



Los Angeles
Department of
Water & Power

RESOLUTION NO. _____

BOARD LETTER APPROVAL

A handwritten signature in black ink, appearing to read "Anselmo G. Collins".

ANSELMO G. COLLINS
Senior Assistant General Manager
Water System

A handwritten signature in blue ink, appearing to read "Aram Benyamini".
Aram Benyamini (Sep 3, 2024 12:23 PDT)

ARAM BENYAMIN
Chief Operating Officer

A handwritten signature in black ink, appearing to read "Janisse Quiñones".

JANISSE QUIÑONES
Chief Executive Officer and Chief Engineer

DATE: August 19, 2024

SUBJECT: Revised Water Supply Assessment – Buena Vista Project

SUMMARY

The California Water Code (CWC), Sections 10910-10915, requires LADWP to prepare a Water Supply Assessment (WSA) for the revised Buena Vista Project (2024 Project) located within the City of Los Angeles (City). LADWP staff determined the net water demand for the 2024 Project is approximately 155 acre-feet per year (AFY), which increased from 132 AFY in the previously approved WSA in 2023, resulting from a revised scope, and has concluded that this net water demand can be accommodated by the City's water supply. LADWP estimated this net water demand after applying 12 AFY of savings from voluntary water conservation measures. The governing body of each public water system has the responsibility to approve WSAs for major projects. The 2024 Buena Vista Project WSA will supersede the 2023 Buena Vista Project WSA previously approved under Resolution No. 023 120 on January 10, 2023.

City Council approval is not required.

RECOMMENDATION

It is recommended that the Board of Water and Power Commissioners (Board) adopt the attached Resolution authorizing the revised WSA for the 2024 Project.

ALTERNATIVES CONSIDERED

LADWP is required by state law, as set forth in CWC Sections 10910-10915, to prepare this WSA for the 2024 Project. There are no other alternatives.

FINANCIAL INFORMATION

S&R Partners, LLC (Applicant) paid \$17,000 to cover LADWP's expenses for preparation of this 2024 Project WSA.

BACKGROUND

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

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

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

Project Information, Projected Water Demand, and Water Conservation

On March 24, 2022, the Los Angeles Department of City Planning (Planning Department) requested LADWP to prepare a WSA for the Buena Vista Project, located at 1251 North Spring Street and 1030–1380 North Broadway, Los Angeles, California 90012. On January 10, 2023, the Board approved the original WSA, Board Resolution No. 023 120, for the Buena Vista Project (2023 Project). The 2023 Project had a projected net water demand of 132 AFY.

Since the approval of the 2023 Project WSA, City Planning notified LADWP of revised project scope in 2024. The revised 2024 Project's scope includes modifications to the

mixture of residential units and increased number of seats for the proposed restaurant, which substantially increased the net projected water demand. Per CWC Section 10190(h), proposed projects with a substantial increase in the water demand requires a revised WSA. Therefore, on June 24, 2024, the Planning Department submitted a letter to LADWP requesting a revised WSA.

The revised 2024 Project's scope of work includes the redevelopment of approximately 7.87 acres within the Central City North Community Plan area of the City. The Buena Vista Project's site is generally bounded by North Broadway to the northwest, the Los Angeles County Metropolitan Transportation Authority A Line tracks and the Los Angeles State Historic Park to the southeast, and commercial buildings to the southwest.

The Project site currently contains maintenance buildings and a portion of a neighboring site's building. All the existing structures on the Project site, which has a floor area of approximately 14,932 square feet (sq ft), will be demolished. Per the California Environmental Quality Act (CEQA) document prepared by Planning Department, the existing water demand associated with the buildings to be demolished is estimated at 0 AFY.

The revised 2024 Project is a mixed-use development containing 986 apartment dwelling units with residential amenities. The commercial uses include 15,000 sq ft of retail and 23,800 sq ft of restaurant. The revised 2024 Project will also include covered parking, landscaping, and pool/spa throughout the development.

LADWP staff recommends implementation of additional voluntary water conservation measures to maximize the potential water-use efficiency for the 2024 Project. The recommended voluntary conservation measures are in addition to those required by the City's current codes and ordinances. Based on LADWP staff recommendations, the Applicant has voluntarily committed to implement additional conservation measures for the 2024 Project. LADWP will request Planning Department to include implementation of the water conservation commitments as part of their CEQA review process for the 2024 Project. The 2024 Project will include the following voluntary water conservation measures, which are documented in Appendix B of Appendices A-D of the WSA:

- Fixtures
 - ENERGY STAR Certified 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 – 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.
 - 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 to monitor for leaks.
 - Pool splash troughs around the perimeter that drain back into the pool.
 - Reuse pool backwash water for irrigation.

With these voluntary water conservation measures, which yield the additional water savings of approximately 12 AFY, the net water demand is approximately 155 AFY, exceeding the 132 AFY in the previously approved WSA in 2023.

The Planning Department has indicated that a General Plan Amendment is required for the 2024 Project to conform with the City's General Plan. The Planning Department has also determined that the 2024 Project is consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) by the Southern California Association of Governments. The City's water demand projection in 2020 UWMP was developed based on the 2020 RTP/SCS demographic projection. LADWP used a service area-wide method to develop the City's water demand projections. This methodology does not rely on individual development demands to determine area-wide growth. The 2020 UWMP concluded there are adequate water supplies to meet projected water demands through 2045. Therefore, projected water supplies available during normal, single-dry, and multiple-dry water years as included in the 25-year projection of 2020 UWMP are sufficient to meet the projected net water demand associated with the 2024 Project, in addition to the existing and planned future demand on LADWP.

ENVIRONMENTAL DETERMINATION

Determine item is exempt pursuant to CEQA Guidelines Section 15060(c)(2). In accordance with this section, an activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment. The revised 2024 Project water supply assessment will not result in any physical change in the environment. Therefore, this activity is not subject to CEQA.

CITY ATTORNEY

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

ATTACHMENTS

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