

**APPENDIX 3.14.3**

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**Water Supply Correspondence with the  
LA County Department of Public Works**

**From:** Gindi, Ramy <RGINDI@dpw.lacounty.gov>  
**Sent:** Wednesday, April 09, 2014 9:07 AM  
**To:** Kathleen King  
**Subject:** RE: EIR for Proposed Project in Malibu

Good morning Ms. King,

District 29 is supplied by a 30-inch diameter transmission main line runs along the coastline, with several distribution pipelines running northward into the canyons. The supply to Topanga is delivered through the Topanga Beach pump station which pumps from the transmission main and supplies water to Topanga. Several other pump stations transport Topanga supply water to the higher zones. Similarly, for the Malibu system, water is pumped at several locations from the main transmission pipeline into canyons. The Malibu Beach Pump Station, an in-line pump station, maintains pressure in the western half of the transmission main line.

The Project fronts a 12-inch water main along Civic Center Way and a 10-inch main along Cross Creek Road. The Project is located near an existing water main currently owned and operated by DISTRICT 29, and is situated in an area that lacks sufficient infrastructure, and other such necessary facilities such as storage tanks, pumps, and piping, for DISTRICT 29 to provide the customary level of water service for fire-fighting purposes and/or domestic use for the Project. As a condition to obtain water service, under the rules and regulations of DISTRICT 29 the Project proponent agreed to participate financially in the design and construction of approximately 5,000 feet of 12-inch water main, pump station upgrades, a regulating station, and an approximately 800,000-gallon water storage tank to provide water service to DISTRICT 29 including the Project.

## Water Duty Factors per Land use Category – Malibu

Land use Type – City of Malibu	Water Duty Factor	Units
CC - Community Commercial	900	gpd/acre
CG - Commercial General	900	gpd/acre
CN - Commercial Neighborhood	900	gpd/acre
CV-1 - Commercial Visitor Serving 1	900	gpd/acre
CV-2 - Commercial Visitor Serving 2	900	gpd/acre
I -Institutional	700	gpd/acre
MF - Multifamily Residential (6du/ac)	200	gpd/du
MFBF - Multifamily Beach Front	1,300	gpd/acre
PD - Planned Development	2,000	gpd/acre
RR1 Rural residential (1 du/1 ac)	900	gpd/du
RR2 Rural residential (1 du/2 ac)	1,200	gpd/du
RR5 - Rural residential (1 du/5 ac)	2,000	gpd/du
RR10 Rural residential (1 du/10 ac)	2,200	gpd/du
RR20 Rural residential (1 du/20 ac)	7,400	gpd/du
RR40 Rural residential (1 du/40 ac)	12,900	gpd/du
SFL - Single family Low (2 du/ac)	600	gpd/du
SFM - Single Family Medium (4 du/ac)	400	gpd/du
TCO - Town Center Overlay	2,000	gpd/acre
CC ESHA	900	gpd/acre
CN ESHA	900	gpd/acre
I ESHA	700	gpd/acre
MF ESHA	200	gpd/du
RR1 ESHA	900	gpd/du
RR10 ESHA	1,200	gpd/du
RR2 ESHA	1,200	gpd/du
RR20 ESHA	1,200	gpd/du
RR40 ESHA	1,200	gpd/du
RR5 ESHA	1,200	gpd/du
SFL ESHA	600	gpd/du
SFM ESHA	400	gpd/du

Please let me know if you have additional questions,  
 Thank you,  
 Ramy Gindi  
 Los Angeles County Waterworks Districts  
 (626) 300-3349  
 (626) 300-3385 Fax

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**From:** Kathleen King [mailto:KKing@impactsciences.com]  
**Sent:** Thursday, April 03, 2014 8:09 AM  
**To:** Gindi, Ramy  
**Subject:** RE: EIR for Proposed Project in Malibu

Great- thanks.

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**From:** Gindi, Ramy [mailto:RGINDI@dpw.lacounty.gov]  
**Sent:** Thursday, April 03, 2014 8:03 AM  
**To:** Kathleen King  
**Subject:** RE: EIR for Proposed Project in Malibu

Good morning Ms. King,

I won't be to respond to the questions this week. I will respond by early next week.

Thank you,  
Ramy.

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**From:** Kathleen King [mailto:KKing@impactsciences.com]  
**Sent:** Monday, March 31, 2014 8:31 AM  
**To:** Gindi, Ramy  
**Subject:** FW: EIR for Proposed Project in Malibu

Good Morning Mr. Gindi-

I wanted to check in with you and see if you might be able to answer the questions below by the end of this week? Thank you again for your help and please feel free to contact me if you have any questions.

Best,

Kathleen King  
Staff Planner  
Impact Sciences, Inc.  
638 E. Colorado Blvd, Suite 301  
Pasadena, CA 91101  
(626) 564-1500  
[kking@impactsciences.com](mailto:kking@impactsciences.com)

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**From:** Kathleen King  
**Sent:** Thursday, March 20, 2014 4:16 PM  
**To:** 'Gindi, Ramy'  
**Subject:** RE: EIR for Proposed Project in Malibu

Mr. Gindi,

Thank you again for the information. I did confirm with our project manager that AMEC Earth and Environmental is no longer working on the project and unfortunately we do not have the information which you had provided to them. We do have a copy of the participation agreement and will serve letter which we have used to gather a portion of the information we plan on including in the EIR. I have made some notes (in red below) regarding information I came across in the WWD 29 Master Plan which you

had emailed me earlier, but did still have some questions which are included below. Thank you again for your help and please feel free to contact me if you have any questions.

Best,

Kathleen

**Project Information:**

Located at 23401 Civic Center Way in the City Malibu at the intersection of Civic Center Way and Cross Creek Rd

- 38,425 square foot commercial property consisting of five separate buildings on a 5.88 acre site
- **Project components**

- Whole Foods: 24,549 sq/ft
  - Building 1: 3,015 sq/ft (general commercial uses)
  - Building 2: 3,086 sq/ft (general commercial uses)
  - Building 3: 3,592 sq/ft (general commercial uses)
  - Building 4: 4,183 sq/ft (general commercial uses)

- Landscaping:

○ On-grade landscaping	○ 32,849 square feet
○ Tree canopy	○ 48,492 square feet
○ Green walls	○ 22,000 square feet

- And 4,500 square feet of landscape in the City's right of way.

**Information needed:**

- Does the proposed project site has water mains beneath Civic Center Way and Cross Creek Road, ranging in size from six inches to twelve inches- any other existing water infrastructure that should be included when describing the project site? (I did not come across specific information regarding this question in WWD 29 master plan)
- Is water for the project site stored at the Sunset Mesa Reservoir, if not can you please provide information on where water for the City is stored?
- What was the volume of water sold to WWD No. 29 in 2013 (or the most recent year for which data is available)?
- How much of this water was distributed to uses within Malibu? (I saw in the District 20 Master Plan document that Table 3.1 Historical Annual Purchased Portable Water, Imported water from WBMWD in the year 2010 was 6,874 afy. The footnote in the table says, "The water supplied to Marina Del Rey is subtracted from the total flow at WB-26 connection to calculate the annual purchased number for District 29." Would this then represent how much water was distributed to the City of Malibu in 2010?)
- Can you provide a generation factor for water consumption for the following uses so that we can project the amount of water which will be consumed by the project and related proposed projects:
  - The project (uses listed above)
  - Single-family
  - Condominium/Townhomes
  - Restaurant
  - Hotel
  - Commercial/Office
  - Commercial/Retail

- Regional Shopping Center
- High School
- Satellite Junior College Campus
- Fire Station

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**From:** Gindi, Ramy [<mailto:RGINDI@dpw.lacounty.gov>]  
**Sent:** Wednesday, March 19, 2014 3:56 PM  
**To:** Kathleen King  
**Subject:** RE: EIR for Proposed Project in Malibu

Good afternoon Kathleen,

Please see responses to your questions below. I've also received a list of questions which you directed to Mr. Jonathon King of our Malibu office. Most of these questions were answered back in 2011 for Dan Gira, AMEC Earth and Environmental. Additionally, the applicant has signed a participation agreement with the District and has received a will-serve letter (both will help address your questions).

Thank you,  
Ramy Gindi  
Los Angeles County Waterworks District  
(626) 300-3349  
(626) 300-3385 Fax

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**From:** Kathleen King [<mailto:KKing@impactsciences.com>]  
**Sent:** Wednesday, March 12, 2014 10:08 AM  
**To:** Gindi, Ramy  
**Subject:** EIR for Proposed Project in Malibu

Good Morning Mr. Gindi,

I had spoken with you a couple months ago regarding and EIR we are working on for a project in Los Angeles County. We recently started working on a separate project in the City of Malibu at the intersection of Civic Center Way and Cross Creek Road, which I believe is serviced by Waterworks District 29. Can you please confirm if the information below is correct. Please feel free to contact me if you have any questions.

- Water infrastructure serving the Project Site is maintained by the Los Angeles County Department of Public Works, Waterworks District 29. Correct
- The City of Malibu receives water through a 30-inch water main running along Pacific Coast Highway and smaller water mains beneath Civic Center Way and Cross Creek Road. These mains range in size from six inches to twelve inches. Smaller mains branching off of these mains range from four inches to eight inches. Please see link for District 29 details <http://dpw.lacounty.gov/wwd/web/Documents/Executive%20Summary.pdf>
- There are no water mains, groundwater pumping wells, or water storage systems at or near the project site. Please refer to the participation agreement – “..the PROPERTY is located near an existing water main currently owned and operated by DISTRICT 29...”

Best,

Kathleen King  
Staff Planner  
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