

## BUENA VISTA PROJECT WSA APPENDICES A-D

# BUENA VISTA PROJECT WSA APPENDIX A

## Appendix A

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

**DEPARTMENT OF  
CITY PLANNING**

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(213) 978-1300

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200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

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June 24, 2024

Los Angeles Department of Water and Power  
Water Resources Division  
Sabrina Tsui, Manager of Resources Development  
111 North Hope Street, Room 314  
Los Angeles, CA 90012

**Re: Request for New Water Supply Assessment—Buena Vista Project(Case No. ENV-2016-4064-EIR)**

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 planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area; (6) mixed-use projects that include one or more of the projects specified in this subdivision; 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 Buena Vista Project (Project) meets criteria 1, 6, and 7 above. 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 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 an Environmental Impact Report (EIR) 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**

Buena Vista Project

**Project Developer**

S&R Partners, LLC

**Contact Information**

Department of City Planning  
Polonia Majas, City Planning Associate  
213.847.3625  
[polonia.majas@lacity.org](mailto:polonia.majas@lacity.org)



**EIR Consultant**

Eyestone Environmental  
Ashley Wright, Principal Planner  
424.261.6456  
[a.wright@eyestoneeir.com](mailto:a.wright@eyestoneeir.com)

**Project Location and Existing Conditions**

The Project Site is located at 1251 North Spring Street and 1030–1380 North Broadway within the Central City North Community Plan of the City. As shown in Attachment 1, the Metro A Line tracks and the Los Angeles State Historic Park are located generally to the southeast, and North Broadway is located generally to the northwest from the Project Site. The western portion of a portion of the site is located behind an existing commercial use that fronts North Broadway. The Project Site has a curvilinear shape, with Bishops Road and Savoy Street located across from the approximate center of the Project Site.

Local access to the Project Site is provided by North Broadway and North Spring Street. Regional access to the Project Site is provided by the Harbor Freeway (State Route 110) and the Golden State Freeway (Interstate 5), which are located within 0.5 mile of the Project Site. The Project Site is served by a variety of public transit options provided by Metro, Los Angeles Department of Transportation (LADOT), Santa Clarita Transit, Antelope Valley Transit Authority, Torrance Transit, and Orange County Transportation Authority. The Project Site is also served by the Metro A Line Chinatown Station, located approximately 400 feet south of the Project Site, and Union Station, located approximately 0.65 mile southeast of the Project Site.

The Project Site is approximately 7.87 acres and is partially developed, with portions of the Project Site currently used for vehicle and equipment storage and parking and other activities. The Project Site's topography consists of a south-facing vegetated sloped area that spans from the North Parcel to the South Parcel until reaching the vicinity of Mandarin Plaza, at which point the South Parcel becomes mostly paved. The sloped area faces toward the Los Angeles State Historic Park and consists mainly of bare ground with limited vegetation, containing remnants of concrete foundations/footings, and retaining walls. Chain link fencing is located along the perimeter of the Project Site between North Broadway and the Metro A Line tracks. The Project Site includes 20 existing on-site trees consisting of Canary Island date palm (*Phoenix canariensis*), Mexican fan palm (*Washingtonia robusta*), and desert fan palm (*Washingtonia filifera*) and three street trees consisting of jacaranda trees (*Jacaranda mimosafolia*), none of which are protected under the City's Protected Tree and Shrubs Ordinance No. 186,873.

Access to the South Parcel is located via a gated driveway on North Broadway across from St. Peter's Italian Catholic Church as well as existing easements from North Spring Street,

which cross under the elevated Metro A Line tracks at the southeastern corner of the South Parcel.<sup>1</sup> The South Parcel is largely paved and partially developed with structures associated with transportation operations and maintenance-related facilities including an approximately 12,800-square-foot rectangular one-story metal auto repair building located in the southern portion of the South Parcel, with vehicle bays and roll-up doors, as well as a vehicle shelter/wash bay, trash enclosure, paved surface parking areas, paved outdoor storage yard, utility infrastructure, retaining walls, concrete foundations/footings, and fencing. Additionally, an approximately 2,132-square-foot addition to the rear of an existing off-site restaurant (the Golden Dragon Restaurant) and associated parking that encroaches onto the Project Site is located in the southwestern portion of the South Parcel. Two existing groundwater monitoring wells are located on the South Parcel for ongoing monitoring of the adjacent Union Pacific Railroad Cornfield Site under regulatory oversight by the Los Angeles Regional Water Quality Control Board. Access to the North Parcel is currently provided via two gated entryways along North Broadway, with one across from Solano Avenue and the other at the northeastern corner of the North Parcel. The North Parcel includes foundation remnants and graded areas, and is generally used for construction staging, bus parking and other activities. There are no existing buildings on the North Parcel. Records indicate the presence of two inactive oil wells on the North Parcel.

## Project Description

The Project proposes a mixed-use residential and commercial development on an approximately 7.87-acre site within the Central City North Community Plan area of the City. As shown on Table 1 on page 5, the Project would construct up to 986 residential units including 200 affordable units, approximately 15,000 square feet of retail uses; 23,800 square feet of restaurant uses, and 116,610 square feet of outdoor trellis/overhang areas (circulation and balconies).<sup>2</sup> As shown on the Conceptual Site Plan included as Attachment 2, the Project would be developed with main development areas, the South Parcel and the North Parcel. The South Parcel would provide 631 residential units comprised of 35 three-bedroom units, 195 two-bedroom units, 293 one-bedroom units, 106 studio units and two one-bedroom live-work units. The North Parcel would provide 355 residential units comprised of 25 three-bedroom units, 112 two-bedroom units, 175 one-bedroom units, 38 studio units and five one-bedroom live-work units. In total, the Project would include up to 1,245,536 square feet of floor area on a 342,678-square-foot Project Site, resulting in a FAR of 3.63:1. The

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<sup>1</sup> Access to the South Parcel from North Spring Street is provided via existing access easements (Inst. No. 03-3736225, December 10, 2003, and Inst. No. 03-3736226, December 10, 2003).

<sup>2</sup> The Los Angeles Department of Building and Safety may count the Project Site's approximately 116,610 square feet of outdoor trellis/overhang areas (circulation and balconies) as floor area. As such, these areas have been included in the total floor area for the Project.

**Table 1**  
**Proposed Floor Area**

<b>Land Use</b>	<b>Description</b>	<b>Floor Area (sf)</b>
<b>South Parcel</b>		
Residential	631 units	706,854
Restaurant <sup>a</sup>		15,800
Retail		10,000
Outdoor Trellis/Overhang Areas (circulation and balconies) <sup>b</sup>		48,263
<i>South Parcel Total Floor Area</i>		<i>732,654</i>
<b>North Parcel</b>		
Residential	355 du	383,272
Restaurant		8,000
Retail		5,000
Outdoor Trellis/Overhang Areas (circulation and balconies) <sup>b</sup>		68,347
<i>North Parcel Total Floor Area</i>		<i>396,272</i>
<b>Project Total</b>		
Total Residential	986 du	1,090,126
Total Restaurant		23,800
Total Retail		15,000
Total Outdoor Trellis/Overhang Areas (circulation and balconies) <sup>b</sup>		116,610
<b>Total Floor Area including Outdoor Trellis/Overhang Areas (circulation and balconies)<sup>b</sup></b>		<b>1,245,536</b>
<hr/> <i>du = dwelling units</i> <i>sf = square feet</i> <sup>a</sup> 5,000 square feet of floor area of restaurant uses would be located outdoors. <sup>b</sup> The Los Angeles Department of Building and Safety may count the outdoor trellis/overhang areas (circulation and balconies) as floor area. Thus, these supporting circulation areas and balconies are included in the total floor area for the Project. <i>Source: Eyestone Environmental, 2024.</i>		

Project would include the subdivision of a curvilinear shaped Project Site, into two master lots as well as air space lots, herein referred to as the South Parcel and the North Parcel. The North and South Parcels are generally split where Bishops Road meets Broadway. The South Parcel would be developed with a six-story podium connecting two buildings, Building 1, a 26-story building up to 343 feet 8 inches in height, and Building 2, a 22-story building up to 301 feet in

height. The North Parcel would be developed with a two-story podium connecting two buildings, the North Building, a 15-story building up to 209 feet 4 inches, and the Courtyard Building, a six-story building up to 108 feet 8 inches in height. Additionally, the North Parcel would also include the Retail Block Building, a three-story building up to 72 feet 4 inches in height. Further, the Project would provide up to 931 parking spaces (including standard, compact, and stacked spaces) within a three-level partial subterranean garage on the South Parcel, and approximately 546 parking spaces within three-level partial subterranean parking garage on the North Parcel, for a total of approximately 1,477 vehicular parking spaces. Additionally, the Project would provide 80 short-term and 722 long-term bicycle parking spaces. The Project would include public and private open space totaling approximately 75,604 square feet on the South Parcel and 50,215 on the North Parcel for a total of 125,819 square feet of open space. The Central Greenspace, would be constructed in the central portion of the Project Site connecting the North Parcel and South Parcel. The Central Green Space links the North Parcel and South Parcel and would be vegetated with native trees and understory vegetation with a continuous sidewalk for pedestrians along Broadway.

Construction of the Project would be phased, with development of the South Parcel occurring as Phase 1 and development of the North Parcel occurring as Phase 2. Phase 1 is anticipated to start construction in March 2028 and end in February 2031. Phase 2 would be anticipated to begin in February 2031 after completion of Phase 1 and end in February 2034.

### **Existing Water Consumption**

As discussed above, the South Parcel is largely paved and partially developed with structures associated with transportation operations and maintenance-related facilities including an approximately 12,800-square-foot rectangular one-story maintenance building located in the southern portion of the South Parcel, with vehicle bays and roll-up doors, as well as a vehicle shelter/wash bay, trash enclosure, paved surface parking areas, paved outdoor storage yard, utility infrastructure, retaining walls, concrete foundations/footings, and fencing. Additionally, an approximately 2,132-square-foot addition to the rear of an existing off-site restaurant (the Golden Dragon Restaurant) and associated parking that encroaches onto the Project Site and is located in the southwestern portion of the South Parcel. There are no existing buildings on the North Parcel. To be consistent with the overall approach of the CEQA analysis and to provide for a conservative WSA analysis, please assume existing conditions water demand is zero gallons per day.

### **Forecast of Project Water Demand**

Table 2 on page 7 provides the estimated water demand forecast for the Project using the City's Bureau of Sanitation standard factors for wastewater generation. As shown in Table 2, the Project is estimated to result in a domestic water demand of approximately 175,216 gpd.

**Table 2**  
**Proposed Water Consumption**

<b>Land Use</b>	<b>Proposed Development</b>	<b>Water Demand Rate<sup>a</sup></b>	<b>Demand (gpd)</b>
Studio	144 du	75 gpd/du	10,800
Residential: APT—1 BDR	468 du	110 gpd/du	51,480
Residential: APT—2 BDR	307 du	150 gpd/du	46,050
Residential: APT—3 BDR	60 du	190 gpd/du	11,400
Live-Work	7 du	190 gpd/du	1,330
Retail	15,000 sf	25/1,000 sf	375
Restaurant	1,587 seats <sup>b</sup> (23,800 sf)	30 gpd/seat	47,610
Pools/Water Feature <sup>c</sup>	4,700 sf	0.094 gpd/sf <sup>d</sup>	442
Covered Parking	565,660 sf	0.02 gpd/sf <sup>e</sup>	943
Fitness Center	2,400 sf	0.65 gpd/sf	1,560
Residential Community Center	1,400 sf (28 occupants)	3 gpd/occupant	84
Resident Lounge Areas	17,640 sf	0.05 gpd/sf	882
Outdoor Amphitheater	6,500 sf (100 seats)	3 gpd/seat	300
Outdoor Barbeque Area	500 sf	0.13 gpd/sf	65
Outdoor Fitness Area	2,500 sf	0.65 gpd/sf	1,625
Leasing Office	2,250 sf	0.12 gpd/sf	270
<b>Total<sup>f</sup></b>			<b>175,216</b>
<p><sup>a</sup> Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012).</p> <p><sup>b</sup> Restaurant space is assumed to be equivalent to 15 square feet per seat.</p> <p><sup>c</sup> The Project includes 4,400 square feet of pools and 300 square feet of water feature.</p> <p><sup>d</sup> Pool/water feature generation factor is based on a previously approved WSA. This 0.094 rate is based on the average evaporation rate per square foot. <sup>e</sup> Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.</p> <p><sup>f</sup> The Project includes approximately 116,610 square feet of outdoor trellis/overhang areas that would provide shaded circulation and balconies to support the proposed residential and commercial uses and would not be confined within the exterior walls of a building. In addition, landscaping included with the outdoor trellis/overhang areas (circulation and balconies) is included in the landscaping calculations provided in Attachment 3 of this WSA Letter. Therefore, it is not anticipated that outdoor trellis/overhang areas (circulation and balconies) would generate any additional water demand.</p> <p>Source: Eyestone Environmental, 2024.</p>			

## Landscaping and Open Space

LAMC Section 12.21 G requires open space for new developments with six or more dwelling units. Per LAMC Section 12.21 G, there shall be 100 square feet of open space provided for

each residential unit having less than three habitable rooms; 125 square feet of open space provided for each residential unit containing three habitable rooms; and 175 square feet of open space provided for each residential unit containing more than three habitable rooms. The Project is required to provide a total of 110,775 square feet of open space. The Project would provide approximately 125,819 square feet of open space (5,779 square feet of indoor common open space and 117,340 square feet of outdoor common space), and 2,700 square feet of private open space.

On the South Parcel, the Project would provide approximately 74,354 square feet of common open space and 1,250 square feet of private open space, inclusive of residential balconies and decks. Indoor common open space on the South Parcel would include amenities such as lounge areas, community rooms, and meeting room space. At the ground level outdoor open space would be comprised of outdoor fitness areas such as the hill climb area, courtyards, promenades, seating areas, and a small terraced amphitheater seating area. Located on the podium adjacent to Building 1, the South Terrace includes a swimming pool with outdoor seating and barbecue areas, raised planters, and outdoor lounge areas. The North Terrace, adjacent to Building 2, contains outdoor seating areas, planters, lounge areas, and accessible lawn areas. A swimming pool, outdoor seating and barbecue areas, raised planters, and outdoor lounge areas would also be included within both Building 1 on Level 26, and Building 2 on Level 22.

On the North Parcel, the Project would provide 48,765 square feet of common open space and 1,450 square feet of private open space, inclusive of residential balconies and decks. Indoor common open space on the North Parcel may include amenities such as lounge areas and meeting room space. At the ground level outdoor open space would be comprised of a garden dining terrace, public shopping gardens, public garden plaza and kiosks, landscape trellis, promenades, and associated raised planters and seating. A swimming pool, outdoor seating and barbecue areas, raised planters, and outdoor lounge areas would also be included within both the Courtyard Building on Level 6, and the North Building on Level 14.

The Central Greenspace, would be constructed in the central portion of the Project Site connecting the North Parcel and the South Parcel. The open space area links the North Parcel and South Parcel and would be vegetated with native trees and understory vegetation with a continuous sidewalk for pedestrians provided along Broadway.

The Project would remove 20 existing on-site trees consisting of Canary Island date palm (*Phoenix canariensis*), Mexican fan palm (*Washingtonia robusta*), and desert fan palm (*Washingtonia filifera*) and three street trees consisting of jacaranda trees (*jacaranda mimosafolia*), none of which are protected under the City's Protected Tree and Shrubs Ordinance No. 186,873. Pursuant to the requirements of the City's Urban Forestry Division and subject to approval of the Board of Public Works, the street trees to be removed would be

replaced at a 2:1 basis and subject to approval of Urban Forestry based on compliance with LAMC Section 62.169 and 62.170 and applicable findings. Landscaping would be provided in conformance with applicable LAMC Section 12.21 G.2(a)(3) which requires one 24-inch box tree for every four dwelling units proposed on site. Overall, the Project would provide 322 new trees (110 street trees and 212 on-site) consisting of Coastal Live Oak (*Quercus agrifolia*) street trees, and on-site trees including but not limited to: Desert Willow (*Chilopsis linearis*) Peppermint tree (*Agonis flexlosa*), and Strawberry Tree (*Arbutus unedo*). All proposed plant and tree species would be drought resistant and require low water use.

### **Project Conformance with Existing Zoning and the General Plan**

The Project Site is located within the Central City North Community Plan area. The Project Site is designated as Light Industrial and is zoned as MR2-1 (Restricted Light Industrial). The MR2 zone corresponds to the Project Site's Light Industrial land use designation. The MR2 zone allows for various industrial and manufacturing uses as well as uses permitted under the MR1 zone including commercial manufacturing and limited commercial uses. The "1" in the Project Site's zoning designation refers to the Project Site's location in Height District 1. All uses located in the MR2-1 zone and within Height District 1 are restricted to a maximum floor area ratio (FAR) of 1.5 times the property's buildable area.<sup>3</sup> Height District 1 does not impose a vertical height limitation on the Project Site.

The City of Los Angeles Department of City Planning is in the process of updating the Central City North Community Plan and the Central City Community Plan, whose areas together make up Downtown Los Angeles (sometimes known as DTLA), in a combined planning process referred to as the DTLA 2040 Plan. The purpose of the DTLA 2040 Plan is to create and implement a future vision for Downtown Los Angeles. On May 3, 2023, the Los Angeles City Council voted unanimously to approve the DTLA 2040 Plan. Following City Council approval, the implementing ordinances are now being reviewed and finalized by the City Attorney for form and legality. After the City Attorney has completed their review for form and legality, the DTLA 2040 Plan will be presented to the City Council PLUM Committee and City Council for adoption. The applicable regulatory framework for the proposed Project is the Central City North Community Plan because it was the governing applicable land use plan at the time the City deemed the Project's application complete.

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

- A General Plan Amendment to change the land use designation of the Project Site from Light Industrial to Regional Commercial;

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<sup>3</sup> FAR and height restrictions can be found in LAMC Section 12.21.1 A.1.

- A Zone Change to change the zoning for the Project Site from MR2 to C2;
- A Height District change from Height District 1 to Height District 2D;
- A Zoning Administrator Determination to permit building height greater than the maximum height otherwise permitted under the Transitional Height provisions in LAMC Section 12.21.1.A.10 of 33 feet 61 feet. At the South Parcel, the proposed building heights are 343 feet 8 inches at Building 1, 301 feet at Building 2, and 105 feet at the podium, and at the North Parcel, the proposed building heights are 72 feet 4 inches at the Retail Block, 108 feet 8 inches at the Courtyard Building, 56 feet 4 inches at the podium, and 209 feet 4 inches at the North Building;
- A Zoning Administrator Adjustment to reduce setback requirements:
  - a. For the South Parcel, for the podium at L-2 through L-5, to allow for a 10-foot setback in lieu of the required 18 feet at the rear lot line; and for a portion of Building 2 at L-1 through L-22, to allow a 19-foot setback in lieu of the required 20 feet at the rear lot line;
  - b. For the North Parcel, for the Courtyard Building at P-2 through L-5, to allow for a 16-foot setback in lieu of the required 18 feet at the rear lot line (per LAMC Section 12.14.C); for a portion of the Podium Building P-2 through L-1 and the North Building P-2 through L-14, to allow for a 0-foot setback in lieu of the required 15-foot setback at the rear lot line; and for the North Building at P-2 through L-14, to allow a 16-foot setback in lieu of the required 20 feet at the rear lot line.
- Pursuant to LAMC Section 16.05, the Applicant requests a Site Plan Review for the development of more than 50 dwelling units;
- A Vesting Tentative Tract Map (VTTM 74548) that involves the dedication of a three-foot-wide strip along North Broadway to the City (resulting in 342,678 net square feet or a net acreage of 7.87 acre Project Site) and subdivision of the Project Site into two master lots and airspace lots for residential and commercial condominium purposes;
- A Haul Route approval for the export of approximately 187,000 cubic yards of soil and import of approximately 18,700 cubic yards of soil;
- A Development Agreement;
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, street tree



removal, grading permits, excavation permits, foundation permits, building permits, and sign permits.

## **Environmental Design Features**

The Project would support environmental sustainability by incorporating sustainable building features and construction protocols required by the Los Angeles Green Building Code (LAMC Chapter IX, Article 9), the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11; referred to as the CALGreen Code), and the California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6; California Energy Code). Both in compliance with and, in some cases, in exceedance of Code requirements, a number of specific sustainable design components would be incorporated into the Project, potentially including, but not limited to: Energy Star appliances; continuous insulation and high-performance glazing to minimize heating and cooling loads; ultra-low flow plumbing fixtures and fittings that comply with the performance requirements specified in the Los Angeles Green Building Code; weather-based irrigation systems; water-efficient plantings with drought-tolerant species; shade trees in public areas; green walls in certain outdoor areas; vegetated roofs or cool roof systems to help reduce energy use; short- and long-term bicycle parking and related amenities; use of daylighting where feasible; and energy-efficient lighting. Additionally, the Project would provide preferential parking for carpools and low-emitting and zero emission vehicles, and 30 percent of the Project's parking spaces would be designated as EV spaces capable of supporting future EVSE, with 10 percent of the residential spaces equipped with EVCS and 20 percent of the non-residential spaces equipped with EVCS. Further, the Project would include solar-ready infrastructure to allow for future solar power generation, such as photovoltaic (PV) panels on rooftops of the podium on the South Parcel and Courtyard Building on the North Parcel, with precise locations to be determined. The Project would also comply with Ordinance No. 187,714, which requires all newly constructed buildings to be all electric, excluding the proposed restaurant uses.

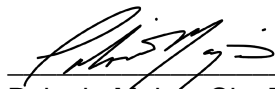
The proposed stormwater management system is a "store and use" stormwater capture system that involves containment in on-site cisterns for compliance with Low Impact Development (LID) strategies. To the extent feasible, the LID Best Management Practices (BMPs) would include storm water capture, pretreatment, and re-use for on-site irrigation purposes, thus reducing the demand for seasonal potable water demands attributed to the Project's irrigation needs.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the proposed 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 contact Polonia Majas at (213) 847-3625 or the environmental consultant, Ashley Wright, at (424) 261-6456.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



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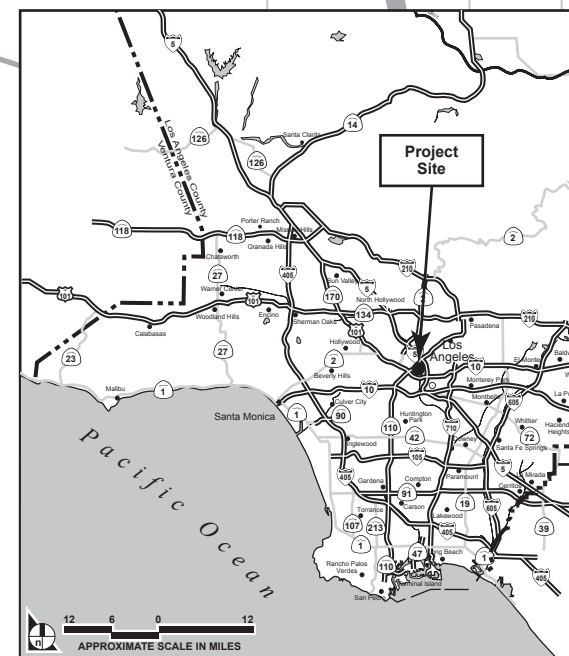
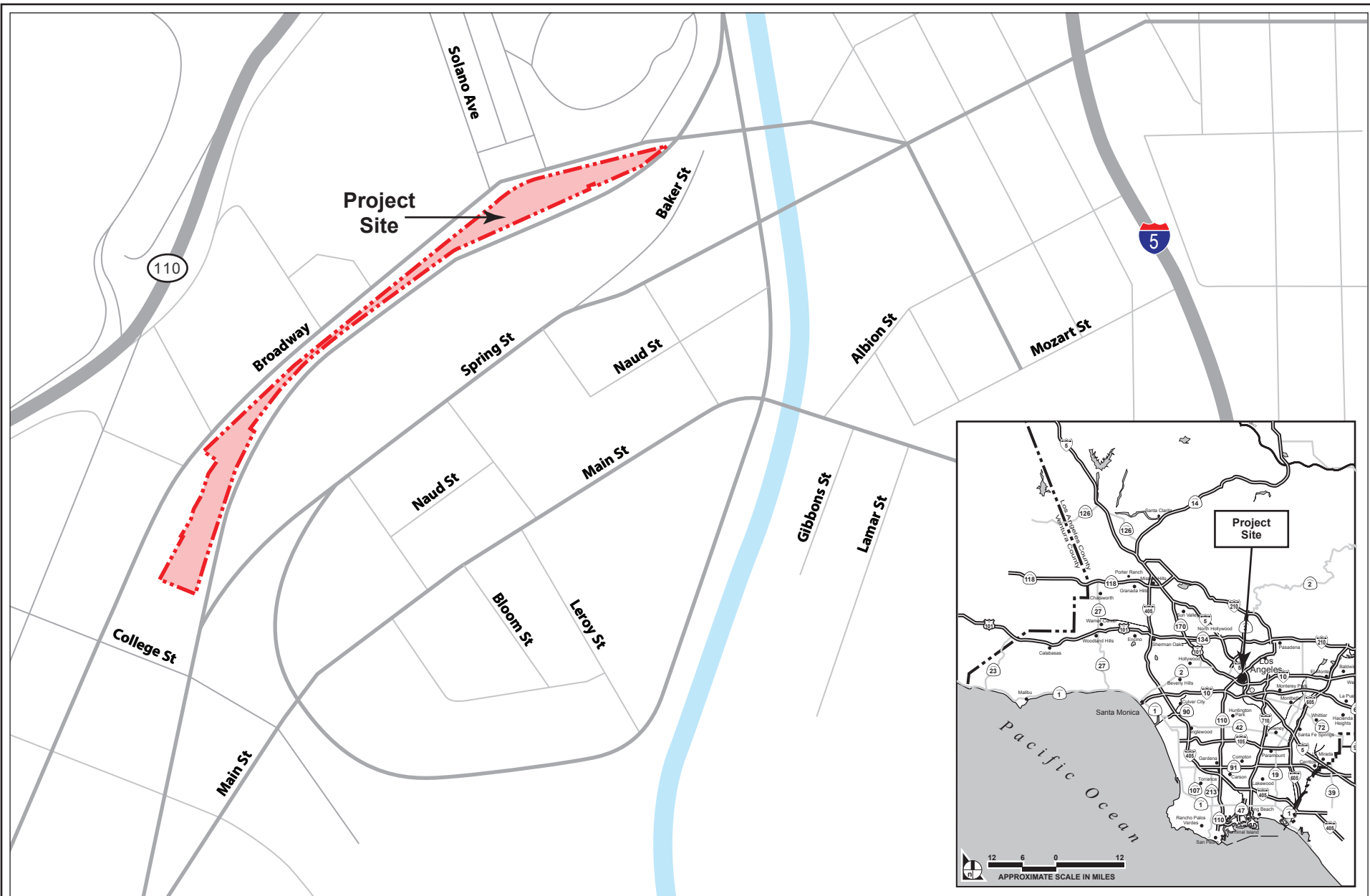
Polonia Majas, City Planning Associate  
Department of City Planning

Attachments:

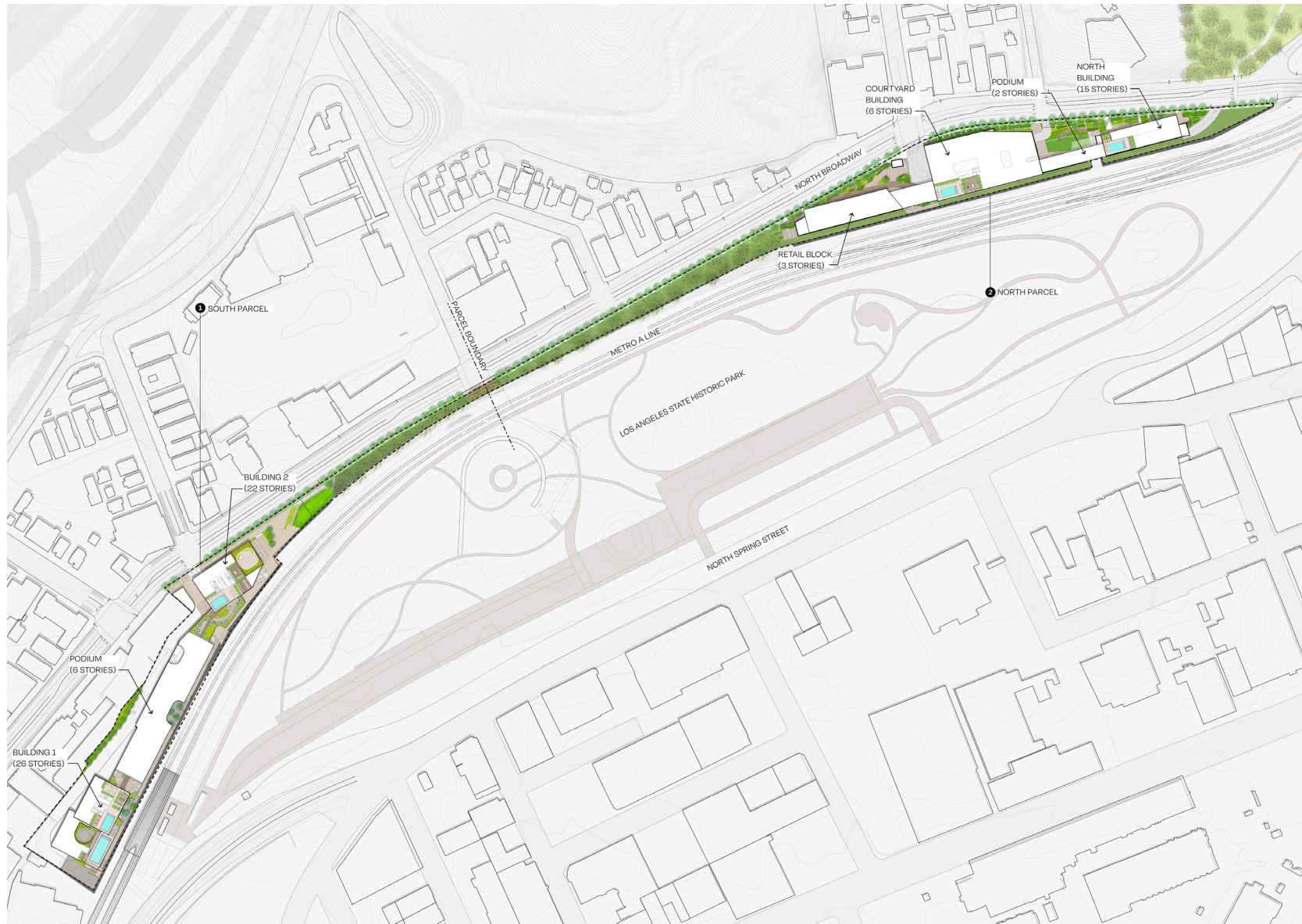
Attachment 1: Project Location Map

Attachment 2: Conceptual Site Plan

Attachment 3: WSA Supplemental Project Information



**Attachment 1**  
**Project Location Map**



## Attachment 2

### Conceptual Site Plan

# WATER SUPPLY ASSESSMENT

## SUPPLEMENTAL PROJECT INFORMATION

### INSTRUCTIONS

Please submit the information and exhibits listed below to Los Angeles City Planning (LACP) and work with your assigned Project Planner to prepare the Water Supply Assessment (WSA) request that will be sent to the Los Angeles Department of Water and Power (LADWP). Additional information may be requested after LADWP has received the WSA request and supporting project documents.

### GENERAL

PROJECT TITLE:	Buena Vista Project
<u>CEQA LEAD AGENCY</u>	City of Los Angeles
PLANNER NAME / TITLE:	Polonia Majas, City Planning Associate
DEPARTMENT:	City Planning
PHONE NUMBER:	(213)847-3625
EMAIL:	Polonia.majas@lacity.org
APPLICANT / DEVELOPER NAME:	S&R Partners, LLC
<u>ENVIRONMENTAL CONSULTANT</u>	
NAME / TITLE:	Ashley Wright
COMPANY:	Eyestone Environmental
PHONE NUMBER:	(424)261-6456
EMAIL:	a.wright@eyestoneeir.com
PROPERTY ADDRESS:	1251 North Spring Street and 1030–1380 North Broadway, Los Angeles
PROJECT SITE AREA:	342,678 SQUARE FEET 7.87 ACRES
TOTAL PROJECT FLOOR AREA:	1,245,536 SQUARE FEET
PLEASE PROVIDE A BRIEF PROJECT DESCRIPTION (INCLUDE # OF PROPOSED BUILDINGS AND # OF STORIES FOR EACH BUILDING):	
Please refer to the Project Description included in the WSA request letter.	
IS THE PROJECT PROPOSING MORE THAN 25 STORIES OF RESIDENTIAL USES?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

### LAND USE CONSISTENCY

DOES THE PROJECT REQUIRE A GENERAL PLAN AMENDMENT (GPA)? ☒ YES ☐ NO

IF YES:

- WHAT IS THE STATUS OF THE GPA? ☐ APPROVED ☒ PENDING
- IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (SCAG 2020-2045 RTP/SCS) DEMOGRAPHIC PROJECTIONS? ☒ YES ☐ NO

IF NO:

- IS THE PROJECT CONSISTENT WITH THE SCAG 2020-2045 RTP/SCS DEMOGRAPHIC GROWTH PROJECTIONS? ☒ YES ☐ NO

COMMUNITY PLAN AREA: Central City North

WILL THE PROPOSED PROJECT PURSUE LEED CERTIFICATION? ☐ YES ☒ NO

IF YES, WHAT LEVEL? ☐ PLATINUM ☐ GOLD ☐ SILVER ☐ CERTIFIED ☐ LEED EQUIVALENT

PLEASE ATTACH:

☐ VICINITY MAP

☐ LATEST PLAN SET, INCLUDING SITE, FLOOR, ELEVATION, AND LANDSCAPE PLANS AND RENDERINGS, IF AVAILABLE.

PLEASE EMAIL THE FULL PLAN SET TO YOUR ASSIGNED LACP PROJECT PLANNER OR PROVIDE A LINK BELOW:

Both will be provided.

## EXISTING USE & SITE CONDITIONS

### EXISTING USES

- DESCRIBE THE EXISTING USE(S) ON THE PROJECT SITE IN DETAIL, INCLUDING BUT NOT LIMITED TO THE TOTAL SQUARE FOOTAGE OF RETAIL AND LANDSCAPING, WHETHER THERE IS A COOLING TOWER ON-SITE, ETC.). INDICATE THE PORTIONS OF USES ON THE PROJECT SITE TO REMAIN, BE REMODELED, AND/OR BE REMOVED. The Project contains an approximately 12,800-square-foot rectangular one-story metal auto repair building associated with transportation operations and maintenance-related facilities with vehicle bays and roll-up doors. Additionally, an approximately 2,132-square-foot addition to the rear of an existing off-site restaurant (the Golden Dragon Restaurant) and associated parking that encroaches onto the Project Site. No existing cooling towers are located within the project site. Other areas of the Project Site are generally used construction staging, bus parking, and other activities.
- HAVE THE EXISTING FACILITIES/BUILDINGS BEEN FULLY OCCUPIED FOR THE PAST 5 YEARS?  
☒ NO  
☐ YES

- IF THE EXISTING FACILITIES/BUILDINGS HAVE NOT BEEN FULLY OCCUPIED, PLEASE DESCRIBE THE PERIOD THEY WERE PARTIALLY OCCUPIED OR VACANT (E.G., FROM 2020-2021 DUE TO THE COVID SHUTDOWN).  
The buildings on the South Parcel are associated vehicle and equipment storage operations and maintenance-related facilities. The South Parcel was vacant from spring 2021 to summer 2022.
- DESCRIBE IF ANY PORTIONS OF THE EXISTING USE(S) DO NOT HAVE ANY WATER USES (E.G., EXISTING LANDSCAPING THAT DOES NOT REQUIRE WATERING).  
Vehicle and equipment storage and parking; electrical utility poles and billboards; structures associated with transportation uses on the South Parcel; parking associated with the Golden Dragon Restaurant; undeveloped areas and unpaved area used as a storage yard for construction equipment and vehicle storage.

IF FEASIBLE, LADWP MAY RELY ON EXISTING BILLING RECORDS TO ESTIMATE THE EXISTING WATER DEMAND FOR THE LAST FIVE YEARS. OTHERWISE, THEY WILL RELY ON THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TO ESTIMATE THE EXISTING WATER DEMAND.

PROVIDE THE FOLLOWING INFORMATION AS MUCH AS AVAILABLE, WHICH WILL BE USED TO VERIFY THE EXISTING BILLING RECORD:

- METER/SERVICE NUMBERS: Click or tap here to enter text.
- CUSTOMER NAME/NUMBER: Click or tap here to enter text.
- WHAT EXISTING USES DOES THIS METER COVER? Click or tap here to enter text.

To be consistent with the overall approach of the CEQA document, and to provide for a conservative analysis please assume existing conditions water demand is zero.

## PROPOSED PROJECT

PROVIDE THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE (E.G., # OF STUDIO APARTMENTS, 1-BEDROOM CONDOS, 2-BEDROOM TOWNHOUSES, ETC.).

See Attachment 1.

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPE AND FLOOR AREAS FOR RESIDENTIAL AMENITIES. PLEASE REFER TO THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TABLE FOR THE LISTED OCCUPANCY TYPES. INCLUDE ANY SPACES THAT HAVE PLUMBING FIXTURES, SUCH AS A TERRACE WITH KITCHEN/SINK.

See Attachment 1.

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREAS FOR COMMERCIAL, INDUSTRIAL AND/OR EDUCATIONAL USES, ETC. (RETAIL, RESTAURANT (# OF SEATS), OFFICE, THEATRE/ASSEMBLY AREAS, COMMERCIAL KITCHEN, ETC.)

See Attachment 1.

PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREA FOR COMMERCIAL/HOTEL AMENITIES. (FITNESS ROOM, ASSEMBLY ROOMS)

See Attachment 1.

PROVIDE THE SURFACE AREA (LENGTH X WIDTH, DIAMETER, OR SQUARE FEET IF IRREGULARLY SHAPED) OF ANY PROPOSED SWIMMING POOL/HOT TUB THAT IS NOT PART OF A FITNESS CLUB.

See Attachment 1.

PROVIDE THE AREA OF PROPOSED PARKING FOR COVERED PARKING AND SURFACE PARKING SEPARATELY.

See Attachment 1.

#### LANDSCAPING

- PROVIDE THE HYDROZONE AREA (SF), AND THE PLANT FACTORS (PF) AND IRRIGATION EFFICIENCY (IE) FOR EACH HYDROZONE (REFER TO CALIFORNIA CODE OF REGULATIONS TITLE 23. DIVISION 2. CHAPTER 2.7. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.)  
See Attachment 2.
- PROVIDE THE APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES SEPARATELY.  
See Attachment 2.

#### COOLING

- FOR PROJECTS CONTAINING COOLING TOWERS, PROVIDE THE CHILLER CAPACITY (IN TONS), AND THE HOURS OF OPERATION (X HOURS/DAY, X DAYS/WEEK, X WEEKS/YEAR, ETC.).  
Not applicable, see below.
- IF THE PROJECT DOES NOT PROPOSE A COOLING TOWER(S), EXPLAIN HOW THE BUILDING(S) WILL BE COOLED.  
The Project is anticipated to utilize variable refrigerant flow (VRF) equipment and will not require cooling towers
- IF THE PROPOSED PROJECT INCLUDES A BUILDING OR BUILDINGS WITH OVER 25 RESIDENTIAL FLOORS, HOW MUCH OF THE COOLING TOWER MAKE-UP WATER WILL BE SUPPLIED BY NON-POTABLE WATER?  
Not applicable
- WILL GREYWATER OR OTHER NON-POTABLE WATER BE USED FOR IRRIGATION OR THE COOLING TOWER?  
☒ YES      ☐ NO

IF YES, PLEASE DESCRIBE THE SYSTEM AND AN ESTIMATE OF HOW MUCH NON-POTABLE WATER WILL BE USED.  
Approximately 20,038 cubic feet of water will be captured from runoff and used for irrigation.

PLEASE FILL IN THE TABLE BELOW WITH THE QUANTITY OF PLUMBING FIXTURES/APPLIANCES FOR THE PROPOSED PROJECT. DO NOT CHANGE THE CELLS THAT ALREADY SHOW "N/A". YOU NEED ONLY ENTER THE INFORMATION THAT APPLIES TO THE PROJECT.

	RESIDENTIAL DWELLING UNIT	RESIDENTIAL COMMON AREA	RESTAURANT / BAR	RETAIL / COMMERCIAL	OFFICE	HOTEL ROOMS	HOTEL COMMON FACILITY
WATER CLOSETS	1353	50	23	8	N/A	N/A	N/A
URINALS	N/A	25	8	4	N/A	N/A	N/A
LABORATORY FAUCETS	1353	50	15	4	N/A	N/A	N/A
KITCHEN FAUCETS	986	100	20	N/A	N/A	N/A	N/A
COMMERCIAL KITCHEN PRE-	N/A	N/A	10	N/A	N/A	N/A	N/A



RINSE SPRAY FAUCETS							
SHOWERHEADS	1353	20	N/A	N/A	N/A	N/A	N/A
CLOTHES WASHER (RESIDENTIAL)	986	10	N/A	N/A	N/A	N/A	N/A
CLOTHES WASHER (COMMERCIAL)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DISHWASHER (RESIDENTIAL)	986	6	N/A	N/A	N/A	N/A	N/A
DISHWASHER (COMMERCIAL)	N/A	N/A	10	N/A	N/A	N/A	N/A

**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275

**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275



**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SCF IN GPD	BOD (mg/l)	SS (mg/l)
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Townhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Townhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Townhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Townhouse - >3 BR (o)	40/BDR	265	275
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275

**SEWAGE FACILITIES CHARGE  
SEWAGE GENERATION FACTOR FOR  
RESIDENTIAL AND COMMERCIAL CATEGORIES**

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275



## FOOTNOTES TO SGFs TABLE

- (a) SFC rates for these facilities have historically been published in SFC ordinances.
- (b) Bureau of Sanitation will determine the flow based on the information given by applicants for facilities with industrial discharge. The flow will be redetermined by Sanitation inspectors annually based on water bills. If the actual flow exceeds the previous year's determined flow, the applicants will be charged for the difference. If this type of facility is exempt from an industrial discharge permit, only the domestic SFC will be assessed.
- (c) The SFC for a bar shall be the sum of SFC's for all areas based on the SGF for each area (ex. fixed seat area, public table area, dancing area).
- (d) The determination of SGF for juice bars and coffee houses previously depended on the extent of the actual food preparation in house, not by the types of food provided. Food is assumed to be prepared offsite and as such, the three prior subcategories have been consolidated.
  - 1) SGF for no pastry baking and no food preparation is 720 gpd/1000 gr.sq.ft.
  - 2) SGF for pastry baking only and no food preparation is 720 gpd/1000 gr.sq.ft.
  - 3) SGF for complete food preparation is 25 gpd/seat, the same as a fast food restaurant.Juice bars and coffee houses do not serve any alcoholic drinks.
- (e) Building construction includes trailers, field offices, etc.
- (f) Cocktail lounge usually does not serve prepared food.
- (g) Cold storage facilities are categorized as follow:
  - 1) No Sales - the cold storage facility is used only for temporary storage, no selling is involved. For example, cold storage facilities at the harbor temporarily store seafood until it is distributed.
  - 2) Cold storage w/ retail sales - the primary function of this facility is to support the wholesale/retail operation of a store, such as supermarket freezers, refrigerators, etc.
- (h) Counseling centers include marriage counseling centers, alcohol/drug rehabilitation /dependency centers, nutrition centers, diet centers, etc.

- (i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.
- (j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.
- (k) Bureau of Sanitation will determine if an industrial permit is needed for health spas. The first year flow is based on 650 gpd/1000 gr.sq.ft., and the Sanitation inspectors will redetermine the flow annually based on water bill from the previous year. The applicants are responsible for paying the difference of SFC.  
Health club/spa includes lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzi, sauna, locker rooms, showers, and restrooms. If a health club/spa has a gymnasium type of facility, this portion should be charged separately at the gymnasium SFC rate.  
Gymnasiums include basketball court, volleyball court, and any other large open space with low occupancy density.
- (l) Lobby of retail includes lounges, holding rooms, or waiting area, etc.
- (m) Full service post offices include U.S. Postal Service, UPS, Federal Express, DHL, and etc.
- (n) The SGF for a college dormitory based on student capacity also includes the SGF for the dormitory cafeterias.
- (o) A bedroom is defined as an enclosed subdivision with 50 sq.ft. or more floor area in a residential building commonly used for sleeping purpose, and is partitioned off to form a habitable room.
- (p) The SGF for schools based on the student capacity, covers the following facilities:
  - 1) classrooms and lecture halls
  - 2) professors' offices
  - 3) administration offices
  - 4) laboratories for classes or research
  - 5) libraries
  - 6) bookstores
  - 7) student/professor lounges
  - 8) school cafeterias
  - 9) warehouses and storage areas
  - 10) auditoriums
  - 11) gymnasiums
  - 12) restrooms

It does not include water used by schools for swimming pools. When a school files an application for addition of any of the foregoing facilities, the student population will be reassessed and the total gpd for the new facility will be based on the number of students increased since the last SFC was paid or when the City implemented the SFC for the first time. The SFC for any school facility (ex. stadium, dormitory, etc.) not listed above, will be based on the designated SGF for that category.

- (q) The SFC for a TV or motion picture studio shall be the sum of SFC's for different facilities in the studio, based on the SGF for each facility. A studio may include one or more of the following facilities: audience viewing room, filming room, film processing, storage area, etc.
- (r) No independent tanning salons with shower were encountered during 1996 survey.
- (s) Alternative basis of charge for City's consideration. The prior square footage basis is also presented should the City decide to continue charging on that basis.



## PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE

UNIT TYPE	UNIT COUNT
STUDIO	144
1-BED	468
2-BED	307
3-BED	60
LIVE/WORK	7
<b>Total</b>	<b>986</b>

## APPROXIMATE BREAKDOWN OF OCCUPANCY TYPE AND FLOOR AREAS FOR RESIDENTIAL AMENITIES

OCCUPANCY TYPE	FLOOR AREA	
FITNESS CENTER	2,400 SF	
COMMUNITY	1,400 SF	28 Occupants
RESIDENT LOUNGE	17,640 SF	
OUTDOOR AMPHITHEATER	6,500 SF	100 Seats
OUTDOOR BARBECUE AREA	500 SF	
OUTDOOR FITNESS GREEN AREA	2,500 SF	

## LEASING OFFICE AREA

OCCUPANCY TYPE	FLOOR AREA
LEASING OFFICE	2,250 SF

## BREAKDOWN OF OCCUPANCY TYPE AND FLOOR AREAS FOR COMMERCIAL, INDUSTRIAL AND/OR EDUCATIONAL USES

OCCUPANCY TYPE	FLOOR AREA	SEATS
RESTAURANT	23,800 SF	1,587
RETAIL	15,000 SF	N/A

## BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREA FOR COMMERCIAL/HOTEL AMENITIES

OCCUPANCY TYPE	FLOOR AREA
N/A	N/A

## SURFACE AREA OF PROPOSED SWIMMING POOL/HOT TUB THAT IS NOT PART OF A FITNESS CLUB

DIMENSION	AREA
20' x 40'	800 SF
20' X 40'	800 SF
20' X 40'	800 SF
20' X 40'	800 SF
25' X 48'	1,200 SF
<b>TOTAL</b>	<b>4,400 SF</b>

## AREA OF PROPOSED PARKING FOR COVERED PARKING AND SURFACE PARKING SEPARATELY

COVERED PARKING	SURFACE PARKING
565,660 SF	N/A

## APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES

RESIDENTIAL	NON-RESIDENTIAL
74,883 SF	19,049 SF

SOUTH PARCEL

3,100 SF WATER FEATURES

BUENA VISTA RESIDENTIAL

MAWA	MAWA = (Eto) (0.62) [ (ETAFx LA) + ((1 –ETAF) x SLA)]			
ETAF	0.55			
ANNUAL Eto	AREA	SLA	MAWA	
50.1	23,429.00	0.00	400,294.44	GALLONS / YEAR

ETWU	ETWU = (Eto x 0.62) x [PF HA/IE)+SLA)]		
------	--	--	--

VALVE	HYDROZONE	HYDROZONE	WATER USE	PLANT FACTOR	AREA	IE	PFxHA/IE	IRRIGATION
	A	HIGH	HIGH	0.7	0	0.75	0	OVERHEAD
	B	MED	MEDIUM	0.5	204	0.81	125.9259259	DRIP
	C	LOW	LOW	0.2	8003	0.81	1976.049383	DRIP
	D	VERY LOW	VERY LOW	0.1	12422	0.81	1533.580247	DRIP
	E	POOL AND SPA	HIGH	1	2800	1	2800	NONE

23,429.00

6,435.56

TOTALS

ETWU 199,901.23 GALLONS / YEAR

IN COMPLIANCE

DEFINITIONS	
Eto	Reference Evapotranspiration Rate, Based on City designation
LA	Landscaped area
SLA	Special landscaped area WITHIN the landscaped area
P.F.	Plant water use factor- WUCLOS
H.A.	Hydro zone area = Irrigated area
I.E.	Irrigation efficiency. Must exceed 0.71.

ETAF - .55 residential, .45 non-residential

.81 drip, .75 overhead, 1 no irrigation

0

1508

12506

BUENA VISTA NON-RESIDENTIAL

MAWA	MAWA = (Eto) (0.62) [ (ETAFx LA) + ((1 –ETAF) x SLA)]			
ETAF	0.45			
ANNUAL Eto	AREA	SLA	MAWA	
50.1	9,459.00	0	132,248.02	GALLONS / YEAR

ETWU	ETWU = (Eto x 0.62) x [PF HA/IE)+SLA)]		
------	--	--	--

VALVE	HYDROZONE	HYDROZONE	WATER USE	PLANT FACTOR	AREA	IE	PFxHA/IE	IRRIGATION
	A	HIGH	HIGH	0.7	0	0.75	0	OVERHEAD
	B	MED	MEDIUM	0.5	3960	0.81	2444.444444	DRIP
	C	LOW	LOW	0.2	1546	0.81	381.7283951	DRIP
	D	VERY LOW	VERY LOW	0.1	3653	0.81	450.9876543	DRIP
	E	WATER FEATURE	HIGH	1	300	1	300	NONE

9,459.00

3,577.16

TOTALS

ETWU 111,113.76 GALLONS / YEAR

IN COMPLIANCE

DEFINITIONS	
Eto	Reference Evapotranspiration Rate, Based on City designation
LA	Landscaped area
SLA	Special landscaped area WITHIN the landscaped area
P.F.	Plant water use factor- WUCLOS
H.A.	Hydro zone area = Irrigated area
I.E.	Irrigation efficiency. Must exceed 0.71.

ETAF - .55 residential, .45 non-residential

.81 drip, .75 overhead, 1 no irrigation

**NORTH PARCEL**

1,600 SF WATER FEATURES

**BUENA VISTA RESIDENTIAL**

<b>MAWA</b>	$MAWA = (Eto) (0.62) [ (ETAF \times LA) + ((1 - ETAF) \times SLA)]$			
<b>ETAF</b>	<b>0.55</b>			
ANNUAL Eto	AREA	SLA	MAWA	
50.1	51,454.00	0	<b>879,076.34</b>	<b>GALLONS / YEAR</b>

<b>ETWU</b>	$ETWU = (Eto \times 0.62) \times [PF \ HA/IE + SLA]$		
-------------	--	--	--

DEFINITIONS	
<b>Eto</b>	Reference Evapotranspiration Rate, Based on City designation
<b>LA</b>	Landscaped area
<b>SLA</b>	Special landscaped area WITHIN the landscaped area
<b>P.F.</b>	Plant water use factor- WUCLOS
<b>H.A.</b>	Hydro zone area = Irrigated area
<b>I.E.</b>	Irrigation efficiency. Must exceed 0.71.

ETAF - .55 residential, .45 non-residential

.81 drip, .75 overhead, 1 no irrigation

VALVE	HYDROZONE	HYDROZONE	WATER USE	PLANT FACTOR	AREA	IE	PFxHA/IE	IRRIGATION
	A	HIGH	HIGH	0.7	0	0.75	0	OVERHEAD
	B	MED	MEDIUM	0.5	4373	0.81	2699.382716	DRIP
	C	LOW	LOW	0.2	8532	0.81	2106.666667	DRIP
	D	VERY LOW	VERY LOW	0.1	36949	0.81	4561.604938	DRIP
	E	POOL AND SPA	HIGH	1	1600	1	1600	NONE

51,454.00

10,967.65

4285

7425

37012

TOTALS

**ETWU 340,677.28 GALLONS / YEAR**

IN COMPLIANCE

**BUENA VISTA NON-RESIDENTIAL**

<b>MAWA</b>	$MAWA = (Eto) (0.62) [ (ETAF \times LA) + ((1 - ETAF) \times SLA)]$			
<b>ETAF</b>	<b>0.45</b>			
ANNUAL Eto	AREA	SLA	MAWA	
50.1	9,590.00	0	<b>134,079.12</b>	<b>GALLONS / YEAR</b>

<b>ETWU</b>	$ETWU = (Eto \times 0.62) \times [PF \ HA/IE + SLA]$		
-------------	--	--	--

DEFINITIONS	
<b>Eto</b>	Reference Evapotranspiration Rate, Based on City designation
<b>LA</b>	Landscaped area
<b>SLA</b>	Special landscaped area WITHIN the landscaped area
<b>P.F.</b>	Plant water use factor- WUCLOS
<b>H.A.</b>	Hydro zone area = Irrigated area
<b>I.E.</b>	Irrigation efficiency. Must exceed 0.71.

ETAF - .55 residential, .45 non-residential

.81 drip, .75 overhead, 1 no irrigation

VALVE	HYDROZONE	HYDROZONE	WATER USE	PLANT FACTOR	AREA	IE	PFxHA/IE	IRRIGATION
	A	HIGH	HIGH	0.7	0	0.75	0	OVERHEAD
	B	MED	MEDIUM	0.5	1867	0.81	1152.469136	DRIP
	C	LOW	LOW	0.2	2141	0.81	528.6419753	DRIP
	D	VERY LOW	VERY LOW	0.1	5582	0.81	689.1358025	DRIP
	E	WATER FEATURE	HIGH	1	0	1	0	NONE

9,590.00

2,370.25

TOTALS

**ETWU 73,624.61 GALLONS / YEAR**

IN COMPLIANCE

**From:** [Polonia Majas](#)  
**To:** [Hwang, Jin](#)  
**Subject:** [EXTERNAL] Re: Buena Vista Project - Scope Confirmation  
**Date:** Tuesday, July 16, 2024 2:12:16 PM

---

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.

---

Good afternoon Jin,

The scope provided is consistent with the proposed project.

Thank you,

On Wed, Jul 10, 2024 at 3:45 PM Hwang, Jin <[Jin.Hwang@ladwp.com](mailto:Jin.Hwang@ladwp.com)> wrote:

Hello Ms. Polonia Majas,

We are in the process of completing the Water Supply Assessment (WSA) Board Package for the Buena Vista 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, the correct detailed scope (shown below) for the Project. 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.

LADWP received the WSA Request Letter for the proposed Project on June 24, 2024. The scope considered in LADWP's water demand calculations, as received in the WSA Request Letter and from the Applicant team, is as follows:

**Existing Uses to be Removed<sup>1</sup>:**

Existing to be Removed <sup>2</sup>	Quantity
Maintenance Building	12,800 sf
Restaurant	2,132 sf

**Proposed:**

Proposed Use <sup>2</sup>	Quantity
<b>Multi-family Residential:</b>	
Residential Apartment: Studio	144 du
Residential Apartment: 1 bedroom	468 du
Residential Apartment: 2 bedrooms	307 du
Residential Apartment: 3 bedrooms	60 du
Residential Apartment Live/Work: 1 bedroom	7 du
<b>Amenities and Commercial:</b>	
Residential Fitness	2,400 sf
Residential Community Space	1,400 sf (28 occupant)
Residential Lounge Areas	17,640 sf
Outdoor Amphitheater	6,500 sf (100 seat)

Barbeque Area	500 sf
Outdoor Fitness Area	2,500 sf
Retail	15,000 sf
Restaurant	23,800 sf (1,587 seat)
Leasing Office	2,250 sf
<b>Landscaping, Pool/Spa, and Water Feature:</b>	
Residential: 74,883 sf	
Non-Residential: 19,049 sf	Total 93,932 sf
<b>Covered Parking</b>	565,660 sf
<b>Cooling Towers<sup>3</sup></b>	
Chiller Capacity:	0 ton

sf = square feet du = dwelling unit

### Notes

1. The Existing Uses to be Removed water demand is assumed to be zero gallons per day for a conservative water demand estimate.
2. Existing and proposed uses that do not have a water demand are not shown.
3. Cooling tower is not proposed. The Project is anticipated to use Variable Refrigerant Flow (VRF) equipment and will not require cooling towers.

A General Plan Amendment is required for the Project to conform with 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.

Jin Hwang

Civil Engineering Associate

Los Angeles Department of Water and Power

Water Resources Division/ Resources Development & Supply Assessment

111 N. Hope St. Room 308

Los Angeles, CA 90012

213-367-4845

Please note that every other Friday is my day off.

-----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.

--  
Effective July 1, 2024, City Planning fees will increase by 3.5% based on the Consumer Price Index for Urban Consumers (CPI-U). To view the updated Fee Schedule, see [here](#).



**Polonia Majas**  
City Planning Associate  
**Los Angeles City Planning**  
221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
T: (213) 847-3625 | [Planning4LA.org](http://Planning4LA.org)



# BUENA VISTA PROJECT WSA APPENDIX B

## Appendix B

Water Conservation Commitment Letter

July 9, 2024

Mr. 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 BUENA VISTA PROJECT

Dear Mr. Collins:

LPC West represents S&R Partners, LLC, the Applicant, who proposes to develop the Buena Vista Project (Project) within the Central City North Community Plan Area of the City of Los Angeles. The project site, which encompasses approximately 7.87 acres (post-dedication), is generally bounded by North Broadway to the north, the Metro A Line right-of-way to the east and south, and commercial development to the west. The Project would develop approximately 15,000 square feet of neighborhood-serving retail space, 23,800 square feet of restaurant uses, and 986 dwelling units with amenities. The Project would also include approximately 565,660 square feet of parking and approximately 93,932 square feet of landscaping, pool/spa, and a water feature. As part of the project, existing development on-site that collectively comprises approximately 14,932 square feet of floor area 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 Residential Clothes Washers –Front-loading or Top-loading with Integrated Water Factor of “2.5” or less and capacity of “3” cubic feet
  - ENERGY STAR Certified Residential Dishwashers – standard with 3.2 gallons/cycle or less
  - High Efficiency Toilets with a flush volume of “1.1” gallons per flush, or less
  - Showerheads with a flow rate of “1.4” gallons per minute, or less
  - Waterless urinals
- Landscape and irrigation
  - California Friendly® plants or native plants
  - Drip/ Subsurface Irrigation (Micro-Irrigation)
  - Micro-Spray
  - Proper Hydro-zoning/Zoned Irrigation-(groups plants with similar water requirements together)



- Pool
  - Install a meter on the pool make-up line or 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
  - Reuse pool backwash water for irrigation
- Utilities
  - Individual metering and billing for water use for every commercial unit
  - Leak detection and water monitoring

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 - a device that can be inserted into an existing catch basin design to provide some level of runoff contaminant removal.
- Catch Basin Screens.
- Cistern - captures stormwater runoff as it comes down through the roof gutter system.
- Pervious Pavements – captures runoff by allowing stormwater to pass through the pavement surface and then infiltrate into the groundwater basin.
- Passive Retention Solutions.

Should you have any questions, please do not hesitate to call at 213-538-0900.

Sincerely,

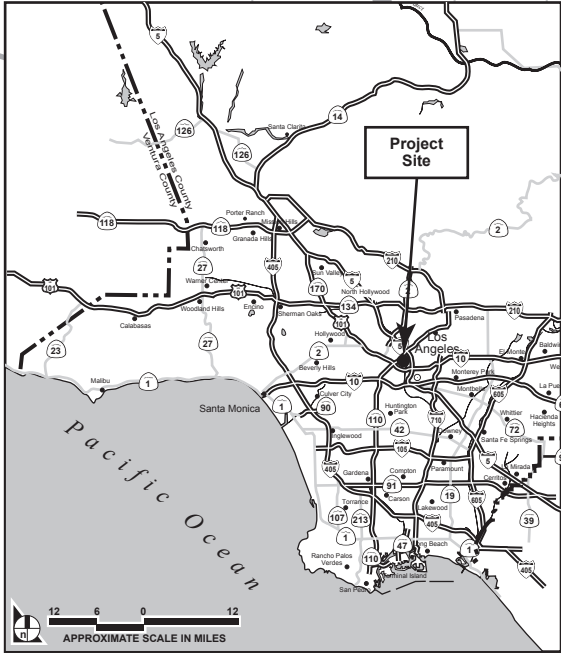


Rob Kane  
LPC West  
Senior Executive Vice President

# BUENA VISTA PROJECT WSA APPENDIX C

## Appendix C

### Project Location Map



Source: Eyestone Environmental, 2024.

# BUENA VISTA 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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2  
3  
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7  
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 4), 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  
25  
26  
27  
28

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

5

6

7

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.)

16

CITY OF LAKEWOOD, a municipal  
corporation,

17

Cross-Complaint,)

18

v.

19

20

CHARLES E. ADAMS, et al.,

21

Cross-Defendants.)

22

23

24

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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