

# **APPENDIX M**

---

## Water Supply Reports

# **APPENDIX M-1**

---

## Water Supply Assessment



*Culver* CITY

PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-  
5710  
•  
FAX (310)  
253-5721

February 27, 2017

Golden State Water Company, Engineering Planning  
Mr. Robert R. McVicker, P.E., D.WRE  
1920 Corporate Way  
Anaheim, CA 92801

**RE: REQUEST FOR WATER SUPPLY ASSESSMENT – THE CULVER STUDIOS  
INNOVATION PLAN (CPA 7) PROJECT**

Dear Mr. McVicker:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment (WSA) 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 (hereinafter WC), a project which is subject to the requirements of SB 610 includes: (1) 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; (2) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of space; or (3) any mixed-use 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 Culver Studios Innovation Plan Project (Project) meets the above thresholds requiring the preparation of a WSA. The Golden State Water Company (GSWC) has been identified as a public water system [as defined in WC Section 10912 and CEQA Guidelines Section 15083.5(e)] that would serve the proposed project. Accordingly, the Culver City Planning Division (CEQA lead agency for the Project) requests that GSWC: (1) determine whether estimated water demand associated with the Project is encompassed by the most recently adopted applicable UWMP; and (2) prepare and approve a WSA using the UWMP or new analysis for the Project pursuant to WC Section 10910 et seq.

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

The City Planning Division requests that the WSA for the Project include a discussion of whether GSWC's total projected water supplies during normal, single dry, and multiple dry water years over a 20-year period will meet the water demand associated with the proposed Project, in addition to GSWC's existing and planned future uses, including agricultural and manufacturing uses, pursuant to WC Section 10910 (c)(3).

We understand that you have received the Notice of Preparation (NOP) for the Environmental Impact Report (EIR) being prepared for the Project and have a copy of the City's associated Initial Study. Please use Attachment A, Project Description, to the Initial Study, for assumptions related to the Project, as well as the "EIR Support Water Analysis" provided via email to Tom Williams of your office by ESA on February 22, 2017.

While we understand WC Section 10910 (g)(1) requires submission of the WSA within 90 days of this request, the City is working on an aggressive schedule for this Draft EIR and a quick turnaround for the assessment would be greatly appreciated and would facilitate the process. If you have any questions or need additional information, please contact me at (310) 253-5755 or email at: [susan.yun@culvercity.org](mailto:susan.yun@culvercity.org) or contact the EIR consultant, Jay Ziff, at ESA PCR at (310) 451-4488 or [jziff@esassoc.com](mailto:jziff@esassoc.com).

Sincerely,



Susan Yun, Senior Planner  
City of Culver City Planning Division  
9770 Culver Boulevard  
Culver City, CA 90232

cc: Sol Blumenfeld, Director Community Development  
Thomas Gorham, Deputy Community Development Director/Planning Manager



**GOLDEN STATE WATER COMPANY  
CULVER CITY SERVICE AREA**

**Water Supply Assessment  
Culver Studios Innovation Plan**

**April 26, 2017**

**TABLE OF CONTENTS**

SECTION 1 - INTRODUCTION .....1

    1.1 Purpose of Assessment .....1

    1.2 Overview of Golden State Water Company .....1

    1.3 Project Description.....1

    1.4 Scope of the Water Supply Assessment.....2

    1.5 Coordination with GSWC’s Urban Water Management Plan .....2

SECTION 2 - HISTORICAL AND PROJECTED WATER DEMANDS .....4

    2.1 The Culver City Service Area.....4

    2.2 Current and Projected Population Estimates.....6

    2.3 Historical and Projected Water Demands for the CCSA .....6

    2.4 Project Water Demands .....11

    2.5 Demand Management Measures.....11

SECTION 3 - EXISTING AND PROJECTED SUPPLIES .....11

    3.1 Sources of Supply .....11

    3.2 West Basin Municipal Water District.....11

    3.3 Sources of WBMWD Supply.....12

        3.3.1 Imported Water Supply.....13

            3.3.1.1 Colorado River Resources .....13

            3.3.1.2 State Water Project Resources .....14

        3.3.2 Other WBMWD Supplies .....16

    3.4 Reliability of WBMWD Water Supplies .....16

SECTION 4 - AVAILABILITY OF SUFFICIENT SUPPLIES .....17

**TABLES**

Table 2-1. CCSA Population and Customer Connections .....7  
Table 2-2. Demands for Potable and Raw Water - Actual .....8  
Table 2-3. Demands for Potable and Raw Water - Projected .....11  
Table 2-4. Total Water Demands.....11

**FIGURES**

Figure 1-1. Project Regional and Vicinity Location Map.....4  
Figure 2-1. Culver City Service Area Map.....6  
Figure 2-2. Historical Water Use and Water Use Factors by Category .....9  
Figure 2-3. Historical and Projected Connections .....10

**APPENDICES**

City of Culver City, *The Culver Studios CPA No. 7 CEQA Initial Study – Environmental Checklist Form and Environmental Determination* (2016) ..... A  
City of Culver City, *Letter Request for Water Supply Assessment* (February 27, 2017)..... B  
Golden State Water Company, *Culver City CSA 2015 Urban Water Management Plan* (June 2016).....C  
West Basin Municipal Water District, *2015 Urban Water Management Plan* .....D  
KPPF Consulting Engineers, *Culver Studios – Water Infrastructure and Demand Analysis* (April 17, 2017)..... E

## **SECTION 1 - INTRODUCTION**

---

This Water Supply Assessment (“WSA”) analyzes the sufficiency of water supplies held by Golden State Water Company (“GSWC”) to serve the proposed Culver Studios Innovation Plan (the “Project”), in addition to the demands of existing customers in its Culver City service area (“CCSA”). Pursuant to all applicable legal standards, this WSA concludes that there will be sufficient water supplies for the Project during all hydrologic conditions, including normal, single dry and multiple dry years, for at least the next 20 years.

### **1.1 Purpose of Assessment**

GSWC has been identified by The City of Culver City (“City”) as the public water system that will supply water service to the Project. As the public water system, GSWC is required by Section 10910 *et seq.* of the Water Code to provide the City with an assessment of water supply availability (“assessment”) for defined types of projects. The Project has been found by the City to be a project requiring an assessment. The City is required to include this assessment in the environmental document for the Project, and, based on the record, make a determination whether projected water supplies are sufficient for the Project and existing and planned uses.

Water Code Section 10910 (the “Assessment Law”) contains the requirements for the information to be set forth in the assessment.

### **1.2 Overview of Golden State Water Company**

GSWC is a public water utility regulated by the California Public Utilities Commission (“CPUC”). GSWC develops, acquires, treats and distributes water to more than 260,000 customers in 21 service areas throughout California, including the CCSA. GSWC provides safe and reliable municipal water supplies to 76 communities in 10 counties, from Lake County in the northern part of the state to Imperial County in the south.

To ensure a dependable supply of water to its customers, GSWC plans for reliability on both a system and a company-wide basis. Historically, GSWC has provided reliable water supplies to all of its customers throughout California. Moreover, the majority of GSWC’s service areas are connected to California’s statewide water conveyance infrastructure, which allows GSWC to transfer water supplies between service areas, if necessary, to ensure water supply reliability.

### **1.3 Project Description**

The Project applicant, The Culver Studios Owner, LLC, proposes The Culver Studios Innovation Plan (the “Project” or the “Innovation Plan”), which is reflected in the proposed Comprehensive Plan Amendment No. 7 (CPA No. 7), proposes to technologically update and expand the facilities within the existing 14.3-acre Studio Campus, while retaining the Studio’s unique ambiance and prominent place in the community. CPA No. 7 includes some, but not all, of the improvements approved as part of CPA No. 6 but not yet constructed, including new Building &, the Van Buren Parking Structure near Van Buren Place, and the relocation of the historically significant bungalows to the area south of the Mansion. Discretionary entitlements, reviews, and approvals required or requested may include, but are not necessarily limited to: 1) an amendment to the existing Comprehensive Plan, superseding all previous amendments; 2) approval of a Development Agreement; 3) a Certificate of Appropriateness under the City’s Historic Preservation Ordinance; and, 4) certification of the EIR.

No major exterior changes are proposed to the Mansion or adjacent Buildings D, E, H, and I under the Innovation Plan. Interior rehabilitation of the Mansion would be undertaken in a manner that would protect the building’s eligibility as a historical resource under the City’s preservation ordinance. The

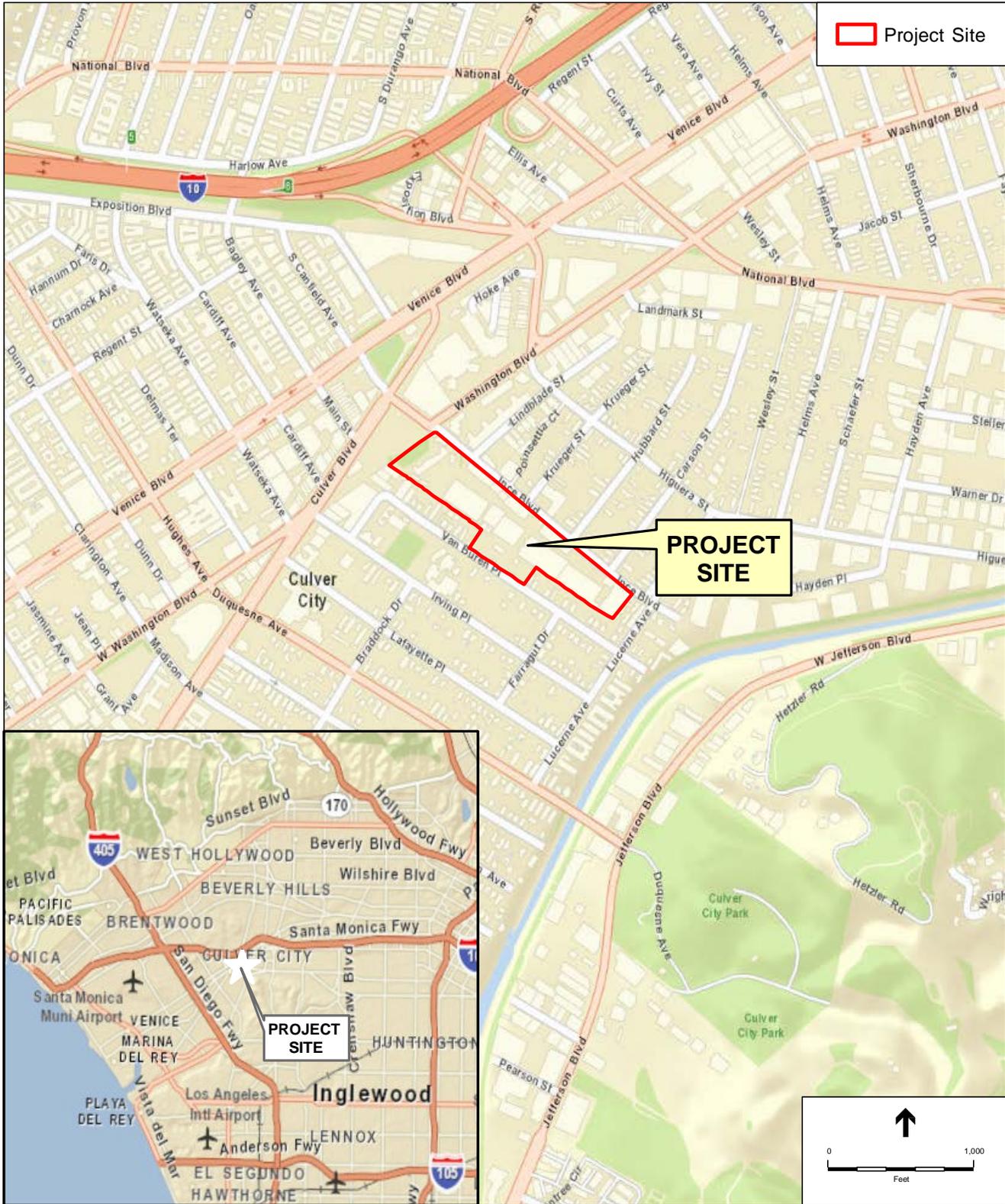
four existing bungalow Buildings S, T, U, and V, presently located along the western edge of the Studio Campus, would be relocated to a site immediately south of the Mansion. The Culver Studios Innovation Plan proposes to modernize and expand the existing Central Area, encompassing the portion of the Studio Campus south of the Mansion and proposed Relocated Bungalow Area just south of the Mansion. Proposed improvements include the construction of five new Media buildings consisting of a flexible mix of creative space, production space, and digital media stages. The new Media buildings would replace six existing buildings consisting of offices and support services (Buildings L, O, X, Y, Z, and the Commissary) and four existing buildings consisting of sound stages, which would be demolished. Existing Stages 11/12/14 and Stages 15/16, all of which are contained in a single interconnected building in the south western portion of the Studio Campus, would remain in place for continued use. The building consisting of Stages 2/3/4, Stages 5/6, Stages 7/8/9, and Stage 10 would be demolished. Eight new digital media stages would be provided within the Central Area of the Studio Campus, co-located with media office and support uses. Buildings to be demolished would total approximately 236,293 square feet and new construction at Project buildout would total approximately 649,420 square feet, for a net new square footage total of approximately 413, 127 square feet Campus-wide.

#### **1.4 Scope of the Water Supply Assessment**

The City Planning Department requested this WSA as part of its environmental review of the Project via letter received by GSWC on February 28, 2017, a copy of which is attached as Appendix B to this WSA. In the following sections, this WSA discusses the sources of water that will be available to serve the CCSA, including the Project, over the next 20 years. Section 2 contains a description of the CCSA, including current and projected population and water demands, and the anticipated demands of the Project. Section 3 describes GSWC's existing and projected water supply sources that will be available to serve the CCSA, including the Project. Section 4 contains an assessment and verification of the availability of these sources during normal, single dry, and multiple dry years for a 20-year projection.

#### **1.5 Coordination with GSWC's Urban Water Management Plan**

GSWC's 2015 Urban Water Management Plan for the CCSA ("2015 UWMP") set forth water demand projections that included the water demands of the Project, and an evaluation of future water supplies that will be available to meet anticipated growth in demand throughout the CCSA. This WSA relies, in part, upon information provided by the 2015 UWMP as authorized by Water Code section 10910(c)(2), and hereby incorporates the 2015 UWMP by reference.



SOURCE: ESRI Street Map, 2010.

The Culver Studios Innovation Plan  
**Figure 1-1**  
 Project Regional and Vicinity Location Map

## **SECTION 2 - HISTORICAL AND PROJECTED WATER DEMANDS**

---

### **2.1 The Culver City Service Area**

The CCSA is located entirely within the County of Los Angeles (“County”) and serves almost all of the City of Culver City, a small portion of the City of Los Angeles, and the West Los Angeles Community College, which is located within an unincorporated area of the County. The CCSA is generally located south-southwest of, and is partially surrounded by, the City of Los Angeles. The CCSA is within the boundaries of the West Basin Municipal Water District (“WBMWD”) and the Metropolitan Water District of Southern California (“MWD”). A map showing the location of the CCSA is included as Figure 2-1 below.

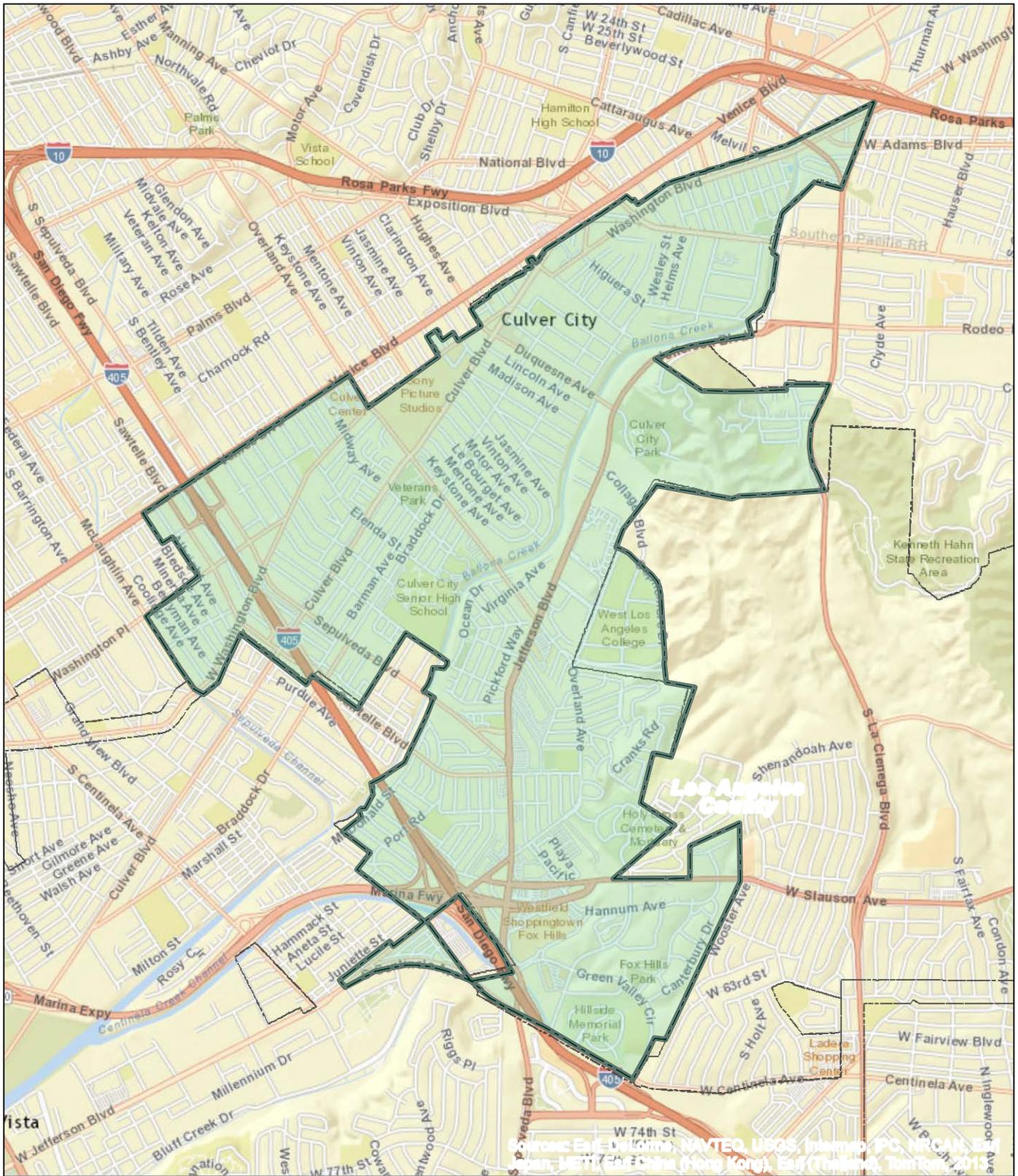


Figure 2-1  
Culver City Service Area Map

**2.2 Current and Projected Population Estimates**

As of December, the CCSA served 9,757 customer connections, consisting of a wide variety of land uses, ranging from single-family residential to heavy industry. The CCSA is largely built out, and there are no large undeveloped tracts of land in private ownership. Occasional redevelopment of properties and minor infill development have occurred in recent years. GSWC has met this gradual population growth and increase in water supply needs without any major changes in operation.

Population within the Culver City CSA is projected to increase by approximately three percent from the current estimate of 36,321 people to an estimated 37,345 people by 2040. Because the CCSA is generally built out, most of this projected growth will be associated with urban infill and redevelopment projects. The projected growth and development within the CCSA are based on using population, housing and employment data developed by SCAG data from the 2010 U.S. Census, and information gathered during discussions with local planning officials, including the Culver City Planning Department.

Table 2-1 shows current and projected population data for the area served by the CCSA. The connection growth estimate was based on the assumption that connection growth will be proportionate to housing, population and employment growth within the CCSA. This method of estimating connection growth results in a higher (more conservative) figure than an alternative method that relies on historical trending.

<b>Table 2-1. CCSA Population and Customer Connections</b>		
<b>Year</b>	<b>Population</b>	<b>Connections</b>
2015	36,321	9,757
2020	36,476	9,879
2025	36,691	10,002
2030	36,908	10,124
2035	37,126	10,246
2040	37,345	10,369

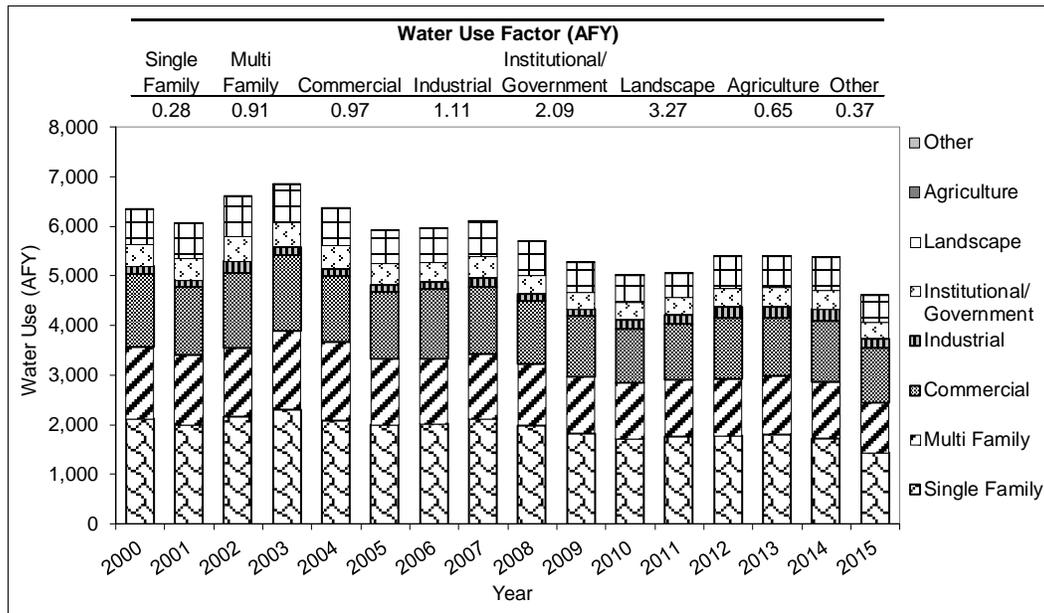
**2.3 Historical and Projected Water Demands for the CCSA**

GSWC’s most recently adopted urban water management plan (“UWMP”) for the CCSA was prepared in June 2016. Historical connections and sales data from 1994 to 2015 were analyzed in order to provide an overview of historical water usage trends for the Culver City System. Connection and water sales data were grouped using the assigned North American Industry Classification System (NAICS) codes into the eight applicable DWR categories: single-family, multi-family, commercial, industrial, institutional/government, landscape, agricultural irrigation, and other. For the Culver City System, other water uses include customer accounts that are inactive or idle. Table 2-2 presents the 2015 water use for the Culver City System broken down by the DWR categories, as well as estimated 2015 losses.

Table 2-2: Demands for Potable and Raw Water - Actual			
Use Type	2015 Actual		
	Additional Description	Level of Treatment When Delivered	Volume
Single Family		Drinking Water	1,435
Multi-Family		Drinking Water	1,026
Commercial		Drinking Water	1,102
Industrial		Drinking Water	182
Institutional/Governmental		Drinking Water	313
Landscape		Drinking Water	557
Losses		Drinking Water	325
<b>TOTAL</b>			<b>4,941</b>
<p>NOTES:</p> <p>1. Volume is in AFY.</p> <p>2. Potable demands only. Raw water is not used within the Culver City System.</p> <p>3. 2015 losses are preliminary and estimated as the volume of potable water entering the distribution system minus metered uses.</p>			

For each category, the average water use factor for each DWR category was calculated by dividing the water use by the number of water service connections. The resulting value for each DWR category is the water use factor.

The period from 2008 through 2013 was considered representative of the Culver City System’s average water demand as GSWC implemented tiered water rates beginning in 2008. Water use for recent years 2014-2015 was considered atypical due to mandatory conservation imposed by the Governor’s drought emergency declarations. Figure 2-2 presents the Culver City System’s historical water use from 2000 through 2015 and calculated water use factors (using 2008-2013) for each DWR category.



Note: Water Use Factor is calculated using 2008-2013 water use.

Figure 2-2: Historic Water Use and Water Use Factors by Category

Figure 2-2 shows a gradual decline in water use beginning in 2007 with an approximate 19 percent decline from 2008 to 2015, resulting in the lowest total water use in the system since 1994. The recent decline in water use is not yet fully understood, but may be a result of several factors including the implementation of tiered water rates, changes in plumbing codes, the economic downturn beginning in 2008, and the statewide drought beginning in 2012.

Growth projections for the number of service connections and water use were calculated for the year 2020 through 2040 in 5-year increments using a SCAG-based approach.

The SCAG-based water use projections are based on the population and housing growth rates described in Chapter 3, which used the City of Culver City as representative of the Culver City System. SCAG (Culver City) household projections were used to determine the growth in single-family and multi-family service connections for the years 2020, 2025, 2030, 2035, and 2040. For example, the percent growth rate in households from the year 2015 to year 2020 was multiplied by the number of service connections in 2015 to obtain a projection of the number of connections in the year 2020. Similarly, employment growth projections were used to determine the growth for commercial, industrial, institutional/government, landscape, and other service connections. The SCAG-based methodology applies a growth rate to a consistent system boundary through 2040; therefore, it is assumed that the metered service connection growth rate accounts for system in-fill only and does not include geographic growth such as tariff area expansion.

Figure 2-3 shows the Culver City System’s historical total retail water service connections from 1994 through 2015 and the projected total retail water service connections from 2020 through 2040 employing the SCAG-based growth rate.

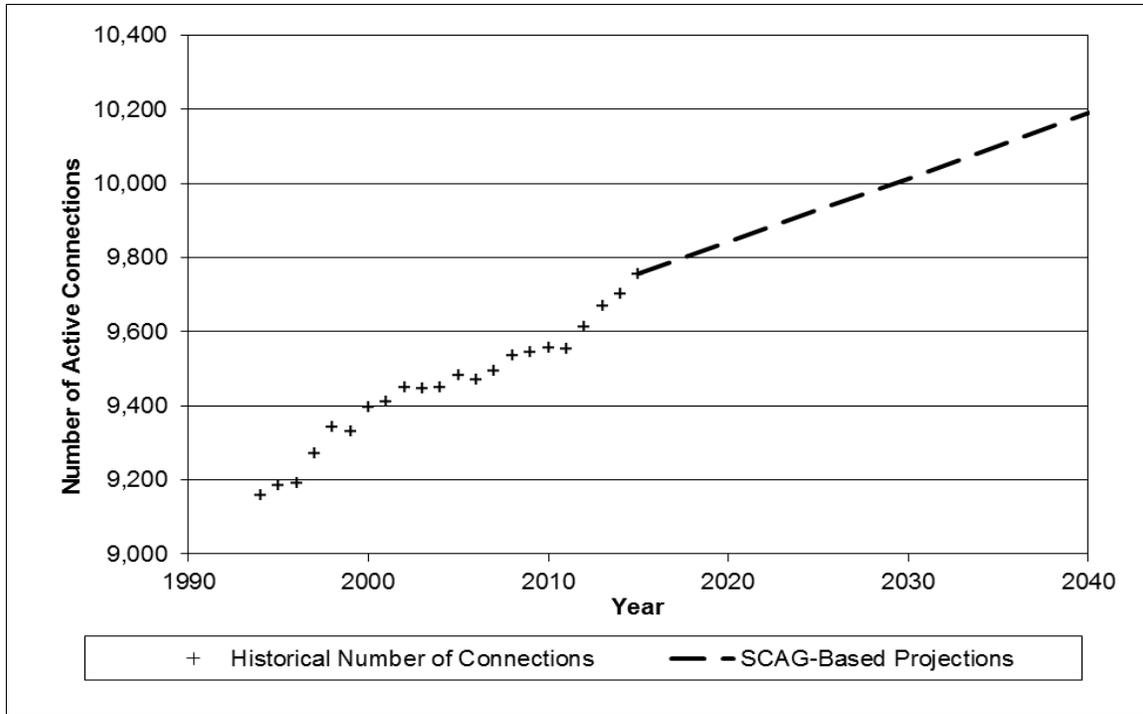


Figure 2-3: Historical and Projected Connections

The projected water use for the Culver City System’s retail service area was calculated by applying the corresponding water use factors presented in Table 2-3 summarizes the projected retail water demand through the year 2040 based on the historical-trend growth rate.

Table 2-3: Demands for Potable and Raw Water - Projected						
Use Type	Additional Description	Projected Water Use <i>Report To the Extent that Records are Available</i>				
		2020	2025	2030	2035	2040-opt
Single Family		1,831	1,842	1,853	1,864	1,875
Multi-Family		1,227	1,234	1,242	1,249	1,257
Commercial		1,288	1,311	1,333	1,357	1,380
Industrial		187	190	194	197	201
Institutional/Governmental		372	380	388	397	405
Landscape		713	726	739	753	766
Other		5	5	5	5	5
Losses		349	353	357	361	365
Agricultural irrigation		1	2	3	3	4
<b>TOTAL</b>		<b>5,973</b>	<b>6,043</b>	<b>6,114</b>	<b>6,185</b>	<b>6,258</b>

NOTES:  
 1. Volume is in AFY.  
 2. Potable demands only. Raw water is not used within the Culver City System.  
 3. Water use projected based on 2015 connection data, SCAG housing and employment growth rates, and 2008-2013 average water use factors. Losses are projected based on a historical average of 6 percent loss.

Table 2-4 presents the total current (2015) and projected water demands for the Culver City System through 2040.

Table 2-4: Total Water Demands						
	2015	2020	2025	2030	2035	2040 (opt)
Potable and Raw Water <i>From Tables 4-1 and 4-2</i>	4,941	5,973	6,043	6,114	6,185	6,258
Recycled Water Demand <i>From Table 6-4</i>	0	0	0	0	0	0
<b>TOTAL WATER DEMAND</b>	<b>4,941</b>	<b>5,973</b>	<b>6,043</b>	<b>6,114</b>	<b>6,185</b>	<b>6,258</b>

NOTES:  
 1. Volume is in AFY.  
 2. Potable and recycled water demands only.

## **2.4 Project Water Demands**

The City’s Consultant calculated the water demands for the Project using the following method. The approach used assumes that wastewater flow is 90 percent of water demand for the project. This method of calculating future water demands for new developments is a common practice in Los Angeles County. Water demand was calculated under this method by dividing each flow factor from the Sanitation Districts of Los Angeles County (LACSD) No. 22 loading table by 0.9. According to the calculations, the Project would require an average additional demand of approximately 103,862 gallons per day (“GPD”) of water, which will result in an increased water demand of about 116.3 acre-feet per year (“AFY”).<sup>1</sup> This level additional water demands are consistent with the projections set forth in the 2015 UWMP. That plan projected that between 2015 and 2020, water demands in the CCSA would increase by 1,032 AFY, which is a sufficient increase to include the 116.3 AFY of the Project. Therefore, this WSA analyzes the sufficiency of water supplies for the CCSA, including the Project, based on the demands projected in the 2015 UWMP and does not add any increment for demands in excess of those that were anticipated at the time the 2015 UWMP was published.

## **2.5 Demand Management Measures**

Chapter 9: Demand Management Measures of the GSWC 2015 Urban Water Management Plan addresses the Demand Management Measure (DMM) requirements for the Culver City System and includes a description of utility-based and other DMMs being implemented, DMMs implemented over the past five years, and an overview of DMMs planned for implementation over the next five years.

# **SECTION 3 - EXISTING AND PROJECTED SUPPLIES**

---

GSWC currently purchases all of its water supply for the CCSA from the West Basin Municipal Water District (“WBMWD”), which in turn purchases all of its potable water supplies from the Metropolitan Water District of Southern California (“MWD”). This section describes the water supplies that are available to GSWC from WBMWD and MWD.

## **3.1 Sources of Supply**

GSWC currently obtains its water supply for the Culver City System by purchasing water from the West Basin Municipal Water District (WBMWD)

---

<sup>1</sup> Culver Studios – Water Infrastructure and Demand Analysis, KPFF Consulting Engineers, February 9, 2017

### **3.2 West Basin Municipal Water District**

WBMWD is a large wholesale purveyor of water in southern California that provides wholesale water to several agencies including GSWC. GSWC obtains water from this district for several systems, including the Culver City System. WBMWD obtains its imported water supply from the Metropolitan Water District of Southern California (Metropolitan). Treated water imported from WBMWD is delivered to the Culver City System through the following three connections:

- Metropolitan WB-23 connection with a maximum capacity of 9,000 gpm
- Metropolitan WB-24 connection with a maximum capacity of 9,000 gpm
- Metropolitan WB-34 connection with a maximum capacity of 4,500 gpm.

These connections have a combined active maximum capacity of 22,500 gpm, which could supply 36,293 AFY, if used continuously at their maximum capacity. Water imported from WBMWD for the Culver City System is treated by Metropolitan prior to delivery. Four reservoirs, with a total volume of 2.7 million gallons, are available to serve the Culver City System.

GSWC entered into a 5-year purchase agreement between GSWC and WBMWD, effective January 1, 2008 through December 31, 2012. The agreement was extended an additional two years to December 31, 2014. This agreement provided GSWC with an annual maximum allocation of 30,651 AFY with a total purchase commitment of 91,953 AF over the 5-year term of the agreement, shared by all of GSWC's systems served by WBMWD.

WBMWD entered into a new ten-year term purchased order with Metropolitan effective January 1, 2015 through December 31, 2024. For the first five years of the new purchased order term, Metropolitan staff recommended to not enter into agreements with its customer agencies. However, at the five-year mark staff will reevaluate the need to have purchase order agreements with the customer agencies.

Metropolitan is responsible for meeting all drinking water standards as water leaves the surface water treatment plant and at all inter-connections with the Culver City System.

### **3.3 Sources of WBMWD Supply**

Since its formation in 1947, WBMWD has fulfilled its responsibility of providing its customer agencies with supplemental water supplies to meet increasing regional demands. Prior to WBMWD, the average customer agency operating within the area relied completely on groundwater.

Historically, WBMWD's primary supply source was imported water from Metropolitan. Initially this was 100% Colorado River Aqueduct (CRA) water until the 1970s when the State Water Project began operating and WBMWD received a combination of CRA water and SWP water. However, in the 1990s WBMWD began increasing its development of local supplies in response to the declining reliability of imported water. A combination of regulatory constraints on supplies from the Bay-Delta, the increasing frequency of cyclical droughts and uncertainties

surrounding climate change have justified the continued need to develop local supplies and aggressively pursue reducing water demand through conservation. WBMWD has been able to support the diversification of supplies available to its retail agencies to date primarily through the development of recycled and conserved water supplies. These supplies are served directly to its customer agencies and indirectly as the replenishment supplies necessary to maintain groundwater production.

WBMWD is projecting to continue to improve the reliability of its supplies to its customer agencies by increasing recycled water supplies as well as potentially investing in over 20,000 AFY of desalinated ocean water supply. Coupled with an additional increase of conserved supply through water use efficiency programs, the overall imported water use is expected to be reduced from current levels by 17 percent within the next 20 years.

### **3.3.1 *Imported Water Supply***

WBMWD purchased 105,569 AF of water from Metropolitan to meet retail demand in 2015. Metropolitan supplies originate from the CRA and SWP to meet West Basin's retail and replenishment demands. In recent years, Metropolitan's imported supplies have become increasingly restricted given more frequent and prolonged droughts, and recent court-ordered Bay-Delta export restrictions that have limited the amount of SWP water available for use.

These restrictions have resulted in shortage allocations for West Basin in three of the past eight years and limited availability of water for basin replenishment use. As a result, West Basin has been challenged to maximize the efficient use of this supply as well as explore ways to continue to develop alternative supplies. This challenge has resulted in WBMWD's goal of reducing its projected need for imported water supplies from about 57 percent today to 43 percent by 2025, reducing the overall energy use of WBMWD's sources and shifting to locally-produced reliable water supplies.

#### **3.3.1.1 *Colorado River Resources***

Metropolitan owns and operates the CRA, which connects the Colorado River to Metropolitan's regional distribution system. The CRA has a capacity of 1.25 Million AFY (MAF) to transport Metropolitan's current contracted entitlement of 550 Thousand AFY (TAF) of Colorado River water. Metropolitan maintains a full aqueduct of deliveries in most years through a variety of innovative partnerships and programs with other Colorado River users.

Metropolitan and the State of California have acknowledged that they could obtain less water from the Colorado River in the future. The U.S. Secretary of Interior asserted that California had to limit its use of Colorado River supplies to 4.4 MAF per year, plus any available surplus water. California's Colorado River Water Use Plan characterizes how California would develop a combination of programs to meet this limit as well as how to use any available surplus water. In 2003, the Quantification Settlement Agreement (QSA) among California agencies with Colorado River rights established the baseline water use for each of the agencies and facilitates the transfer of water from agricultural agencies to urban uses. The QSA is currently ruled as invalid due to multiple legal proceedings that have taken place over the past eight years. Metropolitan has filed appeals that will stay the ruling until the outcome of the appeal. If the ruling stands, it could delay and potentially increase the cost of the QSA's supply development programs.

Metropolitan has developed a number of supply and conservation programs to increase the amount of supply available from the CRA. However, other users along the River have rights that will allow their water use to increase as their water demands increase. The Colorado River faces long-term challenges of water demands exceeding available supply with additional uncertainties due to climate change. Because Metropolitan holds the lowest priority rights in California during a normal Lake Mead storage condition, future supplies available could decrease.

The Colorado River Basin has been experiencing a prolonged drought, where runoff above Lake Powell has been below average for twelve of the last sixteen years. Within those sixteen years, runoff in the Colorado River Basin above Lake Powell from 2000 through 2007 was the lowest eight-year runoff on record. While runoff returned to near normal conditions during 2008-2010, drought returned in 2012 with runoff in 2012 being among the four driest in history. During these drought conditions, Colorado River system storage has decreased to 50 percent of capacity.

### 3.3.1.2 *State Water Project Resources*

The SWP is operated by DWR and is an integral part of the effort to ensure that business and industry, urban and suburban residents, and farmers throughout much of California have sufficient water. The SWP is the largest state-built, multipurpose, user-financed water project in the United States. Nearly two-thirds of residents in California receive at least part of their water from the SWP with approximately 70 percent of SWP's contracted water supply going to urban users and 30 percent to agricultural users. The primary purpose of the SWP is to divert and store water during wet periods in Northern and Central California and distribute it to areas of need in Northern California, the San Francisco Bay area, the San Joaquin Valley, the Central Coast, and Southern California.

The availability of water supplies from the SWP can be highly variable. A wet water year may be followed by a dry or critically dry year. Depending on the water supply availability, water supply agencies may implement increased conservation measures or explore new local projects and supplies.

The Sacramento-San Joaquin River Delta (Delta) is key to the SWP's ability to deliver water to its agricultural and urban contractors. All but five of the 29 SWP contractors receive water deliveries below the Delta (pumped via the Harvey O. Banks or Barker Slough pumping plants). However, the Delta faces many challenges concerning its long-term sustainability such as climate change posing a threat of increased variability in floods and droughts. Sea level rise complicates efforts in managing salinity levels and preserving water quality in the Delta to ensure a suitable water supply for urban and agricultural use. Furthermore, other challenges include continued subsidence of Delta islands, many of which are below sea level, and the related threat of a catastrophic levee failure as the water pressure increases, or as a result of a major seismic event.

Ongoing regulatory restrictions, such as those imposed by federal biological opinions on the effects of SWP and the federal Central Valley Project (CVP) operations on certain marine life, also contributes to the challenge of determining the SWP's water delivery reliability. In dry, below-normal conditions, Metropolitan has increased the supplies delivered through the California Aqueduct by developing flexible CVP/SWP storage and transfer programs. The goal of the storage/transfer programs is to develop additional dry-year supplies that can be conveyed

through the available Harvey O. Banks pumping plant capacity to maximize deliveries through the California Aqueduct during dry hydrologic conditions and regulatory restrictions. In addition, the California State Water Resources Control Board (SWRCB) has set water quality

objectives that must be met by the SWP including minimum Delta outflows, limits on SWP and CVP Delta exports, and maximum allowable salinity level.

The California WaterFix (formerly the Bay Delta Conservation Plan or BDCP) is being prepared through a collaboration of state, federal, and local water agencies, state and federal fish agencies, environmental organizations, and other interested parties. At the outset of the BDCP process, a planning agreement was developed and executed among the participating parties, and a Steering Committee was formed. The plan was to identify a set of water flow and habitat restoration actions that would contribute to the recovery of endangered and sensitive species and their habitats in California's Bay-Delta. The goal of the BDCP was to provide for both species/habitat protection and improved reliability of water supplies.

The First Administrative Draft of the BDCP was released in March 2012. The Administrative Draft Environmental Impact Report (EIR)/ Environmental Impact Statement (EIS) analyzed 15 alternatives, including a broad combination of water delivery configurations, capacities, operations and habitat restoration targets, as well as a no action alternative. The alternatives are the result of public scoping sessions conducted in 2008 and 2009, the Sacramento-San Joaquin Delta Reform Act, ongoing public discussions, and input from responsible/trustee state agencies and NEPA cooperating agencies.

In July 2012, Governor Jerry Brown and U.S. Interior Secretary Ken Salazar outlined revisions to the proposed BDCP plan, along with a full range of alternative proposals. Elements of the preferred proposal include construction of two side-by-side tunnels and water intake facilities with a total capacity of 9,000 cfs - down from the earlier proposal of 15,000 cfs. Operation of the facilities was planned to be phased in over several years.

Throughout 2012 and 2013, additional public meetings were held to answer questions and gather public comments. In August 2013, an optimized proposal was released that balanced costs, engineering design, and ease of construction while significantly reducing local dislocation and disturbance in the Delta. In December 2013, the State released the Draft BDCP and the Draft EIR/EIS. The documents detailed 22 specific actions, called Conservation Measures, which included new water delivery facilities in the north Delta, as well as measures to restore or protect up to 150,000 acres of habitat and measures to address other stressors to fish and wildlife in the Delta.

In April 2015, State agencies announced a modified preferred alternative, Alternative 4A. Alternative 4A (California WaterFix) was developed as the new California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) Preferred Alternative, replacing Alternative 4 (the proposed BDCP). Alternative 4A includes the conveyance facilities proposed under Alternative 4 and those mitigation measures and environmental commitments needed to obtain necessary permits and authorizations for implementation under Section 7 of the Federal Endangered Species Act (ESA) and through the California Department of Fish and Wildlife's 2081(b) process.

California WaterFix and EcoRestore would be implemented under different Federal and State ESA regulatory permitting processes (Section 7 versus Section 10(a) of the Federal ESA, and pursuant to section 2081 of the State ESA instead of the Natural Community Conservation Planning Act). This would fulfill the requirement of the 2009 Delta Reform Act to contribute toward meeting the coequal goals of providing a more reliable water supply for California and protecting, restoring, and enhancing the Delta ecosystem.

The new water conveyance facilities would be constructed and operated under the California WaterFix, which proposes design changes to the water conveyance facilities. Refinements to the design reduce the overall environmental/construction impacts, and increase long term operational and cost benefits. Some of the engineering configuration improvements include moving the tunnel alignment away from local communities and environmentally sensitive areas. Reconfiguration of intake and pumping facilities lessen construction impacts in local communities and longer term operational impacts.

The main objective under the EcoRestore Program is the restoration of at least 30,000 acres of Delta habitat, with the near-term goal of making significant strides toward that objective by 2020. These restoration programs would include projects and actions that are in compliance with preexisting regulatory requirements designed to improve the overall health of the Delta. Other priority restoration projects would also be identified by the Sacramento- San Joaquin Delta Conservancy and other agencies and local governments. Funding would be provided through multiple sources, including various local and federal partners, state bonds, and other state-mandated funds. SWP/CVP contractors would provide funds as part of existing regulatory obligations. The California WaterFix is being evaluated in the partially Recirculated Draft EIR/Supplemental EIS released in July 2015. In that document, the cumulative impacts of the California WaterFix and EcoRestore Program are evaluated, along with other reasonably foreseeable future projects.

### ***3.3.2 Other WBMWD Supplies***

WBMWD is actively diversifying its water supply portfolio beyond traditional imported water and groundwater supplies. Its 2015 UWMP dedicates entire sections to discuss the alternative supply projects and programs such as recycled water, desalinated ocean water and brackish groundwater, and increased water use efficiency programs. WBMWD is pursuing these alternative supplies as part of its Water Reliability initiative.

## **3.4 Reliability of WBMWD Water Supplies**

WBMWD's supply reliability can be greatly impacted by many factors including changes in the availability of supplies due to climatic or infrastructure changes as well as the ability to use those supplies more efficiently in both average and dry periods. WBMWD has completed comprehensive water shortage contingency planning to provide reliability during these situations. WBMWD's water shortage contingency analysis includes Metropolitan's Water Surplus and Drought Management Plan (WSDM) and Water Supply Allocation Plan (WSAP). The WSDM plan provides Metropolitan with a sequence of resource management actions to

execute during surpluses and shortages to minimize the probability of severe shortages and reduce the possibility of extreme shortages and shortage allocations. The WSAP provides Metropolitan with a method for determining imported water allocations for its member agencies, including West Basin, relative to the amount of supplies available.

Metropolitan, in conjunction with its member agencies, conducts a resources planning process that is based on diversification of the region's water supply portfolio and continued efficient water use. This integrated resource planning process has recognized that only through a mix of imported and member agency local supplies along with aggressive implementation of water conservation can the Metropolitan service area attain overall reliability of water supply. The need for diversification and drought-resilient local supplies has only been reinforced in recent years as California and Metropolitan's service area has experienced two severe droughts resulting in water shortages to Metropolitan and cutbacks in supplies to its member agencies.

During this current drought, SWP Table A Allocations were at record lows with 5% of requested deliveries being met in 2014 and 20% of requested deliveries in 2015. With an unprecedented fourth consecutive dry year in 2015 the importance of Metropolitan's stored water to regional reliability is abundantly apparent. It is important for West Basin to analyze its reliability within the current context. Because of the challenges to imported water reliability and the likelihood of similar severe droughts and similar levels of Metropolitan cutbacks, West Basin will continue to develop hydrologically-independent local supplies like ocean water desalination and additional recycled water. These new drought-resilient supplies will improve reliability for West Basin customers and by reducing the need for Metropolitan supplies will protect important storage reserves during future droughts to the benefit of the entire Metropolitan service area.

As part of its water shortage contingency planning, WBMWD is moving forward with its plans to expand its water use efficiency programs, further develop recycled water, and add ocean water desalination supplies to improve its immediate, near- and long-term reliability of supplies. Additionally, WBMWD's contingency planning includes a comprehensive plan to provide reliable water supplies under average, single-dry and multiple-dry year hydrology for current and projected supplies. Under single-dry and multiple-dry year conditions WBMWD plans to meet its annual increases in demand by purchasing imported water supplies. WBMWD does not anticipate any shortages and will be able to provide reliable water supplies under both single-dry year and multiple-dry year conditions. Any shortfall in supplies will be met through imported water so long as Metropolitan manages its supply and demand balance through its WSDM and WSAP.

Maintaining imported water reliability will continue to remain a challenge however with the development of local resources as well as furthering existing conservation to meet the Water Conservation Act of 2009 targets, Metropolitan will be able to provide a supply buffer for its member agencies, including WBMWD, to rely upon in times of drought and longer-term climatic changes.

## **SECTION 4 - AVAILABILITY OF SUFFICIENT SUPPLIES**

---

As described in this WSA above, The City's consultant has projected the water demands of the Project to be a net increase of approximately 116.3 AFY. The Project is consistent with the

population and water demand projections contained in the 2015 UWMP for the CCSA, and its demands are considered to have been included in the 2015 UWMP. The water supplies for the CCSA and the Project consist of imported water to which GSWC has an entitlement through its location within the service area of WBMWD. GSWC found in its 2015 UWMP that its water supplies are sufficient to meet the projected water demand for normal, single and multiple dry year periods because WBMWD has determined that they can meet increased water demands for average, single and multiple dry year periods through 2040.

This WSA has provided a summary of the water supply reliability from the WBMWD UWMP. The conclusion is that there is no substantial reason to modify the consistent conclusion of planning documents by GSWC, WBMWD and MWD that water supplies for the CCSA, including the Project, are expected to be reliable through at least 2040, the applicable time period for this WSA.

Based on the facts cited and analysis above, this WSA concludes that the CCSA's total projected water supplies available during normal, single dry and multiple dry water years during a 20-year projection will meet the projected water demand associated with the Project, in addition to the CCSA's existing and planned future uses.

**VERIFICATION**

---

This Water Supply Assessment and Verification has been prepared by Golden State Water Company and its representatives as of the date set forth below. The undersigned hereby represents that he or she has the authority on behalf of Golden State Water Company to execute and make effective this Water Supply Assessment and Verification.

4/26/17  
Date

By: Denise Kruger  
Denise Kruger  
Senior Vice President  
Regulated Utilities  
Golden State Water Company

## **APPENDIX M-2**

---

# Water Infrastructure and Demand Analysis



**MEMO**

DATE: September 18, 2017

TO: Ryan Smith (Hackman Capital Partners)

FROM: KPFF Consulting Engineers

RE: **Culver Studios - Water Infrastructure and Demand Analysis**

**1. Introduction**

KPFF prepared this memorandum to assess the potential impacts to water lines resulting from the proposed Culver Studios Innovation Plan (CPA No.7) [the Project].

The Project Site encompasses approximately 14 acres at 9336 Washington Boulevard in downtown Culver City. The Studio is generally bounded by the vacated portion of Washington Boulevard to the north, Ince Boulevard to the east, Van Buren Place to the west, and Lucerne Avenue to the south.

The Culver Studios Innovation Plan [the Project], which is reflected in the proposed Comprehensive Plan Amendment No. 7 (CPA No. 7), proposes to technologically update and expand the facilities within the existing 14.3-acre Studio Campus. CPA No. 7 includes some, but not all, of the improvements approved as part of CPA No. 6 but not yet constructed, including new Building Y and the Van Buren Parking Structure near Van Buren Place. Although the relocation of the historically significant bungalows to the area south of the Mansion is currently moving forward, subject to the mitigation measures required under CPA No. 6, this change to the Studio Campus is also included in CPA No. 7.

No major exterior changes are proposed to the Mansion or adjacent Buildings D, E, H, and I under the Innovation Plan. Interior rehabilitation of the Mansion would be undertaken in a manner that would protect the building's eligibility as a historical resource under the City's Historic Preservation Ordinance. The four existing bungalow Buildings S, T, U, and V, presently located along the western edge of the Studio Campus, would be relocated to a site immediately south of the Mansion. The Culver Studios Innovation Plan proposes to modernize and expand the existing Central Area, encompassing the portion of the Studio Campus south of the Mansion and proposed Relocated Bungalow Area just south of the Mansion. Proposed improvements include the construction of six new Digital Media buildings consisting of a flexible mix of creative space, production space, and digital media stages. The Digital Media buildings would replace six existing buildings consisting of offices and support services (Buildings L, O, X, Y, Z, and the Commissary) and four existing buildings consisting of sound stages, which would be demolished. Existing Stages 11/12/14 and Stages 15/16, all of which are contained in a single interconnected

building in the southwestern portion of the Studio Campus, would remain in place for continued use. The buildings consisting of Stages 2/3/4, Stages 5/6, Stages 7/8/9, and Stage 10 would be demolished. Eight new digital media stages would be provided within the Central Area of the Studio Campus, co-located with media office and support uses. Buildings to be demolished would total approximately 236,293 square feet and new construction at Project buildout would total approximately 649,420 square feet, for a net new square footage total of approximately 413,127 square feet Campus-wide.

Two new parking structures are proposed. The proposed below-grade Central Parking Structure would be located south of the Mansion and existing Rear Lawn Parking Structure, within the existing Central Area of the Studio Campus. The Central Parking Structure consists of two parking levels totaling 836 parking spaces and would accommodate Studio employee, VIP, and visitor parking. The Van Buren Parking Structure would be constructed on the western edge of the Studio Campus on the site of an existing above-grade parking structure, existing surface parking lot, and the Bungalow Area containing Buildings S, T, U, and V. The Van Buren Parking Structure would include two below-grade, one at-grade, and five above-grade levels and would provide 1,109 parking spaces. A total of 2,366 parking spaces would be provided Campus-wide, including the two new proposed parking structures and the existing below-grade Rear Lawn Parking Structure.

The proposed Project would involve demolition of some existing office, support, and stage structures and construction of office, support, and stage structures at the Culver Studios Campus. A table showing the existing and proposed land uses at the Campus under the Project is provided below.

	Existing	Demolished	Proposed	Total (net)	Total (net new)
Office	117,872 GSF	87,788 GSF	609,420 GSF	639,504 GSF	521,632 GSF
Support	74,197 GSF	68,625 GSF	0 GSF	5,572 GSF	-68,625 GSF
Stage	155,480 GSF	79,880 GSF	40,000 GSF	115,600 GSF	-39,880 GSF
<b>Total</b>	<b>347,549 GSF</b>	<b>236,293 GSF</b>	<b>649,420 GSF</b>	<b>760,676 GSF</b>	<b>413,127 GSF</b>

## **2. Water Demand**

To determine the potential impact on water facilities, KPFF used the following method. The approach used assumes that wastewater flow is 90 percent of water demand for the project. This method of calculating future water demands for new developments is a common practice in Los Angeles County. Water demand was calculated under this method by dividing each flow factor from the Sanitation Districts of Los Angeles County (LACSD) No. 22 loadings table by 0.9 [return-to-sewer ratio of 90%]. A copy of LACSD No. 22 loadings table is attached for reference in Attachment B.

Per the LACSD No. 22 loadings table and using the return-to-sewer ratio of 90%, KPFF used following flow rates to estimate water demand for the various existing and proposed land uses under the Project:

Project Land Use Category	LACSD No. 22 User Category	Unit of Measure	Flow (Gallons per Day)
Office	Office Building	1000 ft2	200
Support	Commercial	1000 ft2	100
Stage	Commercial	1000 ft2	100

The table below summarizes the pre- and post- developments water demand for the entire Project, The complete calculation is shown in Attachment B.

Building Use	Total Post-Construction (SF)	Net New (SF)	Unit Flow (GPD/SF)	Net New (GPD)	Net New (GPM)	Final Total (GPD)	Final Total (GPM)	Final Total (CFS)
Office	639504	521632	0.22	115,918	80.5	142,112	99	0.220
Support	5572	-68625	0.11	(7,625)	(5.3)	619	0.43	0.001
Stage	115600	-39880	0.11	(4,431)	(3.1)	12,844	8.92	0.020
<b>TOTAL</b>	<b>760,676</b>	<b>413,127</b>		<b>103,862</b>	<b>72.1</b>	<b>155,576</b>	<b>108.0</b>	<b>0.241</b>

### **3. Conclusion - Water Impacts**

Based on the water demand study presented herein, KPFF finds that the estimated water use for post- developments is therefore calculated to be 155,576 gallons per day (GPD) a net increase of 103,862 GPD using LACSD No. 22 wastewater loading factors divided by 0.9 [an assumption that wastewater generation is 90% of water demand].

Please note that KPFF's water demand study accounts for domestic water use by the proposed buildings' gross square footage only. Water use for site landscaping, planter improvements (irrigation), and fire service demand are excluded.

# **ATTACHMENT A**

*Estimated Water Demand Calculation*

### Culver Studios Water Demand Analysis

Building Use	Existing (SF)	Existing to be Demolished (SF)	Proposed New (SF)	Total Proposed (SF)	Net New (SF)	Unit Flow - Sewer (GPD/SF)	Unit Flow - Water (GPD/SF)	Net New (GPD)	Net New (GPM)	Final Total (GPD)	Final Total (GPM)	Final Total (CFS)
Office	117872	87788	609420	639504	521632	0.20	0.22	115,918	80.50	142,112	98.69	0.220
Support	74197	68625	0	5572	-68625	0.10	0.11	(7,625)	(5.30)	619	0.43	0.001
Stage	155480	79880	40000	115600	-39880	0.10	0.11	(4,431)	(3.08)	12,844	8.92	0.020
<b>TOTAL</b>	<b>347,549</b>	<b>236,293</b>	<b>649,420</b>	<b>760,676</b>	<b>413,127</b>			<b>103,862</b>	<b>72.1</b>	<b>155,576</b>	<b>108.04</b>	<b>0.241</b>

# **ATTACHMENT B**

*LACSD No.22 User Categories and Mean Loadings Table*

**AN ORDINANCE PRESCRIBING THE CONNECTION FEE RATE  
AND MEAN LOADINGS PER UNIT OF USAGE FOR  
COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES COUNTY**

**THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES COUNTY ORDAINS AS FOLLOWS:**

**SECTION 1.0 - USER CATEGORIES AND MEAN LOADINGS**

Pursuant to Section 3.04(2) of the Master Connection Fee Ordinance of County Sanitation District No. 22 of Los Angeles County, the following shall constitute the user categories and mean loadings per unit of usage for flow, chemical oxygen demand (COD), and suspended solids:

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons per Day)</u>	<u>COD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
<b>RESIDENTIAL</b>				
Single Family Home	Dwelling Unit	260	1.22	0.59
Condominiums	Dwelling Unit	195	0.92	0.44
Multi-Unit Residential	Dwelling Unit	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
<b>COMMERCIAL</b>				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft <sup>2</sup>	100	0.43	0.23
Supermarket	1000 ft <sup>2</sup>	150	2.00	1.00
Shopping Center	1000 ft <sup>2</sup>	325	3.00	1.17
Regional Mall	1000 ft <sup>2</sup>	150	2.10	0.77
Office Building	1000 ft <sup>2</sup>	200	0.86	0.45
Medical, Dental, Veterinary Clinic or Building	1000 ft <sup>2</sup>	300	1.29	0.68
Restaurant	1000 ft <sup>2</sup>	1,000	16.68	5.00
Indoor Theatre	1000 ft <sup>2</sup>	125	0.54	0.28
Car Wash				
Tunnel - No Recycling	1000 ft <sup>2</sup>	3,700	15.86	8.33
Tunnel - Recycling	1000 ft <sup>2</sup>	2,700	11.74	6.16
Wand	1000 ft <sup>2</sup>	700	3.00	1.58
Bank, Credit Union	1000 ft <sup>2</sup>	100	0.43	0.23
Service Shop, Vehicle Maintenance & Repair Shop	1000 ft <sup>2</sup>	100	0.43	0.23
Animal Kennels	1000 ft <sup>2</sup>	100	0.43	0.23
Gas Station	1000 ft <sup>2</sup>	100	0.43	0.23
Auto Sales	1000 ft <sup>2</sup>	100	0.43	0.23
Wholesale Outlet	1000 ft <sup>2</sup>	100	0.43	0.23
Nursery/Greenhouse	1000 ft <sup>2</sup>	25	0.11	0.06
Light Manufacturing	1000 ft <sup>2</sup>	25	0.23	0.09
Lumber Yard	1000 ft <sup>2</sup>	25	0.23	0.09
Warehousing	1000 ft <sup>2</sup>	25	0.23	0.09
Open Storage	1000 ft <sup>2</sup>	25	0.23	0.09
Drive-in Theatre	1000 ft <sup>2</sup>	20	0.09	0.05

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons per Day)</u>	<u>COD (Pounds per Day)</u>	<u>SUSPENDED SOLIDS (Pounds per Day)</u>
<b>COMMERCIAL</b>				
Night Club	1000 ft <sup>2</sup>	350	1.50	0.79
Bowling/Skating	1000 ft <sup>2</sup>	150	1.76	0.55
Club & Lodge Halls	1000 ft <sup>2</sup>	125	0.54	0.27
Auditorium, Amusement	1000 ft <sup>2</sup>	350	1.50	0.79
Golf Course and Park (Structures and Improvements)	1000 ft <sup>2</sup>	100	0.43	0.23
Campground, Marina, and Recreational Vehicle Park	Sites, Slips, or Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Laundromat	1000 ft <sup>2</sup>	3,825	16.40	8.61
Mortuary, Funeral Home	1000 ft <sup>2</sup>	100	1.33	0.67
Health Spa, Gymnasium With Showers	1000 ft <sup>2</sup>	600	2.58	1.35
Without Showers	1000 ft <sup>2</sup>	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
<b>INSTITUTIONAL</b>				
College/University	Student	20	0.09	0.05
Private School	1000 ft <sup>2</sup>	200	0.86	0.45
Library, Museum	1000 ft <sup>2</sup>	100	0.43	0.23
Post Office (Local)	1000 ft <sup>2</sup>	100	0.43	0.23
Post Office (Regional)	1000 ft <sup>2</sup>	25	0.23	0.09
Church	1000 ft <sup>2</sup>	50	0.21	0.11

**SECTION 2.0 - CONNECTION FEE RATE**

Pursuant to Section 3.03 of the Master Connection Fee Ordinance of County Sanitation District No. 22 of Los Angeles County, the following, to be effective on the dates given, shall constitute the Connection Fee Rate per capacity unit:

<u>July 1, 2011</u>	<u>July 1, 2012</u>	<u>July 1, 2013</u>
\$4,190	\$4,320	\$4,450

**SECTION 3.0 - COST ALLOCATION FACTORS**

Pursuant to Section 3.04(1) of the Master Connection Fee Ordinance of County Sanitation District No. 22 of Los Angeles County, the proportions of the total capital costs required to construct an incremental expansion of the sewerage system of the next anticipated configuration for conveyance, treatment, and disposal of wastewater which are attributable to flow, COD, and suspended solids, designated as X, Y, and Z, respectively, to be effective on the dates given, shall be:

X = 0.6645                      Y = 0.1275                      Z = 0.2080

**SECTION 4.0 - VALIDITY**

If any part, section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is held invalid or unconstitutional for any reason by any court, that decision does not affect the validity or constitutionality of the remainder of this Ordinance. The Board of Directors declares that it would have adopted each provision of this Ordinance irrespective of the validity of any other provision.

**SECTION 5.0 - EFFECTIVE DATE**

This Ordinance shall become effective 30 days after its adoption.

ATTEST:

Rimbury S. Compton  
Clerk, Board of Directors  
County Sanitation District No. 22  
of Los Angeles County

Michael Touhey  
Chairperson pro tem, Board of Directors  
County Sanitation District No. 22  
of Los Angeles County

PASSED AND ADOPTED by the Board of Directors of County Sanitation District No. 22 of Los Angeles County on May 25, 2011 by the following vote:

AYES: Directors Harbicht, Rocha, Lozano, Barakat, Paras-Caracci, Manuel Garcia, Kendrick, Joe Garcia, Morris, Cartagena, Antonovich, and Touhey

NOES: None

ABSENT: Directors J. King and Tessitor

ABSTAIN: None

Rimbury S. Compton  
Secretary of the Board of Directors  
County Sanitation District No. 22  
of Los Angeles County