



Los Angeles  
Department of  
Water & Power

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

BOARD LETTER APPROVAL

**ANSELMO G. COLLINS**  
Senior Assistant General Manager  
Water System

  
Aram Benyamin (Oct 24, 2024 14:30 PDT)

**ARAM BENYAMIN**  
Chief Operating Officer

**JANISSE QUIÑONES**  
Chief Executive Officer and Chief Engineer

**DATE:** October 7, 2024

**SUBJECT:** Water Supply Assessment – Centro Westlake Project

**SUMMARY**

The California Water Code (CWC), Sections 10910-10915, requires LADWP to prepare a Water Supply Assessment (WSA) for the Centro Westlake Project (Project) located within the City of Los Angeles (City). LADWP staff determined the net water demand for the Project is approximately 221 acre-feet per year (AFY) and has concluded that this net water demand can be accommodated by the City’s water supply. LADWP estimated this net water demand after applying 6 AFY of savings from voluntary water conservation measures. The governing body of each public water system has the responsibility to approve WSAs for major projects.

City Council approval is not required.

**RECOMMENDATION**

It is recommended that the Board of Water and Power Commissioners adopt the attached Resolution approving the Project’s WSA.

## **ALTERNATIVES CONSIDERED**

LADWP is required by state law, as set forth in CWC Sections 10910-10915, to prepare this WSA for the Project. There are no other alternatives.

## **FINANCIAL INFORMATION**

Walter J Company (Applicant) paid \$17,000 to LADWP in order to cover LADWP's expenses for preparation of this WSA.

## **BACKGROUND**

WSAs are prepared in conformance with California law to ensure proposed projects that utilize water resources are consistent with LADWP's 2020 Urban Water Management Plan (UWMP). The UWMP identifies water supplies to meet a 25-year period water demands under three hydrologic scenarios, which are average year, single-dry year, and multiple-dry years. It serves as the master plan for the City's reliable water supply and resources management consistent with LADWP's goals and policy objectives.

Among the identified water supplies and resources management in the UWMP is the water shortage contingency plan (WSCP) that was adopted in May 2021 to address drought conditions. The WSCP is based on the City's Emergency Water Conservation Plan, and it establishes six standard water supply shortage levels and corresponding shortage response actions, which the City can take in the event of a water supply shortage.

Another supply or resources management identified in the UWMP is imported water supply LADWP purchases from Metropolitan Water District of Southern California (MWD). MWD provides water from the Colorado River Aqueduct, which it owns and operates, and also from the California State Water Project. MWD has been actively developing plans and making efforts to provide additional water supply reliability for the entire Southern California region as described in the MWD 2020 UWMP. LADWP coordinates closely with MWD to ensure implementation of MWD's water resource development plans.

### **Project Information, Projected Water Demand, and Water Conservation**

On July 11, 2024, the Los Angeles Department of City Planning (Planning Department), which is the California Environmental Quality Act (CEQA) lead agency for the Project, requested LADWP to perform a WSA. The Project's scope of work includes the redevelopment of approximately 3.4 acres within the Westlake Community Plan area of the City. The Project's site is generally bounded by Wilshire Boulevard on the north, Westlake Avenue on the east, 7th Street on the south, and Alvarado Street on the west.

The Project site currently contains the Westlake/MacArthur Park Metro Station and several commercial buildings. As part of the project, approximately 23,378 square feet

(sq ft) of retail uses, 6,237 sq ft of office uses, and 111,321 sq ft of medical uses will be demolished. The existing Westlake/MacArthur Park Metro Station will remain and continue to operate as a Metro Station. The existing water demand associated with the demolished areas is approximately 4 AFY.

The Project is a mixed-use development. The residential portion will contain 668 residential units with residential amenities. The development also includes a 300-room hotel and 172,187 sf of commercial offices, retail and restaurant uses. The Project will also include cooling towers, covered parking and landscaping.

LADWP staff recommends implementation of additional voluntary water conservation measures to maximize the potential water-use efficiency for the Project. The recommended voluntary conservation measures are in addition to those required by the City's current codes and ordinances. Based on LADWP staff recommendations, the Applicant has voluntarily committed to implement additional conservation measures for the project. LADWP will request Planning Department to include implementation of the water conservation commitments as part of their CEQA review process for the Project. The Project will include the following voluntary water conservation measures, which are documented in Appendix B of Appendices A-D of the WSA:

- Fixtures
  - ENERGY STAR Certified Commercial Clothes Washers – Water Factor of 3.8 or less and capacity of 3.7 cubic feet.
  - 568 of the residential units will have the following or equivalent performance clothes washers: ENERGY STAR Certified Residential Clothes Washers – Front-loading or Top-loading with Integrated Water Factor of 2.9 or less and capacity of 5.0 cubic feet.
  - High Efficiency Toilets with a flush volume of 1.1 gallons per flush (gpf) in lieu of 1.28 gpf.
  - Showerheads with a flow rate of 1.5 gallons per minute (gpm) in lieu of 1.8 gpm.
  
- Landscape and irrigation
  - California Friendly® plants or native plants.
  - Drip/subsurface Irrigation (micro-irrigation).
  - Proper hydro-zoning/zoned Irrigation (groups plants with similar water requirements together).
  - Smart irrigation controllers and/or weather based controllers.
  - Tree bubblers.
  
- Pool
  - Install a leak detection system to identify and repair leaks.
  - Pool splash troughs around the perimeter that drain back into the pool.
  - Pool covers.
  - Smart pump control systems.
  - Water-saving pool filters.

With these voluntary water conservation measures, which yield the additional water savings of approximately 6 AFY, the net water demand is approximately 221 AFY.

The Planning Department has indicated that the Project conforms with the use and intensity of development permitted by the City's General Plan. The Planning Department has also determined that the Project is consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) by the Southern California Association of Governments. The City's water demand projection in 2020 UWMP was developed based on the 2020 RTP/SCS demographic projection. LADWP used a service area-wide method to develop the City's water demand projections. This methodology does not rely on individual development demands to determine area-wide growth. The 2020 UWMP concluded there are adequate water supplies to meet projected water demands through 2045. Therefore, projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 25-year projection of 2020 UWMP are sufficient to meet the projected net water demand associated with the Project, in addition to the existing and planned future demand on LADWP.

### **ENVIRONMENTAL DETERMINATION**

Determine item is exempt pursuant to CEQA Guidelines Section 15060(c)(2). In accordance with this section, an activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment. The Centro Westlake Project water supply assessment will not result in any physical change in the environment. Therefore, this activity is not subject to CEQA.

### **CITY ATTORNEY**

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

### **ATTACHMENTS**

- Map of Proposed Project
- Resolution
- WSA
- Appendices A-D