes in the circumstances or conditions substantially affecting the ability of LADWP to provide a sufficient supply of water for Proposed Project, or (3) significant new information becomes available which was not known and could not have been known at the time when WSA was prepared. If deemed necessary, CRE-HAR Crossroads SPV, LLC (Applicant) may request a revised WSA through the City of Los Angeles (City) Department of City Planning (Planning Department).

In an effort to maximize water-use efficiency within the City, LADWP staff recommended voluntary implementation of additional water conservation measures to maximize the potential water-use efficiency for Proposed Project. Recommended voluntary conservation measures are in addition to those required by the City's current codes and ordinances. Based on LADWP staff recommendations, Applicant has voluntarily committed to implement the additional measures shown below that are beyond those required by law. A written commitment of Proposed Project's water conservation plans submitted by Applicant is included in Appendix B of WSA.

LADWP requests the Planning Department include the implementation of the following water conservation commitments as part of their approval process for Proposed Project:

- 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.

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- 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

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:

- 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

If you have any questions, please contact me at (213) 367-0899.

Sincerely,

David R. Pettijohn Director of Water Resources

JH: Enclosures c/enc: Mr. Alejandro Huerta, City Planning Department

bc: Martin L. Adams David R. Pettijohn Delon Kwan Earl Moosbrugger