

### 1. INTRODUCTION

This section of the Draft EIR discusses water supply and demand within the project area. This section analyzes the proposed project's impact on the ability of the Los Angeles Department of Water and Power (LADWP) to meet project demands and includes the results of the Water Supply Assessment, dated October 2005, prepared for the Herald Examiner project. This Water Supply Assessment is included as **Appendix IV.J.1A**.

### 2. EXISTING CONDITIONS

Delivery of adequate water supplies to the desert and semi-desert environments of Southern California has been a central issue to the area for more than 200 years. Over that time, increasingly sophisticated water delivery systems have been developed, together with the wholesale, retail and regulatory agencies necessary to ensure reliable supplies of quality water to accommodate the demands of a growing region. In 2004, the customers of the LADWP purchased 201 billion gallons of water, of which 85 percent came from other regions via the Los Angeles Aqueduct System, the State Aqueduct System and the Colorado River Aqueduct System.<sup>1</sup> The LADWP has complete charge and control of its distribution system inside the City of Los Angeles under the provisions of the City Charter. The LADWP's Water Operating Division, under authority extended by the Board of Water and Power Commissioners, owns, operates and maintains all water facilities within the City and is responsible for ensuring that the delivered water meets all applicable state quality standards. The Herald Examiner project is proposed within the City of Los Angeles, and as such, the LADWP would be the water provider to the project sites.

The California Urban Water Management Planning Act requires every municipal water supplier who serves more than 3,000 customers or provides more than 3,000 acre-feet per year (AFY) of water to prepare an Urban Water Management Plan (UWMP). In the UWMP, the water supplier must describe the water supply projects and programs that may be undertaken to meet the total water use of the service area. The LADWP has prepared a 2005 UWMP that includes estimates of past, current and projected probable and recycled water use, identifies conservation and reclamation measures currently in practice, describes alternative conservation measures, and provides an urban water shortage contingency plan. LADWP's UWMP relies on the Southern California Association of Governments' (SCAG) projections of regional population growth.<sup>2</sup> As described in **Section IV.B, Population and Housing**, the proposed project would add 575 new residential units occupied by an estimated 1,087 new residents based on the

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<sup>1</sup> City of Los Angeles Department of Water and Power, Los Angeles Department of Water and Power 2004 Water Quality Report.

<sup>2</sup> City of Los Angeles Department of Water and Power, Draft 2005 UWMP.

2000 Census approximation of 1.89 persons per multi-family dwelling unit. The projected population increase would account for approximately 0.93 percent of the Los Angeles Subregion's projected population growth between 2005 and 2010.

The current UWMP indicates that LADWP is planning for future growth in the population in its service area. According to the UWMP projections, water demand by the year 2010 will be 718,000 AFY, or approximately 640 million gallons per day (mgd).<sup>3</sup> LADWP estimates that the long-term safe yield of its own water supplies is approximately 383,950 AFY. The plan for meeting the increasing demand for water relies on continued conservation measures, increased use of recycled water as well as reliance on three primary sources of water, the Los Angeles Aqueduct, local groundwater and water purchases from the Metropolitan Water District (MWD). Currently LADWP purchases approximately 254,000 AFY from the MWD. According to LADWP, there are adequate supplies available to serve City needs over the next two decades. Imported water is forecasted to remain as the City's primary water resource.

In recent years, conservation has become an important aspect of water supply planning. Today's total water consumption is nearly equal to that of 20 years ago, despite an increase of approximately 700,000 people during the same time period. LADWP attributes the savings in water consumption to the City's successful water conservation measures. The Los Angeles City Council has enacted ordinances mandating measures to reduce water consumption. Ordinance Nos. 163,532 and 164,093, enacted in 1988, require new buildings to install all low-flush toilets and urinals (1.5 gallons per flush) in order to obtain building permits. In addition, Title 20 of the California Code of Regulations, Section 1604(g) establishes efficiency standards (i.e., maximum flow rates) for all new showerheads, lavatory faucets and sink faucets, and Section 1606(a) prohibits the sale of fixtures that do not comply with the regulations. Ordinance No. 163,532 also contains provisions requiring xerophytic or low water consumption landscaping. However, this was superseded by Ordinance 170,978, enacted in July 12, 1996, which involves a comprehensive landscape ordinance that applies to all projects except single-family dwellings that create 2,000 square feet or more of non-permeable surface. The Ordinance replaces the original requirement for xeriscape with "Water Management." The xeriscape point system chart has been slightly augmented by increased choices as well as requiring projects to propose and document substantive water conserving features and techniques. The measures included in the above-mentioned ordinances are considered baseline project permitting conditions.

The proposed project is also subject to the requirements outlined in Senate Bill 610 (SB 610). Under SB 610, it is the responsibility of the water service provider to prepare a Water Supply Assessment requested by a City or County for any "project" defined by Section 10912 of the Water Code that is subject to the

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<sup>3</sup> Los Angeles Department of Water and Power, October 27, 2005. *Water Supply Assessment for the Herald Examiner Project.*

California Environmental Quality Act (CEQA). Section 10912 of the Water Code defines a “project” as the following:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed 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 space;
- A proposed mixed-use project that includes one or more of the previously listed projects; or
- A proposed project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

The proposed Herald Examiner project includes the provision of approximately 575 residential dwelling units; therefore, the Herald Examiner project constitutes a “project” under Section 10912 of the Water Code and a Water Supply Assessment is required.

The LADWP prepared an assessment of the water supply for the Herald Examiner project on October 27, 2005. LADWP’s findings considered not only the proposed project, but also other future smaller uses of water within LADWP’s service area that are not subject to Water Supply Assessment statutes. Based on LADWP’s calculations, included in **Appendix IV.J.1.A**, the project is expected to generate a water demand of 102 AFY.

### **3. REGULATORY FRAMEWORK**

A number of regulations and ordinances regarding water supply and water use apply to the project sites and the proposed development. These regulations and ordinances are discussed below.

#### **a. Los Angeles General Plan Framework**

Long-term goals are set forth by the City of Los Angeles in the General Plan Framework Element related to water services. The LADWP manages the water supply for Los Angeles. Its goal is to insure that the City’s water quality and demand are met by available water supplies. The City obtains water from the Los Angeles Aqueduct, local wells, purchases from the MWD and use of reclaimed wastewater. The

quantities of water obtained from these sources vary from year to year and are dependent on weather conditions and water demand.

In recent years, the long-term water supply available from the Los Angeles Aqueduct has become uncertain, and the City has committed itself to increasing the reliability of its water supply. Future increases in the use of reclaimed wastewater will help make the total water supply more reliable. The Los Angeles City Council has established a goal for the reuse of 40 percent of its wastewater by the year 2010. Reclaimed wastewater will be used for groundwater recharge, agriculture, recreation, landscaping, industry, seawater intrusion barriers and environmental enhancement. The use of reclaimed wastewater will displace or supplement potable water supplies and, therefore, increase the reliability of the City's water supply.

Through a combination of continued demand side management and increased use of reclaimed wastewater, Los Angeles' future water demands can be reliably met with available water supplies.

#### **b. Los Angeles Water Conservation Policies**

The City of Los Angeles has adopted a mandatory water conservation plan for landscaping. Section 12.41 of the Los Angeles Municipal Code describes a program the City is implementing to contribute to conservation of the City's imported water resources mandated by state law by setting minimum standards for water delivery systems to landscapes. The proposed project is anticipated to have a landscaped 50-foot-wide courtyard with a series of tiered gardens in between the Hill Street and Broadway sites. Because the proposed project proposes landscaping in between the Hill Street and Broadway sites the provisions of Section 12.41 of the Los Angeles Municipal Code are applicable to the project sites.

#### **c. Senate Bill 221 and Senate Bill 610**

These two pieces of legislation amend existing California law regarding land use planning and water supply availability by requiring more information and assurance of supply than required in the City UWMPs. As of January 1, 2002, the law requires water retail providers, like the LADWP, demonstrate that sufficient and reliable supplies are available to serve large-scale developments prior to completion of the environmental review process and approval of such large-scale projects. The Water Supply Assessment prepared for the Herald Examiner project fulfills this requirement.

#### **d. Urban Water Management Plan**

The California Urban Water Management Planning Act (California Water Code Division 6, Part 2.6 Sections 10610–10656) requires water suppliers to develop water management plans every five years to identify short-term and long-term water demand management measures to meet growing water demands during normal, dry and multiple-dry years. The plan includes the following:

- A description of existing and planned sources of water available to the water supplier;
- Conservation efforts to reduce water demand;
- Alternative sources of water;
- Assessment of reliability and vulnerability of water supply; and
- Water shortage contingency analysis

Details of LADWP's efforts to promote the efficient use and management of its water resources are contained in its Year 2000 Urban Water Management Plan (Water Plan). The Draft 2005 Water Plan (as well as the 2000 Water Plan) is available at the LADWP's website and the final plan is scheduled for release late 2005 or early 2006.

#### **e. State Regulations**

The Herald Examiner project is required to comply with Title 20 and Title 24 and of the California Code of Regulations. Title 24 contains California Building Standards, including the California Plumbing Code (Part 5), that promote water conservation. Title 20 of the code addresses Public Utilities and Energy and includes appliance efficiency standards that promote water conservation.

### **4. ENVIRONMENTAL IMPACT ANALYSIS**

#### **a. Significance Criteria**

The *L.A. CEQA Thresholds Guide* indicates that the determination of a project's significance to water resources shall be made on a case-by-case basis, considering:<sup>4</sup>

- The total estimated water demand for the proposed project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;

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<sup>4</sup> *L.A. CEQA Thresholds Guide*, City of Los Angeles, Environmental Affairs Department, May 14, 1998, p. K.1-3.

- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements project design features, construction and operation would reduce or offset service impacts.

## b. Project Impacts

Impacts related to water are considered significant as determined by:

- *The total estimated water demand for the proposed project.*

Implementation of the proposed project would increase the demand for water over existing conditions and uses on each of the three project sites. As shown in the Water Supply Assessment prepared for the proposed project, the project water demand would result in an approximately 111,812 gpd, or 147 afy, as shown in **Table IV.J.1-1, Herald Examiner Project Water Demand**. According to the Water Supply Assessment prepared for the project this represents an approximately 102 AFY increase in water use over existing conditions. The represents a relatively small fraction (approximately 0.013 percent) of the projected water demand of 640 mgd that LADWP plans to meet by 2010. Therefore, the water demand generated by the proposed project is accounted for in LADWP's projections. The Water Supply Assessment prepared by LADWP confirms that there is adequate water supply to meet the proposed project's demand. As such, implementation of the proposed project and the resulting increase in water demand in the project area would not have the potential to result in significant impacts associated with water service.

**Table IV.J.1-1  
Herald Examiner Project Water Demand**

Land Use	Units	Demand Factor (gpd/unit)	Daily Demand (gal/day)	Annual Demand (AFY)
Condominium	256 d.u.	160	40,960	46
Retail	2,560 s.f.	0.08	205	0.25
Parking	236,367 s.f.	0.02	4,727	5
<b>12<sup>th</sup> Street Building</b>				
Condominium	319 d.u.	160	51,040	57
Retail	8,050 s.f.	0.08	644	0.75
Parking	238,253 s.f.	0.02	4,765	5
<b>Outdoor Water Use</b>				22
<b>Project Total</b>			111,812	147

Source: Los Angeles Department of Water and Power Water Supply Assessment for the Herald Examiner Project, October 2005. d.u. – dwelling unit; sq. ft. = square feet.

Note: This table has been updated using the same factors included within the LADWP Water Supply Assessment to reflect the revised project description, as described in the Revised NOP issued in November 2005 and analyzed throughout this Draft EIR.

Impacts related to water are considered significant based on:

- *Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout.*

As stated above, a Water Supply Assessment was conducted to verify that enough water is available to serve the proposed project. According to LADWP, adequate water supplies will be available to meet project demand, in addition to the existing and planned future demands on LADWP, during normal, single-dry, and multiple-dry water years. Additionally, the project sites are located in an urban area where adequate water infrastructure exists. Therefore, adequate water supplies exist to serve the project, and implementation of the proposed project would not have the potential to result in significant impacts associated with existing water infrastructure and capacity.

Impacts related to water are considered significant based on:

- *The amount by which the project would cause the projected growth in population, housing, or employment for the Community Plan area to be exceeded in the year of the project completion.*

LADWP relies upon SCAG's growth projections in projecting future water demand. The proposed project is consistent with and planned for within SCAG's growth projections, as detailed in **Section IV.B, Population and Housing**. Therefore, the water demand generated by the proposed project is accounted for in LADWP's projections, and implementation of the proposed project would not result in potentially significant impacts associated with growth in population, housing or employment beyond those projected by SCAG.

Impacts related to water are considered significant based on:

- *The degree to which scheduled water infrastructure improvements, project design features, construction, and operation would reduce or offset service impacts.*

According to the City of Los Angeles Department of Water and Power, where estimated water requirements for the proposed project can be served by existing water mains in the adjacent streets, water service would be provided routinely in accordance with the LADWP Rules and Regulation. The project sites are an underutilized urban space, which is currently served by existing water mains, and would be routinely serviced by LADWP, thereby reducing water service impacts. In addition, project design features for water conservation, as recommended by LADWP,<sup>5</sup> would reduce water service impacts. Project design features for water conservation include:

- The landscape irrigation system would be designed, installed, and tested to provide uniform irrigation coverage for each zone. Sprinkler head patterns would be adjusted to minimize over

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<sup>5</sup> Los Angeles Department of Water and Power, November 9, 2005. *Impact of the Proposed Project on the Water System and Methods of Conserving Water*. Received by fax from LADWP.

spray onto walkways and streets. Each zone (sprinkler valve) would water plants having similar watering needs. Automatic irrigation timers would be set to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Irrigation run times would be adjusted for all zones seasonally, reducing watering times and frequency in the cooler months (fall, winter, spring). Sprinkler timers would be adjusted to avoid water runoff.

- Drought-tolerant, low water consuming plant varieties (such as those recommended in *Sunset Magazine*, October 1988, "The Unthirsty 100," pp. 74–83) would be selected to reduce irrigation water consumption.
- Availability of recycled water would be investigated as a source to irrigate landscaped areas.
- Ultra-low-flush water closets, ultra-low-flush urinals, and water-saving showerheads would be installed, and low flow faucet aerators would be installed on all sink faucets.
- Air conditioning systems that utilize evaporative cooling (cooling towers) would be utilized.
- Recirculating or point-of-use hot water systems would be utilized.
- Water conserving clothes washers and dishwashers would be installed.

Therefore, the existing water infrastructure and project design features reduce impacts to water service to less than significant.

Based on the above, adequate water supplies and infrastructure exist to meet the project's water demand, and, thus, there is no potential for significant impacts to water supply or infrastructure.

### c. Cumulative Impacts

Development of the proposed Herald Examiner project, in association with the list of related projects identified in **Section III, General Description of Environmental Setting**, would cumulatively increase water demand in the Central City area. However, as detailed in **Section IV.B, Population and Housing**, the proposed development and identified related projects accounts for an approximately 9.6 percent (5,926 dwelling units of the projected 61,739 units) contribution towards the projected dwelling unit increase in SCAG's growth projections for the Los Angeles Subregion. Using SCAG's growth forecasts, LADWP has projected that there will be adequate supply of water to accommodate anticipated growth for the next several decades. Given that the UWMP plans for water supplies to serve existing and projected needs, it is anticipated that the LADWP will be able to supply the demands of the proposed project and related projects through the foreseeable future, and no significant cumulative impacts related to water demand are anticipated. The LADWP states in the Water Supply Assessment for the proposed project that adequate water supplies exist to meet the demands of the proposed project, as well as existing and planned future demands, and, therefore, the proposed project does not have the potential to result in potentially significant cumulative impacts on water supply.



#### **d. Mitigation Measures**

Although impacts to water would be less than significant, to comply with the City of Los Angeles Municipal Code and recommendations from the LADWP the following mitigation measures are included:

- MM-W-1. Landscaping in the courtyard between the Hill Street and Broadway sites must comply with Section 12.41 of the Los Angeles Municipal Code, which includes abiding by standards for water delivery systems to landscapes.
- MM-W-2. The project applicant shall implement the water conservation design features as recommended by LADWP.

#### **e. Adverse Effects**

Through implementation of the mitigation measures identified above, impacts resulting from the proposed project to water supply and water infrastructure can be mitigated to a less than significant level. Therefore, no adverse effects would result from the development of the proposed project.