

CENTRO WESTLAKE PROJECT WSA APPENDICES A-D

CENTRO WESTLAKE PROJECT WSA APPENDIX A

Appendix A

City of Los Angeles Department of City Planning
Request for Water Supply Assessment,
and Scope Confirmation e-mail

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

July 11, 2024

Sabrina Tsui
Manager of Resources Development
CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
111 North Hope Street, Room 314
Los Angeles, California 90012

Re: REQUEST FOR WATER SUPPLY ASSESSMENT—CENTRO WESTLAKE PROJECT (CASE NO. ENV-2023-8280-SCEA)

Dear Ms. Tsui:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires that for certain projects, the CEQA lead agency must identify any public water system that may supply water to the proposed project and request the public water system to determine the water demand associated with the project and whether such demand was included as part of the most recently adopted Urban Water Management Plan (UWMP). Per Section 10912 of the California Water Code (CWC), a project which is subject to the requirements of SB 610 includes: (1) residential developments of more than 500 dwelling units; (2) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; (3) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of floor space; (4) hotels, motels, or both, having more than 500 rooms; (5) industrial, manufacturing, or processing plant, or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons; (6) mixed-use projects that include one or more of the above-identified categories; or (7) a project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500 dwelling unit project.

The Centro Westlake Project (hereafter referred to as the Project) is a residential mixed-use project that meets Criteria (1) above (residential development of more than 500 dwelling units). The Los Angeles Department of Water and Power (LADWP) has been identified as the public water system (as defined in CWC Section 10912 and CEQA Guidelines Section 15155) that would serve the Project. Accordingly, the Department of City Planning (CEQA lead agency for the Project) requests

that the LADWP: (1) determine whether the estimated water demand associated with the Project was included as part of LADWP's most recently adopted UWMP; and (2) prepare and approve a water supply assessment using the UWMP or new analyses for the Project pursuant to CWC Section 10910 et seq.

The requirements for a water supply assessment include the identification of existing water supply entitlements, water rights, or water service contracts held by LADWP's public water system, and prior years' water deliveries received by LADWP's public water system. Please refer to CWC Section 10910 (d)(2) for the documentation required to verify any identified rights to a water supply. If the LADWP has not received water in prior years as described in CWC Section 10910 (e) or if groundwater is a source of supply as described in CWC Section 10910 (f), please comply with the requirements of those sections.

The Department of City Planning, which is preparing a Sustainable Communities Environmental Assessment (SCEA) for the Project in accordance with CEQA, requests that the water supply assessment include a discussion of whether LADWP's public water system's total projected water supplies available during normal, single dry, and multiple dry water years will meet the projected water demand associated with the Project, in addition to LADWP's public water system's existing and planned future uses, including agricultural and manufacturing uses, pursuant to CWC Section 10910 (c)(3).

Project Title

Centro Westlake Project

Project Developer

Walter J Company
1930 Wilshire Blvd.
Los Angeles, CA 90057

Contact Information

City of Los Angeles
Department of City Planning
Michelle Carter, City Planner
(213) 978-1262
michelle.carter@lacity.org

SCEA Consultant

Stacie Henderson, Vice President
CAJA Environmental Services, LLC
9410 Topanga Canyon Blvd., Suite 101
Chatsworth, CA 91311
stacie@ceqa-nepa.com
(310) 469-6703

Project Location

The Project Site would be developed on a property that includes the Westlake/MacArthur Park Metro Station (Metro Property) and three adjacent private properties owned by the Project Applicant (Applicant Properties). The Metro Property is located at 660 - 686 S. Alvarado Street and 673 - 679 S. Westlake Avenue (Assessor Parcel Numbers (APN) 5141-002-901, 5141-002-902, 5141-002-903, 5141-002-

904, and 5141-002-905) and is currently used for Metro transit, parking and a plaza for the Westlake/MacArthur Park Metro Station. The Applicant Properties are located at 657 S. Westlake Avenue and 2000 - 2014 W. Wilshire Boulevard (APN 5141-002-023, currently developed with a medical office building), 2001 - 2015 W. 7th Street and 683-693 S. Westlake Avenue (APN 5141-002-008 and 5141-002-022, currently developed with an office and retail shops), and 650 - 658 S. Alvarado Street and 2016 - 2032 W. Wilshire Boulevard (APN 5141-002-001, currently developed with the former 99 Cents Only Store). The total area of the Project Site is approximately 149,489 square feet. The Project 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 (with the exclusion of the private property on the northeast corner of 7th Street and Alvarado Street).

Regional access is provided by the Hollywood Freeway (US-101), located approximately 1.1 miles north of the Project Site; the Harbor Freeway (SR-110), located approximately 0.8 miles east of the Project Site; and the Santa Monica Freeway (I-10), located approximately 1.2 miles south of the Project Site. The arterial streets that provide access to the Project area include 6th Street, Wilshire Boulevard, 7th Street, 8th Street, James M Wood Boulevard, and Alvarado Street. The collector and local streets providing access and circulation possibilities include Westlake Avenue, Park View Street, Grand View Street, Lake Street, Bonnie Brae Street, Burlington Avenue, Little Street, and Beacon Avenue. Surrounding uses include office and retail to the north, office and residential to the east, retail to the south, and MacArthur Park to the west.

Project Description

The Project involves a new transit-oriented, approximately 1,283,066 square-foot project on a site that includes the Westlake/MacArthur Park Metro Station and three adjacent private properties. To accommodate the Project, the existing, above-grade uses on the three private properties would be removed (including approximately 23,378 square feet of retail uses, approximately 6,237 square feet of office uses, and approximately 111,321 square feet of medical office uses), although the existing Westlake-MacArthur Park Metro Station would remain and would continue to operate as a Metro Station.

The Project would connect the environment that surrounds the existing Metro Station into a vibrant urban center that incorporates up to 668 residential units, 300 hotel rooms, 105,480 square feet of office uses, 10,000 square feet of medical office uses, and 56,707 square feet of retail uses in two tower buildings with heights of approximately 600 and 450 feet. Tower 1 (with 55 stories and a maximum height of approximately 600 feet to the top of the parapet) would include hotel, retail, and residential uses, while Tower 2 (with 39 stories and a maximum height of approximately 450 feet to the top of the parapet) would include residential, retail, office, and medical office uses. The Project's proposed floor area ratio (FAR) would be approximately 8.58:1. Up to 968 parking spaces would be provided in six subterranean and four above grade levels. Finally, the Project would also include approximately 74,975 square feet of open space amenities, including approximately 14,171 square feet of landscaped space. The Project would also include the removal of 36 private property trees and one street tree and would include the planting of approximately 62 trees. The Project includes, among other things, an enhanced Metro Plaza with landscaping, seating areas, and pedestrian walkways.

Estimated Water Demand

Table 1, below, provides the estimated water demand forecast for the Project. As shown in Table 1, the Project Site currently generates a water demand of approximately 29,747 gallons per day (gpd) and the Project is estimated to result in a water demand of approximately 184,325 gpd, when taking into account the removal of the existing uses.

Table 1
Existing and Future Water Demand

Land Use	Units	Generation Rate (gpd/unit)	Total Water Demand (gpd)
Proposed			
Residential Apt: Bachelor	116 DU	75 GPD/DU	8,700
Residential Apt: 1 BDR	273 DU	110 GPD/DU	30,030
Residential Apt: 2 BDR	279 DU	150 GPD/DU	41,850
Retail (less than 100,000 SF)	39,759 SF	50 GPD/KGSF	1,988
Restaurant: Full Service Indoor Seat	408 Seats	30 GPD/Seat	12,240
Hotel: Guest Rooms	300 Rooms	120 GPD/Room	36,000
Office Building w/ Cooling Tower	105,480 SF	170 GPD/KGSF	17,932
Medical Office/Clinic	10,000 SF	250 GPD/KGSF	2,500
Swimming Pool (Commercial w/ Backwash Filter)	62,832	Gallons	62,832
Existing			
Existing Retail	23,378 sf	50 / KGSF	1,169
Existing Office	6,237 SF	120 / KGSF	748
Existing Medical Office	101,806 SF	250 / KGSF	27,830
Gross Water Demand			214,072
Subtotal Existing			29,747
Net Increase			184,325

Project Conformance with Existing Zoning and the General Plan

The Project Site is located within the Westlake Community Plan Area, which designates the Site as Community Commercial and Regional Center Commercial, and the Project Site is zoned C4-2, C1-2, C2-4, and C2-2.

Approvals required for the Project would include, but may not be limited to:

- Pursuant to LAMC Section 16.05, Site Plan Review to permit the development of a mixed-use, transit-oriented development with over 50,000 square feet of non-residential floor area and over 50 dwelling units.
- Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to permit the merger and resubdivision of land and a haul route for the import/export of greater than 1,000 cubic yards of

earth materials.

- Pursuant to LAMC Section 12.22 A.31, a Transit Oriented Communities Affordable Housing Incentive Program Project (Tier 4) with two incentives for FAR/Density Averaging and Transitional Height.
- Pursuant to LAMC Section 12.28, a Zoning Administrator Adjustment for relief from LAMC Sections 12.14 C.2 and 12.13 C.3(b), to reduce required rear yard setbacks on the first residential floor upwards to 0 feet.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the Project's impacts on water demand is accurate and complete. CWC Section 10910 (g)(1) requires submission of the assessment within 90 days of this request. We would appreciate the receipt of the water assessment within that timeframe. If you have any questions or need additional information, please call me at (213) 978-1262 or call the environmental consultant, Stacie Henderson of CAJA Environmental Services, at (310) 469-6703.

Sincerely,

VINCENT P. BERTONI, AICP

Director of Planning

A handwritten signature in blue ink, appearing to read 'MC', is written over a horizontal line.

Michelle Carter

City of Los Angeles Department of City Planning

Tcharssov, Andrei

From: Michelle Carter <michelle.carter@lacity.org>
Sent: Wednesday, August 28, 2024 5:40 PM
To: Tcharssov, Andrei
Cc: stacie@ceqa-nepa.com
Subject: [EXTERNAL] Re: Centro Westlake Project WSA - Scope Confirmation final

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

Hi Andrei,

The only correction that I have is that the existing medical office space is a total of 111,321 square feet. Other than that everything else is correct.

Thank you,
Michelle



Please note: I am out of the office every other Friday

On Tue, Aug 27, 2024 at 2:45 PM Tcharssov, Andrei <Andrei.Tcharssov@ladwp.com> wrote:

Michelle,

We are in the process of completing the Water Supply Assessment (WSA) Board Package for the Centro Westlake Project (Project). The Los Angeles Department of Water and Power (LADWP) requests that the City of Los Angeles Department of City Planning (Planning Department) confirm, by e-mail, that the project's scope provided below is complete and accurate. The scope below is based on your Request for the WSA dated July 11, 2024 (attached) and all relevant e-mail communication to date. Your scope confirming e-mail will be included as part of the WSA, and the confirmed scope will be used for calculating the water demand in the WSA.

Existing uses:

Existing Use ¹	Quantity
Retail	23,378 sf
Office	6,237 sf
Medical Office	101,806 sf

Proposed:

Proposed Use	Quantity	Unit	Notes as applicable
Residential: Bachelor	116	du	
Residential: 1 bdr	273	du	
Residential: 2 bdr	279	du	
Residential Units Total	668	du	
Wellness/Gym/Fitness	7,000	sf	
Co-working/Meeting Rooms	8,700	sf	
Club/Lounge/Bar	8,700	sf	
Dining Room/Party Rooms	8,700	sf	
Dog Wash Rooms	1,689	sf	
Residential Amenities			
Hotel Room	300	room	
Hotel Room Total	300	room	
Wellness	5,000	sf	
Business Center	7,099	sf	
Events and Conference	2,730	sf	
Food and Beverage	6,007	sf	
Public Areas	1,006	sf	
Hotel Amenities			
Retail	39,759	sf	
Restaurant	200	seat	3,000 sf. Assume 15 sf/seat. Assume 30 gpd/seat.
Food Service	930	seat	13,948 sf. Assume 15 sf/seat. Assume 30 gpd/seat.
Retail	56,707	sf	
Office Building	105,480	sf	
Medical Office	10,000	sf	
Office Total	115,480	sf	
Landscaping and Pools	16,345	sf	Landscaping=13,945 sf, pool= 2,400 sf.

			Landscaping hydrozone plan and schedule per applicant's responses prepared August 14, 2024.
Covered Parking	627,761	sf	
Tower 1	2,000	ton	8 hours/day, 7 days/week, 52 weeks/year
Tower 2	1,400	ton	8 hours/day, 7 days/week, 52 weeks/year
Cooling Tower Total	3,400	ton	

sf = square feet du = dwelling unit gpd= gallons per day

Notes

1. Existing and proposed uses that do not have a water demand are not shown.
2. Plumbing fixtures per applicant's responses prepared August 14, 2024.

The Project conforms with the use and intensity of development permitted by the City of Los Angeles' General Plan. The Project is consistent with the demographic projections in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments for the City of Los Angeles.

If the above listed scope is accurate and consistent with the proposed Project, please e-mail reply. If not, please edit the scope accordingly and send back to me by e-mail.

Thank you.

-----Confidentiality Notice----- This electronic message transmission contains information from the Los Angeles Department of Water and Power (LADWP), which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

CENTRO WESTLAKE PROJECT WSA APPENDIX B

Appendix B

Water Conservation Commitment Letter

August 21, 2024

Anselmo G. Collins
Senior Assistant General Manager for Water System
Los Angeles Department of Water & Power
111 North Hope Street, Room 1455
Los Angeles, CA 90012-5701

Re: WATER CONSERVATION COMMITMENTS FOR THE CENTRO WESTLAKE PROJECT

Dear Mr. Collins:

This letter is submitted on behalf of the Walter J Company, the Applicant for the Centro Westlake Project (Project) within the Westlake Community Plan Area of the City of Los Angeles.

The Project site, which encompasses approximately 149,489 square feet, is generally bounded by Wilshire Boulevard to the north, Westlake Avenue to the east, 7th Street to the south, and Alvarado Street to the west. The proposed Project would develop up to approximately 39,759 square feet of retail space, 16,948 square feet of restaurant uses, 668 apartment units, a 300-room hotel, 105,480 of office uses, 10,000 square feet of medical office uses, and 74,975 square feet of open space amenities. The Project would also include up to approximately 968 stalls of covered parking in six subterranean and four above grade levels, 13,945 square feet of landscaping, and two cooling towers without chillers. As part of the Project, the existing development that collectively comprises approximately 140,936 square feet of floor area on-site would be removed.

The Applicant understands the City of Los Angeles' plans to meet future water needs by expanding local water supply programs and reducing demands on purchased imported water through local groundwater, recycled water, stormwater capture, and water conservation and use efficiency. Therefore, 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 to reduce the Project's baseline water demand:

- Fixtures
 - ENERGY STAR Certified (or equivalent performance) 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, or less.

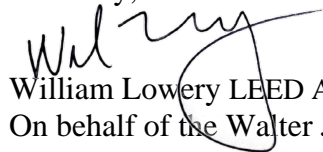
- Showerheads with a flow rate of 1.5 gallons per minute, or less.
- Landscape and irrigation
 - California Friendly® plants or native plants.
 - Drip/Subsurface Irrigation (Micro-Irrigation).
 - Tree Bubblers.
 - Smart Irrigation Controllers and/or Weather Based Controllers.
 - Proper Hydro-zoning/Zoned Irrigation--(groups plants with similar water requirements together).
- Pool
 - Install a leak detection system so water use can be monitored, and leaks can be identified and repaired.
 - Pool splash troughs around the perimeter that drain back into the pool.
 - Water-saving pool filters.
 - Pool Covers.
 - Smart Pump Control Systems.
 - Heat exchangers for heating water.
- Utilities
 - Individual metering and billing for water use for every commercial unit.

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 as applicable:

- Catch Basin Insert Filter - a device that can be inserted into an existing catch basin design to provide some level of runoff contaminant removal.
- Cistern - captures stormwater runoff as it comes down through the roof gutter system to be re-used to offset irrigation water demand.

Should you have any questions, please do not hesitate to call at (323) 617-5445.

Sincerely,



William Lowery LEED AP, CFM, RPA, CEM
On behalf of the Walter J Company

CENTRO WESTLAKE PROJECT WSA APPENDIX C

Appendix C

Project Location Map



Figure 2-1
Regional Location Map

CENTRO WESTLAKE PROJECT WSA APPENDIX D

Appendix D

Adjudicated Groundwater Basin Judgments

- San Fernando Basin – Judgment No. 650079
- Sylmar Basin – Judgment No. 650079
- Central Basin – Judgment No, 786656

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8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF LOS ANGELES
10

11 THE CITY OF LOS ANGELES,

12 Plaintiff,

13 vs.

14 CITY OF SAN FERNANDO, ET AL.

15 Defendants.
16
17

No. 650079

JUDGMENT

18 There follows by consecutive paging Recitals (page 1), Definitions and List of Attachments
19 (pages 1 to 6), Designation of Parties (page 6), Declaration re Geology and Hydrology (pages
20 6 to 12), Declaration of Rights (pages 12 to 21), Injunctions (pages 21 to 22), Continuing
21 Jurisdiction (page 23), Watermaster (pages 23 to 29), Physical Solution (pages 29 to 34), and
22 Miscellaneous Provisions (pages 34 to 35), and Attachments (pages 36 to 46). Each and all of
23 said several parts constitute a single integrated Judgment herein.
24
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1 4.2.3 Separate Ground Water Basins. The physical and geologic characteristics of each
2 of the ground water basins, Eagle rock, Sylmar, Verdugo and San Fernando, cause impediments
3 to inter-basin ground water flow whereby there is created separate underground reservoirs. Each
4 of said basins contains a common source of water supply to parties extracting ground water from
5 each of said basins. The amount of underflow from Sylmar Basin, Verdugo Basin and Eagle
6 Rock Basin to San Fernando Basin is relatively small, and on the average has been
7 approximately 540 acre feet per year from the Sylmar Basin; 80 acre feet per year from Verdugo
8 Basin; and 50 acre feet per year from Eagle Rock Basin. Each has physiographic, geologic and
9 hydrologic differences; one from the other, and each meets the hydrologic definition of "basin".
10 The extractions of water in the respective basins affect the other water users within that basin but
11 do not significantly or materially affect the ground water levels in any of the other basins. The
12 underground reservoirs of Eagle Rock, Verdugo and Sylmar Basins are independent of one
13 another and of the San Fernando Basin.

14 4.2.4 Safe Yield and Native Safe Yield. The safe yield and native safe yield, stated in
15 acre feet, of the three largest basins for the year 1964-65 was as follows:

<u>Basin</u>	<u>Safe Yield</u>	<u>Native Safe Yield</u>
San Fernando	90,680	43,660
Sylmar	6,210	3,850
Verdugo	7,150	3,590

20 The safe yield of Eagle Rock Basin is derived from imported water delivered by Los Angeles.
21 There is no measurable native-safe yield.

22 4.2.5 Separate Basins -- Separate Rights. The rights of the parties to extract ground
23 water within ULARA are separate and distinct as within each of the several ground water basins
24 within said watershed.

25 4.2.6 Hydrologic Condition of Basins. The several basins within ULARA are in varying
26 hydrologic conditions, which result in different legal consequences.

27 4.2.6.1 San Fernando Basin. The first full year of overdraft in San Fernando
28 Basin was 1954-55. It remained in overdraft continuously until 1968, when an injunction

1 LAGERLOF, SENICAL, DRESCHER & SWIFT

2 301 North Lake Avenue, 10th Floor

3 Pasadena, California 91101

4 (818) 793-9400 or (213) 385-4345

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8

SUPERIOR COURT OF THE STATE OF CALIFORNIA

9

FOR THE COUNTY OF LOS ANGELES

10

11 CENTRAL AND WEST BASIN WATER
REPLENISHMENT DISTRICT, etc.,

) No. 786,656
) SECOND AMENDED
) JUDGMENT

12

Plaintiff,)

13

v.

) (Declaring and establishing water rights in
) Central Basin and enjoining extractions
) therefrom in excess of specified quantities.)

14

CHARLES E. ADAMS, et al.,

15

)
)
) Defendants,)

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CITY OF LAKEWOOD, a municipal
corporation,

17

)
)
) Cross-Complaint,)

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v.

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CHARLES E. ADAMS, et al.,

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)
)
) Cross-Defendants,)

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The above-entitled matter duly and regularly came on for trial in Department 73
of the above-entitled Court (having been transferred thereto from Department 75 by order of the
presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17,
1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,

1 of the close of the water year ending September 30, 1978 in accordance with the Watermaster
2 Reports on file with this Court and the records of the Plaintiff. This tabulation does not take into
3 account additions or subtractions from any Allowed Pumping Allocation of a producer for the
4 1978-79 water year, nor other adjustments not representing change in fee title to water rights,
5 such as leases of water rights, nor does it include the names of lessees of landowners where the
6 lessees are exercising the water rights. The exercise of all water rights is subject, however, to the
7 provisions of this Judgment is hereinafter contained. All of said rights are of the same legal
8 force and effect and are without priority with reference to each other. Each party whose name is
9 hereinafter set forth in the tabulation set forth in Appendix "2" of this judgment, and after whose
10 name there appears under the column "Total Water Right" the figure "0" owns no rights to
11 extract any ground water from Central Basin, and has no right to extract any ground water from
12 Central Basin.

13 (b) Defendant The City of Los Angeles is the owner of the right to extract fifteen
14 thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant
15 Department of Water and Power of the City of Los Angeles has no right to extract ground water
16 from Central Basin except insofar as it has the right, power, duty or obligation on behalf of
17 defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The
18 City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this
19 judgment hereafter contained, including but not limited to, sharing with other parties in any
20 subsequent decreases or increases in the quantity of extractions permitted from Central Basin,
21 pursuant to continuing jurisdiction of the Court, on the basis that fifteen thousand (15,000) acre
22 feet bears to the Allowed Pumping Allocations of the other parties.

23 (c) No party to this action is the owner of or has any right to extract ground water
24 from Central Basin except as herein affirmatively determined.

25 2. Parties Enjoined as Regards Quantities of Extractions.
26
27