

# **Appendix K**

---

## Water Supply Assessment

WHEREAS, the Los Angeles Department of Water and Power (LADWP) constitutes a public water system pursuant to California Water Code (CWC) Section 10912(c); and

WHEREAS, the East End Studios Arts District Los Angeles Project (Project) qualifies as a Project under CWC Section 10912 (a)(3); and

WHEREAS, the proposed Project is located in the service area of LADWP's water supply system, and LADWP would serve the area of the Project development; and

WHEREAS, on October 17, 2023, the City of Los Angeles (City) Department of City Planning (Planning Department) requested LADWP conduct a Water Supply Assessment (WSA) for the Project, and LADWP has prepared a WSA for the Project in compliance with CWC Sections 10910-10915; and

WHEREAS, the Project would redevelop approximately 14.6 acres within the Central City North Community Plan area of the City; and

WHEREAS, the applicant, Alameda Studio Owner, LLC, has agreed to implement conservation measures, as described in WSA, that are in addition to those required by law; and

WHEREAS, LADWP staff performed the water demand analysis and determined the net increase in total water demand for the Project is 63 acre-feet per year; and

WHEREAS, the Project is determined by Planning Department to be consistent with the demographic projections for the City from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy by the Southern California Association of Governments; and

WHEREAS, LADWP anticipates that its projected water supply available during normal, single-dry, and multiple-dry water years, as set forth in the 25-year projection in LADWP's adopted 2020 Urban Water Management Plan can accommodate the projected water demand associated with the Project, in addition to the existing and planned future demands on LADWP; and

WHEREAS, in accordance with CWC Section 10910(g)(1) the Board of Water and Power Commissioners (Board) has the responsibility for approval and certification of WSAs prepared by LADWP; and the Board has independently reviewed and considered the WSA and documentation making up the administrative record; and

WHEREAS, a publicly noticed Board hearing was held with respect to this item, and the Board considered evidence presented by LADWP's Water Resources Division staff, the staff recommendation to approve the WSA, and other comments from interested parties at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Board finds that LADWP can provide sufficient domestic water supplies to the Project area and approves the WSA prepared for the Project, now on file with the Secretary of the Board, and directs that the WSA and a certified copy of Resolution be transmitted to Planning Department.

BE IT FURTHER RESOLVED that the Board finds that LADWP'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 demands associated with the Project in addition to existing and planned future uses including agricultural and industrial uses.

BE IT FURTHER RESOLVED that the Board has considered the WSA prior to making a decision to approve the WSA, and finds that the WSA is adequate and was prepared in accordance with CWC Section 10910(c)(2), and meets the requirements of CWC Sections 10910(d), (e), (f), and (g).

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held

February 27, 2024



---

Secretary

**APPROVED AS TO FORM AND LEGALITY  
HYDEE FELDSTEIN SOTO, CITY ATTORNEY**

**January 9, 2024**

BY 

**NICHOLAS J. KARNO  
DEPUTY CITY ATTORNEY**



**WATER SUPPLY ASSESSMENT**

**FOR THE EAST END STUDIOS ARTS DISTRICT**

**LOS ANGELES PROJECT**

Prepared by:

Water Resources Division

Prepared on

December 28, 2023

## Table of Contents

Introduction .....	4
Findings .....	4
The East End Studios Arts District Los Angeles Project Description .....	6
The East End Studios Arts District Los Angeles Project Water Demand Estimate.....	6
Los Angeles Department of Water and Power – 2020 UWMP.....	10
Water Supplies.....	11
1.0 Los Angeles Aqueduct .....	11
2.0 Local Groundwater Supplies .....	13
3.0 Water Conservation.....	16
4.0 Stormwater Capture .....	17
5.0 Water Recycling .....	19
6.0 Metropolitan Water District of Southern California .....	20
7.0 Summary of Water Demand and Supply Projections for 20 years .....	21
Water System Financing Program.....	22
Conclusion .....	23

## References

1. California Department of Water Resources California's Groundwater Bulletin 118 (Update 2003)
2. Upper Los Angeles River Area Watermaster Report for 2017/2018 (Update December 2019)
3. Los Angeles Department of Water and Power's 2020 Urban Water Management Plan
4. Metropolitan Water District of Southern California's 2020 Urban Water Management Water Plan
5. California Code of Regulations Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7. Model Water Efficient Landscape Ordinance
6. City of Los Angeles' Department of Public Works Bureau of Sanitation (LASAN) Sewer Generation Rates Table (Updated 2012)

## Appendices

- A. City of Los Angeles Department of City Planning letter, Request for Water Supply Assessment, received on October 17, 2023, and Scope Confirmation e-mail received on December 14, 2023
- B. Water Conservation Commitment Letter
- C. Project Location Map
- D. Adjudicated Groundwater Basin Judgments

## Introduction

---

Proposed major projects subject to certain requirements in the California Water Code Sections 10910-10915 require that a city or county identify any public water system that may supply water to the East End Studios Arts District Los Angeles Project (Project) and request the public water system provide a Water Supply Assessment (WSA). The WSA is a determination by the water supplier that the demands associated with the Project were included in its most recently adopted 2020 Urban Water Management Plan (UWMP) showing that there is an adequate 20-year water supply. The Los Angeles Department of Water and Power's (LADWP) 2020 UWMP serves as the City of Los Angeles' (City) master plan for reliable water supply and resources management consistent with the LADWP's goals and policy objectives.

The City of Los Angeles Department of City Planning (Planning Department), serving as the lead agency as prescribed by the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), for the Project, has identified LADWP as the public water system that will supply water to the Project site. In response to Planning Department's request for a WSA on October 17, 2023, LADWP has performed the assessment contained herein.

The WSA is prepared to meet the applicable requirements of state law as set forth in California State Water Code Sections 10910-10915. Significant references and data for this WSA are from LADWP's 2020 UWMP, adopted by the Board of Water and Power Commissioners (Board) on May 25, 2021. LADWP's 2020 UWMP is incorporated by reference and is available through LADWP's website, [www.ladwp.com/uwmp](http://www.ladwp.com/uwmp).

LADWP's 2020 UWMP details LADWP's plans to meet all of the City's current and future water needs. Faced with increasing water demands and extended dry periods, LADWP is addressing the challenge of providing a reliable water supply for a growing population by expanding local water supply programs and reducing demands on purchased imported water. LADWP continues to make significant investments in local groundwater, recycled water, stormwater capture, and water conservation and use efficiency to diversify its water supply portfolio. In April 2019, LADWP, in conjunction with the City, developed short-term and long-term sustainability targets through LA's Green New Deal (Green New Deal), to form a more reliable and resilient water supply. For more information on the Green New Deal, it is available for download at [http://plan.lamayor.org/sites/default/files/pLAn\\_2019\\_final.pdf](http://plan.lamayor.org/sites/default/files/pLAn_2019_final.pdf).

## Findings

---

The Project is estimated to increase the total net water demand within the site by 63 acre-feet (AF) annually based on review of information submitted by Planning Department. The total net water demand included additional water use efficiency measures that the Alameda Studio Owner, LLC (Applicant) has committed to include in the Project. LADWP finds adequate water supplies will be available to meet the total additional water demand of 63 AF annually for the Project. LADWP anticipates the projected water demand from the Project can be met during

normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP.

The basis for approving WSAs for projects is LADWP's most recently adopted UWMP. LADWP's water demand forecast, as contained in LADWP's 2020 UWMP, uses long-term demographic projections for population, housing, and employment. The California Urban Water Management Planning Act requires water suppliers to develop a UWMP every five years to identify short-term and long-term water resources management measures to meet growing water demands during normal, single-dry, and multiple-dry years. If the projected water demand associated with the Project was not accounted for in the most recently adopted LADWP 2020 UWMP, the WSA must include a discussion with regard to whether LADWP'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 LADWP's existing and planned future uses.

The City's water demand projection in LADWP's 2020 UWMP was developed based on the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) demographic projection by the Southern California Association of Governments (SCAG). The demographic projection was provided to LADWP from the Metropolitan Water District of Southern California (MWD), who collaborates with SCAG to aggregate demographic data for each of its 26 member agencies. LADWP's 2020 UWMP identified water supplies to meet projected water demands through 2045. Therefore, the City's water supply projections in LADWP's 2020 UWMP are sufficient to meet the water demand for projects that are determined by the CEQA lead agency to be consistent with the 2020 RTP/SCS by SCAG.

The Planning Department has indicated that the Project conforms with the use and intensity of development permitted by the City's General Plan. The Planning Department has also determined that the Project is consistent with the demographic projections for the City from the 2020 RTP/SCS. Based on the information provided by Planning Department, the anticipated water demand for the Project is within LADWP's 2020 UWMP projected water supplies for normal, single-dry, and multiple-dry years through the year 2045 and is also within the LADWP 2020 UWMP 25-year water demand growth projection. This WSA can be approved based on the fact that the Project's water demand falls within the LADWP 2020 UWMP projected increase in LADWP's service area water demands. Additionally, LADWP's 2020 UWMP contains a water shortage contingency plan (WSCP) that was adopted in May 2021. The WSCP complies with the California Water Code and is based on the City's Emergency Water Conservation Plan. The WSCP establishes six standard water supply shortage levels and corresponding shortage response actions, which the City can take in the event of a water supply shortage. Furthermore, the City has utilized ordinances as a tool to reduce water demand since 1988. See section 3.0 Water Conservation for more information on the City's water conservation efforts.

This WSA approval addresses the City's long-term water supply and demand forecasts to accommodate the Project. It is not an approval for a water service connection. A separate request shall be made to LADWP requesting an evaluation of water service connection for the Project. Also, this WSA is an informational document required to be prepared for use in the Planning Department's environmental review of the Project under CEQA, and it assesses the adequacy of water supplies to serve the Project and cumulative demand. Approval of this WSA is not equivalent to approval of the Project.

## **The East End Studios Arts District Los Angeles Project Description**

The following project information was obtained from Planning Department's WSA Request Letter and the scope confirmation e-mail (Appendix A):

Project Name: East End Studios Arts District Los Angeles Project

Lead Agency: Planning Department

Community Plan: Central City North Community Plan

The Project's scope of work includes redevelopment of approximately 14.6 acres within the Central City North Community Plan area of the City. The Project's site is generally bounded by 6th Street to the north, Mill Street to the east, commercial and industrial zoned land currently developed with warehouse uses to the south, and Alameda Street to the west.

The Project site is currently developed with two warehouse structures. The Project will demolish both warehouses consisting of approximately 311,000 square feet (sf). The existing water demand associated with the demolished areas is less than one acre-feet per year (AFY).

The Project includes the development of a new production studio campus. It will include approximately 299,012 sf of studio space, 69,192 sf of production support, 299,407 sf of office space, 4,000 sf of retail and 4,000 sf of restaurant space. The Project will also include basecamp areas, covered parking, and landscaping.

LADWP performed the water demand analysis and determined the net increase in water demand for the Project is 63 AFY.

A subsequent revised WSA may be required if one or more of the following occurs:

1. Changes in the Project result in a substantial increase in water demand for the Project
2. Changes in the circumstances or conditions substantially affecting the ability of LADWP to provide a sufficient supply of water for the Project
3. Significant new information becomes available which was not known and could not have been known at the time when WSA was prepared.

If deemed necessary, the Applicant may request a revised WSA through the Planning Department.

## **The East End Studios Arts District Los Angeles Project Water Demand Estimate**

The projected total net water demand increase for the Project is estimated to be 63 AF annually. This amount took account of savings due to water conservation ordinances which are approximately 11 AFY, and savings due to additional voluntary conservation measures which are approximately 1 AFY.

In evaluating the Project's water demand, the Sewer Generation Factors (SGF), published by the City of Los Angeles Department of Public Works Bureau of Sanitation (LASAN) in 2012, are

applied to the Project scope for calculating indoor water use. SGFs are factors of how much wastewater is generated (gallons per day) per unit (per sf, per dwelling unit, per seat, etc.). LASAN publishes a list of SGFs for approximately 175 different building use types in the City, and updates factors to make necessary adjustments due to water conservation efforts and increased efficiencies in new appliances and plumbing fixtures. Outdoor landscape water demand is estimated per California Code of Regulations Title 23 Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance. Historical billing records maybe used to estimate the existing baseline water demand on the property. LADWP also encouraged the Project to implement additional water conservation measures above and beyond the current water conservation ordinance requirements in order to reduce the Project's total proposed water demand.

The net increase in water demand, which is the projected additional water demand of the Project, is calculated by subtracting the existing baseline water demand and water saving amount from the total proposed water demand.

Table I shows a breakdown of the existing and proposed new types of uses for the Project, and the corresponding estimated volume of water usage with the implementation of the required and voluntary conservation measures for this project. Types of use were derived from the WSA Request Letter and the scope confirmation e-mail in Appendix A.

Table II shows an estimation of the total volume of additional water conservation based on conservation measures the Applicant has committed for the Project (Appendix B).

TABLE I East End Studios Arts District Los Angeles Project Calculated Total Additional Water Demand							
Existing Use to be Removed <sup>1</sup>	Quantity	Unit			Existing Water Use to be Removed		
					(gpd)	(af/y)	
Two Warehouses	311,000	sf					
<b>Existing to be Removed Total<sup>2</sup></b>						<b>515</b>	<b>0.58</b>
Proposed Use <sup>1</sup>	Quantity	Unit	Water Use Factor <sup>3</sup>	Base Demand	Required Ordinances Water Savings <sup>4</sup>	Proposed Water Demand	
						(gpd/unit)	(gpd)
Studios	299,012	sf	0.05	14,951			
Production Support	69,192	sf	0.05	3,460			
General Office	299,407	sf	0.12	35,929			
Retail	4,000	sf	0.025	100			
Restaurant	133	seat	30.00	3,990			
Basecamp <sup>5</sup>	120,222	sf	0.03	3,607			
Base Demand Adjustment <sup>6</sup>				887			
<b>Commercial Total</b>				<b>62,924</b>	<b>7,554</b>	<b>55,370</b>	<b>62.03</b>
<b>Landscaping<sup>7</sup></b>	<b>38,700</b>	<b>sf</b>		<b>3,715</b>	<b>2,043</b>	<b>1,672</b>	<b>1.87</b>
<b>Covered Parking<sup>8</sup></b>	<b>283,667</b>	<b>sf</b>	<b>0.02</b>	<b>187</b>	<b>0</b>	<b>187</b>	<b>0.21</b>
<b>Proposed Subtotal</b>				<b>66,826</b>	<b>9,597</b>	<b>57,229</b>	<b>64</b>
Less Existing to be Removed Total						-515	-0.58
Less Additional Conservation <sup>9</sup>						-804	-0.90
<b>Net Additional Water Demand</b>						<b>55,910 gpd</b>	<b>63 af/y</b>

<sup>1</sup> Provided by City of Los Angeles Department of City Planning in the Request for Water Supply Assessment letter and Scope Confirmation e-mail. See Appendix A. Existing and proposed uses that do not have a water demand are not shown here.

<sup>2</sup> The existing water demand is based on the LADWP billing data from October 2018 to September 2023.

<sup>3</sup> Indoor water uses are based on 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at <https://engpermitmanual.lacity.org/sewer-s-permits/technical-procedures/sewage-generation-factors-chart>

<sup>4</sup> The proposed development land uses will conform to City of Los Angeles Ordinance No. 186488, 184248, 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code.

<sup>5</sup> Basecamp areas are not included in the project's total floor area, but are accounted for the project's water demand.

<sup>6</sup> Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.

<sup>7</sup> Landscaping water use is estimated per California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.

<sup>8</sup> Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption.

<sup>9</sup> The Applicant has agreed to additional water conservation, with a combination of some or all of the measures listed in the water conservation commitment letter (See Appendix B of the Water Supply Assessment).

Abbreviations:

sf - square feet      gpd - gallons per day      af/y - acre feet per year

<b>TABLE II</b> <b>East End Studios Arts District Los Angeles Project</b> <b>Estimated Additional Water Conservation</b>					
Conservation Measures <sup>1</sup>	Quantity <sup>2</sup>	Units	Water Saving Factor <sup>3</sup> (gpd/unit)	Water Saved (gpd) (af/y)	
Toilet - 1.1 gpf	145	ea	3.92	568	0.64
<b>Commercial Conservation Total</b>				<b>568</b>	<b>0.64</b>
<b>Landscaping Conservation Total</b>				<b>236</b>	<b>0.26</b>
<b>Total Additional Water Conserved =</b>				<b>804</b>	<b>0.90</b>

<sup>1</sup> Water conservation measures agreed to by the Applicant. See Appendix B.

<sup>2</sup> Plumbing fixture quantities were provided by the Applicant.

<sup>3</sup> Based on LADWP estimates.

Abbreviations: af/y - acre feet per year      gpd - gallons per day      ea – each      gpf – gallons per flush

## **Los Angeles Department of Water and Power – 2020 UWMP**

---

The California Urban Water Management Planning Act (first effective on January 1, 1984) requires every urban water supplier prepare and adopt a UWMP every five years in compliance with state guidelines and requirements. The main goals of UWMPs are to forecast future water demands and water supplies under average and dry hydrologic conditions, identify future water supply projects, and provide a reliability assessment under average, single dry year, and multi-dry years, and assess near term drought risk management.<sup>1</sup>

---

<sup>1</sup> *City of Los Angeles Department of Water and Power 2020 Urban Water Management Plan*, at ES-2.

## Water Supplies

The Los Angeles Aqueducts (LAA), local groundwater, purchased water from MWD, and recycled water are the primary sources of water supplies for the City. Table III shows LADWP water supplies from FYE 2018 to FYE 2022 from these sources.

TABLE III  
LADWP Water Supply

Fiscal Year Ending	Los Angeles Aqueducts (AF)	Local Groundwater (AF)	MWD (AF)	Recycled Water (AF)	Transfer, Spread, Spills, and Storage (AF)	Total (AF)
2018	307,671	21,760	182,706	9,778	-200	522,116
2019	312,456	32,233	137,775	7,512	1,710	488,266
2020	292,095	34,363	152,647	9,641	1,155	487,591
2021	128,268	51,070	316,627	11,455	-938	508,359
2022	69,183	53,057	366,690	12,022	208	500,743

Note: Units are in AF.

### 1.0 Los Angeles Aqueduct

The City receives surface water and groundwater from the Eastern Sierra Nevada Mountains through the Los Angeles Aqueduct (LAA). LADWP constructed the first LAA in 1913 to convey water from the Eastern Sierra to the City. In 1940, the LAA was extended 40 miles north from the Owens River to the Mono Basin. To meet additional water demands from the City, a second barrel of the LAA was constructed and completed in 1970. The second LAA increased the City's capacity to deliver water from the Mono Basin and the Owens Valley from 485 cubic feet per second (cfs) to 775 cfs. The value of the City's historical investment in the LAA system is substantial because the City has benefited from the LAA's delivery of high-quality, cost-effective water supplies from the Eastern Sierra for over a century.

The City's water rights in the Eastern Sierra Nevada are comprised of riparian rights, pre-1914 appropriations, and post-1914 appropriation licenses held on various streams in the Mono Basin and Owens Valley. The most significant basis for export of surface water from the Eastern Sierra Nevada is an appropriation claim in 1905 to divert up to 50,000 miner's inches (1,250 cfs) from the Owens River. Up to 16,000 AFY can be supplied from Mono Basin, which is permitted by the 1994 Mono Lake Basin Water Right Decision 1631. Decision 1631 set a limit on LADWP water exports from the Mono Basin, which were set to a range of 0 to 16,000 AFY based on Mono Lake's water elevation. Aside from the primary surface water rights, the groundwater right in the Owens Valley is managed under the 1991 Long Term Water Agreement (LTWA) and uses vegetation water demand and available soil moisture to determine whether groundwater

wells can be pumped. Since 1991, the average annual pumping from Owens Valley wellfields has been less than 75,000 AF compared to 107,000 AF from 1974 to 1990.

Annual water deliveries from the LAA to the City are impacted by hydrologic variability in the Eastern Sierra Nevada and water set aside for environmental projects. At its peak in fiscal year ending (FYE) 1984, the LAA delivered 531,729 AF to the City. Concerns over environmental impacts have required the City to reallocate approximately one-half of the LAA water supply to other uses within the Owens Valley and Mono Basin. Between 1992 and 2020, LADWP reduced deliveries to the City by approximately 177,000 AF to supply water for a variety of environmental projects throughout the Eastern Sierra. Environmental enhancement and mitigation projects in the Mono Basin and Owens Valley that utilize water from the Eastern Sierra include Mono Basin releases, Lower Owens River Project, Owens Lake Dust Mitigation Program, as well as other environmental enhancement and mitigation projects and uses. The expected annual long term LAA delivery from 2020 to 2045 will range from approximately 184,200 AFY to 192,000 AFY for average years.

The sole reliance on LAA supply with impacts due to natural variability and water set aside for environmental projects is not sufficient to meet the City's annual water demands; therefore, LADWP has implemented, and continues to increase, stormwater capture, local groundwater, water conservation, water use efficiency, and water recycling programs to mitigate the reduction of LAA supplies. Additionally, LADWP can purchase supplemental imported water from MWD to meet the City's remaining water demands.

For additional information, refer to Chapter 4 "Los Angeles Aqueduct System" of LADWP's 2020 UWMP.

## 2.0 Local Groundwater Supplies

Local groundwater provided approximately 8 percent of LA's total water supply, from FYE 2018 to FYE 2022. This amount significantly differs from fifty years ago when local groundwater provided up to 23 percent of total supply during extended dry periods. In recent years, contamination issues have impacted LADWP's ability to fully utilize its local groundwater entitlements and provide groundwater supplies to support annual water demands. In response to this issue and to address the hydrologic variability impacts to imported water supplies, LADWP has a focus on sustainable management of its local groundwater basins. LADWP continues to invest in stormwater recharge projects to restore local groundwater basin levels as well as advanced treatment systems to produce purified recycled water for groundwater replenishment. Furthermore, LADWP has, and will continue to, conjunctively use this large groundwater basin within the City to store wet year LAA flows to supply water during dry periods.

The City's total adjudicated water rights are approximately 109,809 AFY, which are located within the San Fernando Basin (SFB), Sylmar Basin, Central Basin, and West Coast Basin. There are additional groundwater basins near and within the Los Angeles area, such as the unadjudicated Hollywood, Santa Monica, and northern Central Basins that may provide additional groundwater supplies for the City.

The SFB is the primary source of local groundwater for the City. It is located in the Upper Los Angeles River Area (ULARA) and spans 112,000 acres. The ULARA encompasses the San Fernando and Sylmar Basin. It is managed by a court-appointed Watermaster and administrative committee that oversees the operation of GW system and report the groundwater elevations and water quality. The average SFB groundwater rights is approximately 87,000 AFY. LADWP is implementing its SFB Groundwater Remediation Program to help restore the capacity of SFB as a drinking water source and groundwater storage. LADWP is implementing the following groundwater remediation facilities:

1. North Hollywood West Response Action is expected to be operational in early 2024.
2. Tujunga Response Action is expected to be operational in summer 2024.
3. North Hollywood Central Response Action is expected to be operational in summer 2024.

LADWP receives additional SFB water through the Los Angeles-Burbank Interim Interconnection Pipeline. In 2015, the City of Los Angeles and the City of Burbank entered into an agreement to construct and operate the Los Angeles-Burbank Interim Interconnection and began delivery of a minimum of 500 AF of blended water in August 2019. The blended water consists of SFB groundwater treated at the Burbank Operable Unit and Metropolitan Water District of Southern California imported water supply. This connection began service in August 2019 and will operate for five years.

The Central Basin is another source of groundwater supply for the City. The Central Basin Watermaster oversees this area that is located in the southeastern part of the Los Angeles Coastal Plan in Los Angeles County. The City has approximately 17,236 AFY of groundwater rights in this basin. With additional carryover and storage of unused water rights, the City has accrued a total of 22,943 AF of stored water as of FYE 2020. LADWP has completed the Manhattan Wells Improvement Project and it began operation in March 2022. LADWP is also

implementing the 99<sup>th</sup> St. Filtration Plant Project to address several issues such as water quality matters, deteriorating groundwater pumps, and necessary upgrades. This project is expected to be completed in 2025.

Besides the SFB and Central Basin, the City holds water rights in the following local groundwater basins:

1. The Sylmar and Eagle Rock basins are adjudicated basins, managed by the ULARA, that provides 3,570 AF and 500 AF, respectively. The majority of the Sylmar Basin’s groundwater production facilities are inoperable due to high levels of contamination and deteriorated facilities. The Mission Wellfield facility underwent continued improvements since the early 2000’s to replace the existing deteriorated facilities and restore Sylmar Basin groundwater production capacity. The facility has been in operation since early 2022. And, although the City has the right to produce groundwater from Eagle Rock Basin, there are no current plans to establish groundwater production facilities here.
2. The West Coast Basin is managed by the West Coast Basin Watermaster and is located in the southwestern part of the Los Angeles Coastal Plain in Los Angeles County. LADWP has the right to pump 1,503 AF. In 2014, the West Coast Basin Judgment was amended to increase certain parties’, like LADWP’s, pumping capacity to 5,000 AFY of unused West Coast Basin rights out of the Central Basin. This basin has groundwater quality problems related to TDS, chloride, and hydrocarbon pollutants; therefore, LADWP has discontinued use of West Coast Basin facilities in 1980 until further studies are completed to restore groundwater pumping.

Groundwater produced by the City from the San Fernando, Sylmar, and Central Basins for the last available five years are shown in Table IV.

Table IV  
Historical Local Groundwater Production by Basin

Fiscal Year (July-June)	San Fernando (AF)	Sylmar (AF)	Central (AF)
2017-2018	22,259	0*	1*
2018-2019	36,870	1*	5*
2019-2020	35,949	2*	10*
2020-2021	53,625	1,368*	2,247
2021-2022	48,408	3,018	4,562

\*Small quantities pumped from Sylmar and Central Basin were for water quality testing purposes, not water supply

LADWP also has groundwater rights outside the of City. There are 3,975 AF of groundwater rights in the Antelope Valley Groundwater Basin. This basin only allows the native water rights to be used locally; however, LADWP would have the ability to store water it imports into the basin for future export. LADWP would be able to recover imported and stored water for export to the City at times when it is necessary to manage seasonal peak demand or augment supplies during dry periods, emergencies, or natural disasters.

The Central and West Los Angeles areas of the City overlie the unadjudicated groundwater basins from Hollywood Basin, Santa Monica Basin, and the northerly area of Central Basin located outside of the adjudicated Central Basin boundary. LADWP is considering and exploring opportunities to develop groundwater resources in these manners that is locally sustainable and in cooperation with its regional partners to increase the City's use of local resources. Since the Sustainable Groundwater Management Act (SGMA) took effect on January 1, 2015, LADWP had been working with regional partners towards implementing a SGMA Groundwater Sustainability Plan (GSP) for the Santa Monica Basin. In September 2017, Department of Water Resources (DWR) approved the formation of the Santa Monica Basin Groundwater Sustainability Agency (SMGSA), which consisted of LADWP and four other local agencies. The SMGSA submitted the final GSP to DWR in January 2022.

For additional information, refer to Chapter 5 "Local Groundwater" of LADWP's 2020 UWMP.

### 3.0 Water Conservation

Water conservation and water use efficiency have significant effects on the City's water use patterns and their benefit to reducing water demands and pressure on other water supplies have become a permanent part of LADWP's water management philosophy. The City's water usage today is the same as over fifty years ago despite an increase in population of over one million people, reflecting the success and importance of the City's water conservation strategies. In the future, conservation will continue to be an important part of maintaining long term supply reliability and is a key component of LADWP's goals to reduce potable water use per capita by 22.5 percent and 25 percent by 2025 and 2035, respectively. Also, LADWP will comply with the State's water use requirements of Assembly Bill 1668 (2018) and Senate Bill 606 (2018) once finalized and adopted.

LADWP has developed many progressive water conservation and use efficiency programs in conjunction with state and local conservation ordinances and plumbing codes to achieve water conservation throughout its service area and customer classes. Since inception of LADWP's conservation program, the estimated cumulative annual active savings is over 150,000 AF. Additional savings are passive savings, achieved from codes, ordinances, and changes in customer behavior due to outreach and educational programs.

The state and local conservation ordinances and plumbing codes help LADWP to achieve water conservation throughout its service area and customer classes. Since 1988, the City has utilized ordinances as a tool to reduce water waste, beginning with the adoption of its first version of a plumbing retrofit ordinance. The latest applicable ordinances are: 2009 City's "High Efficiency Plumbing Fixture", 2016 Citywide Water Efficiency Standards Ordinance, 2015 Model Water Efficient Landscape Ordinance (MWELO), and the 2016 Emergency Water Conservation Plan (Conservation Ordinance). The Conservation Ordinance was developed for the City to implement water demand management measures in case of a water supply shortage and to respond to ongoing dry conditions. For a full list of Conservation Ordinance prohibited water uses for various phases, please refer to LADWP's 2020 UWMP.

LADWP also achieves and maintains water use reductions through the application of tiered volumetric water rates. Since 1993, LADWP has used an ascending tier rate structure that is entirely volumetric based pricing. LADWP's tiered volume water rates, which were last amended by the City's Water Rate Ordinance (Ordinance No. 184130) with the effective date of April 15, 2016, incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. A lower first tier rate is applied to water within a specified allocation, and higher successive tier rate is applied to every billing unit exceeding the first tier allocation.

LADWP offers rebates and incentives to promote the installation of water-efficient fixtures and appliances. In 2008, MWD's region-wide SoCal Water\$mart Program for residential and commercial water use efficiency rebates replaced previous LADWP rebate programs. This program administers uniform rebate amounts across the MWD service area to all MWD member agencies like LADWP. LADWP takes full advantage of regional programs for many product rebates offered through MWD for the residential and Commercial, Industrial, and Institutional (CII) sector, and adds supplemental funding to increase the rebate amount provided for LADWP customers for many qualifying products. Also, since 1992, LADWP has continued the Technical Assistance Program to promote innovative solutions to saving water. The program provides

customized incentives for retrofitting water-intensive equipment in the CII or multi-family customer sector.

LADWP plans its future water conservation programs, focusing on obtaining additional active and passive water savings in the water end uses that have the most non-conserving devices still remaining for each of the customer sectors. LADWP has recently launched or is currently developing the following programs:

- CalConserve Loan Program
- Flume Direct Distribution program for Single-Family Residential Customers
- Home Water Use Reports all Single-Family Residential Customers Real-Time Monitoring Devices for Customers

LADWP will continue to actively monitor the per capita water use, particularly in the context of all existing and new standards to ensure that target reductions are met in the future. Additional information on water conservation programs can be found in Chapter 3 “Water Conservation” of LADWP’s 2020 UWMP and at [www.ladwp.com/uwmp](http://www.ladwp.com/uwmp).

#### **4.0 Stormwater Capture**

Stormwater runoff from urban areas is an underutilized local water resource. Within the City, the majority of stormwater runoff is directed to storm drains and ultimately channeled into the ocean. This unused stormwater carries many pollutants that are harmful to marine life and public health. In addition, local groundwater aquifers that could be replenished by stormwater are receiving less recharge than in past historical times due to increased urbanization. Urbanization has increased the City’s hardscape, which has resulted in less infiltration of stormwater and a decline in groundwater elevations. In response, LADWP completed a Stormwater Capture Master Plan in 2015 to comprehensively evaluate stormwater capture potential within the City. Stormwater capture can be achieved by increasing infiltration into groundwater basins and by onsite capture and reuse of stormwater for landscape irrigation (i.e., direct use). The total baseline amount of stormwater captured is 64,000 AF. Through the implementation of additional centralized and distributed stormwater capture projects and programs, in development and in construction, it will provide for increased groundwater recharge in the amount of 66,000 AFY and increased direct use in the amount of 2,000 AFY. Under LADWP’s current implementation strategy, the total estimated stormwater capture capacity is projected to be 155,000 AFY by 2035. This amount is between the conservative estimate of 132,000 AFY and aggressive scenario of up to 178,000 AFY by 2035.

LADWP utilizes various strategies to respond to hydrologic variability to maintain supply reliability. One of the strategies, known as conjunctive use, is storing supplies when available to help minimize the impacts of water shortages during future dry periods. Since the 1930’s, LADWP has recognized the greater operational flexibility provided by a storage program. LADWP has operated its groundwater resources conjunctively by reducing groundwater pumping and diverting water from the LAA into the Tujunga and Pacoima Spreading Grounds. Another strategy is to capture a large portion of stormwater flows, especially during wet years, through the centralized stormwater capture projects. The captured stormwater is a major source for replenishing groundwater supplies through spreading basins where it is infiltrated into

underlying groundwater aquifers. Groundwater recharge will address the overall long-term decline in groundwater basin elevations, protect the safe yield of the groundwater basin, and ensure the long-term water supply reliability of the San Fernando Basin (SFB). The 2020 UWMP projects that by 2045 there will be a minimum of 15,000 AFY of increased groundwater pumping in the SFB due to increased groundwater recharge through centralized stormwater infiltration. Anticipating that stored groundwater will rebound in response to enhanced groundwater recharge, LADWP will work with the ULARA Watermaster to continue observing actual basin elevations and re-evaluate basin safe yield to allow additional increases in groundwater production over time as SFB elevations rebound.

Flood control facilities are the primary means to divert native runoff into the spreading basin facilities. LADWP coordinates stormwater capture related activities, such as collection and delivery of large stormwater runoff to spreading basins, with Los Angeles County Flood Control District to effectively recharge the SFB. Completed in November 2021, the Tujunga Spreading Grounds Upgrade Project increased stormwater capture capacity by 8,000 AFY to a total of 16,000 AFY.

LADWP's Stormwater Capture Parks Program (Parks Program) has identified nine City-owned parks suitable for stormwater capture projects. The primary objective of the Parks Program is to recharge the San Fernando Valley Groundwater Basin by capturing urban runoff and diverting stormwater from the Tujunga Wash Central Branch storm drain. The anticipated Parks Program capture capacity is 3,088 AFY. The Parks Program provides multiple benefits, such as improvements to the Los Angeles River water quality, reducing localized flooding, raising public awareness, and providing open space enhancements through active and passive recreation space.

The other method to capture stormwater is through distributed stormwater capture facilities. Distributed stormwater/runoff capture refers to capturing localized dry and wet weather runoff. While centralized stormwater capture plays a key role in groundwater recharge in the City, space constraints limit opportunities for new large centralized facilities, and the City has changed the focus towards distributed stormwater capture. Distributed stormwater capture includes stormwater management Best Management practices that utilize vegetation, soils, and natural processes to manage stormwater runoff close to the source. Distributed facilities also aim to conserve water by capturing stormwater for uses that reduce potable water demand.

For additional information, refer to Chapter 6 "Watershed Management" of LADWP's 2020 UWMP.

## 5.0 Water Recycling

As early as 1960, the City recognized the potential for water recycling and invested in infrastructure that produced water of tertiary quality, a high treatment standard for wastewater. In 1979, LADWP began delivering tertiary quality recycled water to the Department of Recreation and Parks for irrigation of various areas in Griffith Park. Today LADWP serves approximately 179 sites in the City with recycled water for irrigation, industrial, and environmental beneficial uses. There are approximately 200 individual customer service accounts, with several projects containing multiple customer accounts at a single location. Recycled water produced for FYE 2021 was 37,060 AFY, inclusive of municipal and industrial, and environmental reuse.

LADWP is committed to maximizing use of recycled water in the City's water supply portfolio. Expansion of recycled water use to offset potable demands has been recognized as one method that will help LADWP achieve its goal of improving the local sustainability of its water supply. LADWP is working in conjunction with LASAN to develop non-potable reuse projects for irrigation and industrial uses. In addition, the City is pursuing a groundwater replenishment project to replenish the San Fernando Groundwater Basin with highly treated recycled water. LADWP's recycled water use is projected to reach 50,900 AFY by FYE 2025 by adding 8,000 AFY of planned municipal/industrial use and 7,000 AFY of indirect potable reuse (groundwater replenishment), and further increase to 67,600 AFY through FYE 2045. Environmental reuse is expected to remain relatively constant at approximately 26,600 AFY. For more information on the latest LADWP's existing and planned recycled water pipelines and projects, please see Recycled Water Annual Report available at the following link: [www.ladwp.com/recycledwaterreport](http://www.ladwp.com/recycledwaterreport).

For additional information, refer to Chapter 7 "Recycled Water" of LADWP's 2020 UWMP.

## 6.0 Metropolitan Water District of Southern California

MWD is the largest water wholesaler for supplemental domestic and municipal water uses in California. As one of the twenty-six member agencies of MWD, the City, through LADWP, purchases water from MWD to supplement its water supplies from the LAA, local groundwater, and recycled water. Between FYE 2018 to FYE 2022, LADWP purchased an average of 231,289 AFY from MWD or approximately 46 percent of the City's total water supply.

MWD imports water from two principal sources: northern California via the California Aqueduct and the Colorado River via the Colorado River Aqueduct (CRA). MWD also manages and owns in-basin surface storage facilities, stores groundwater within the basin via contracts, engages in groundwater storage outside the basin, and conducts water transfers to provide additional supplies for its member agencies. All member agencies have preferential rights to purchase water from MWD, pursuant to Section 135 of MWD Act. As of FYE 2023, LADWP has a preferential right to purchase 17.52 percent of MWD's total water supply.

MWD is a contractor for water from Northern California through the State Water Project's (SWP) California Aqueduct. MWD holds a contract for 1.912 million acre-feet (MAF) per year, or 46 percent of the total contracted amount of the 4.173 MAF ultimate delivery capacity of the SWP. However, this amount varies annually due to many factors. DWR annually approves the amount of contract allocations SWP receives, which is shown in DWR's "Table A."

MWD owns and operates the CRA. Since 1942, the CRA has delivered water from the Colorado River to Southern California. The Colorado River supplies come from watersheds of the Upper Colorado River Basin in the states of Colorado, Utah, and Wyoming. Under a permanent service contract with the U.S. Secretary of the Interior, MWD is entitled to receive water from the Colorado River and its tributaries. California is apportioned 4.4 MAF, annually, plus one-half of any surplus that may be available for use, collectively, in Arizona, California, and Nevada. Of the California apportionment, MWD holds the fourth priority right to 550,000 AFY under the 1931 priority system governing allotments to California. Beyond the basic apportionment, MWD holds a fifth priority right to 662,000 AF of water.

MWD has been developing plans and making efforts to provide additional water supply reliability for the entire Southern California region. LADWP coordinates closely with MWD to ensure implementation of these water resource development plans. MWD's actions have been focused on the following: continuing water conservation, developing water supply management programs outside of the region, developing storage programs related to the SWP and the Colorado River, developing storage and groundwater management programs within the Southern California region, increasing water recycling, groundwater recovery, stormwater, and seawater desalination and pursuing long-term solutions for the ecosystem, regulatory and water supply issues in the California Bay-Delta.

MWD's water reliability assessments are presented in MWD's 2020 UWMP, which can be found at the following link: <http://www.mwdh2o.com/AboutYourWater/Planning/Planning-Documents>

## 7.0 Summary of Water Demand and Supply Projections for 20 years

LADWP's 2020 UWMP projects yearly water demand to reach 710,500 AF by FYE 2045 with existing water conservation prior to FYE 2014 already subtracted from projected demands, and with new water conservation savings achieved included as a supply source. Demographic data from 2020 SCAG RTP/SCS for LADWP's service area, as well as billing data for each major customer class, price of water, median household income, household size, economy, and dry period conservation effect were factors used in forecasting future water demand growth. Further details on LADWP's water demand forecast methodology can be found in Chapter 2 "Water Demand" of LADWP's 2020 UWMP. Table V tabulates the service reliability assessment for average weather year.

**Table V**  
**Service Area Reliability Assessment for Average Weather Year**

Demand and Supply Projections (in acre-feet)	Average Year Fiscal Year Ending (FYE) on June 30				
	2025	2030	2035	2040	2045
<b>Total Water Demand<sup>1</sup></b>	<b>642,600</b>	<b>660,200</b>	<b>678,800</b>	<b>697,800</b>	<b>710,500</b>
<b>Post-Conservation Demand</b>	<b>509,500</b>	<b>526,700</b>	<b>536,100</b>	<b>554,500</b>	<b>565,800</b>
<b>Existing / Planned Supplies</b>					
Conservation (Additional Active <sup>2</sup> and Passive <sup>3</sup> after FYE 14)	133,100	133,500	142,700	143,300	144,700
Los Angeles Aqueduct <sup>4</sup>	190,400	188,900	187,300	185,800	184,200
Groundwater					
- Entitlements <sup>5</sup>	109,400	109,400	109,400	108,800	108,800
- Groundwater Replenishment	7,000	11,000	11,000	11,000	11,000
- Stormwater Recharge (Increased Pumping)	4,000	8,000	15,000	15,000	15,000
Recycled Water- Irrigation and Industrial Use	17,300	29,200	29,700	29,800	30,000
<b>Subtotal</b>	461,200	480,000	495,100	493,700	493,700
<b>MWD Water Purchases</b>					
With Existing/Planned Supplies	181,400	180,200	183,700	204,100	216,800
<b>Total Supplies</b>	<b>642,600</b>	<b>660,200</b>	<b>678,800</b>	<b>697,800</b>	<b>710,500</b>

<sup>1</sup> Total Demand with existing passive conservation prior to FYE 14

<sup>2</sup> Cumulative hardware savings since late 1980s reached 110,822 AFY by FYE 14

<sup>3</sup> Additional non-hardware conservation inclusive of retained passive savings from the dry period ending in 2017

<sup>4</sup> Los Angeles Aqueduct supply is estimated to decrease 0.1652 percent per year due to climate impacts.

<sup>5</sup> LADWP Groundwater Remediation projects in the San Fernando Basin are expected to be in operation by FYE 2023. Sylmar Basin production will increase to 4,170 AFY from FYE 2021 to 2036 to avoid the expiration of stored water credits, then revert to entitlement amounts of 3,570 AFY in 2037.

Service area reliability assessments for single-dry year and multiple-dry year conditions are shown in LADWP 2020 UWMP Exhibits 11F through 11G. Demands are met by the available supplies under all scenarios.

## **Water System Financing Program**

---

Capital costs to finance facilities for the delivery of water supply to LADWP's service area are supported through customer-billed water rates. The Board sets rates subject to approval of City Council by ordinance. The Board is obligated by City Charter to establish water rates and collect charges in an amount sufficient to service the water system indebtedness and to meet its expenses for operation and maintenance.

The current water rates and its structures provide for modest rate increases each year over a five-year period for infrastructure improvements, meeting regulatory water quality requirements, and expanding the local water supply, which includes recycled water, stormwater capture, conservation, water efficiency, and groundwater remediation. LADWP's water rates incorporate and further reinforce foundational water conservation, water use efficiency, and financial principles. For example, the current water rate structure contains four tiers for single-family residential customers. The four tiers build on the previous two tier structure, providing a first-tier indoor water use base allocation, a second-tier allocation based on California Friendly Landscaping efficient outdoor use, a third-tier allocation capturing high outdoor water use, and a fourth-tier allocation for excessive use. In keeping with cost of service principles, the incremental pricing for the tiers is based on the cost of water supply.

In addition, LADWP will utilize a combination of the following funding sources:

- MWD – Currently provides funding through their Local Resources Program for the development of water recycling, groundwater recovery and seawater desalination.
- Grants and loans – LADWP continues to proactively seek government funding to offset potential impacts to ratepayers. Local funds, such as Measure W's "Safe, Clean Water Program," provide funding for stormwater capture projects. State funds, such as Propositions 1, 50, and 84, provide funding for recycling, groundwater, conservation and stormwater capture projects. And Federal funds, such as the Water Resource Development Act and the US Bureau of Reclamation's Title XVI program, provide funding for water recycling projects.

## Conclusion

---

The Project is estimated to increase the total water demand within the site by 63 AF annually. This additional water demand for the Project site has been accounted for in the City's overall total demand projections in the LADWP's 2020 UWMP using a service area-wide approach that does not rely on individual development demand. The LADWP's 2020 UWMP utilized SCAG's 2020 RTP/SCS data that provide for more reliable water demand forecasts, considering changes in population, housing units, and employment.

Based on the Planning Department's determination that the Project is consistent with the demographic forecasts for the City from the SCAG's 2020 RTP/SCS, LADWP has determined that the Project's water demand is included in the LADWP's 2020 UWMP, which forecasts adequate water supplies to meet all projected water demands in the City through the year 2045. LADWP concludes that the projected 63 AFY increase in the total water demand for this Project is accounted for in the LADWP's 2020 UWMP 25-year water demand projections. LADWP has determined that it will be able to meet the proposed water demand of the Project as well as existing and planned future water demands of its service area.

EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT WSA  
APPENDICES A-D

EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT WSA  
APPENDIX A

Appendix A

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

**DEPARTMENT OF  
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**City of Los Angeles**  
CALIFORNIA



KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

October 6, 2023

Mr. Richard F. Harasick  
Senior Assistant General Manager for Water Systems  
**CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER**  
111 North Hope Street, Room 1455  
Los Angeles, CA 90012

**Re: REQUEST FOR WATER SUPPLY ASSESSMENT—EAST END STUDIOS ARTS  
DISTRICT LOS ANGELES (ADLA) PROJECT**

Dear Mr. Harasick:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires that for certain projects, the CEQA lead agency must identify any public water system that may supply water to the proposed project and request the public water system to determine the water demand associated with the project and whether such demand was included as part of the most recently adopted Urban Water Management Plan (UWMP). Per Section 10912 of the California Water Code (CWC), a project which is subject to the requirements of SB 610 includes: (1) residential developments of more than 500 dwelling units; (2) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; (3) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of floor space; (4) hotels, motels, or both, having more than 500 rooms; (5) industrial, manufacturing, or processing plant, or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons; (6) mixed-use projects that include one or more of the above-identified categories; or (7) a project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500-dwelling-unit project.

The East End Studios ADLA Project (Project) meets criteria (3) above as it would include commercial office uses and would employ more than 1,000 persons. The Los Angeles Department of Water and Power (LADWP) has been identified as the public water system (as defined in CWC Section 10912 and CEQA Guidelines Section 15083.5(e)) that would serve the Project. Accordingly, the City of Los Angeles Department of City Planning (CEQA lead agency for the Project) requests that the LADWP: (1) determine whether the estimated water demand associated with the Project was included as part of LADWP's most recently adopted UWMP; and (2) prepare and approve a water supply assessment using the UWMP or new analyses for the Project pursuant to CWC Section 10910 et seq.

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

The Department of City Planning, which is preparing an Environmental Impact Report (EIR) for the Project in accordance with CEQA, requests that the water supply assessment include a discussion of whether LADWP's public water system's total projected water supplies available during normal, single dry, and multiple dry water years will meet the projected water demand associated with the Project, in addition to LADWP's public water system's existing and planned future uses, including agricultural and manufacturing uses, pursuant to CWC Section 10910 (c)(3).

**Project Title**

East End Studios Arts District Los Angeles (East End Studios ADLA, the Project)

**Project Developer**

Alameda Studio Owner, LLC

**Contact Information**

Department of City Planning  
Kathleen King, City Planner  
(213) 847-3624  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)

**Project Location and Existing Conditions**

The Project Site is located at 1206–1338 East 6th Street, 1205–1321 Wholesale Street, 1210–1361 Produce Street, 635 and 639 Mill Street, and 640 South Alameda Street within the Central City North Community Plan of the City of Los Angeles. The Project Site is bounded by

6th Street to the north, Mill Street to the east, commercial and industrial zoned land currently developed with warehouse uses to the south, and Alameda Street to the west.

The Project Site is currently developed with two single-story warehouse structures, consisting of approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. The Project Site also includes surface parking areas for automobiles and tractor trailer trucks. The Project Site is relatively flat with limited landscaping.

## **Project Description**

As summarized below and in Table 1 on page 4, the Project includes the development of a new production studio campus at the southeastern corner of 6th Street and Alameda Street. The Project would include 16 studios, which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings; and two new office buildings. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. The Project would comprise a total floor area of approximately 675,611 square feet with a floor area ratio (FAR) of 1.06:1. Up to 800 vehicular parking spaces would be provided for the proposed uses within a five-story parking structure and surface parking areas. The two existing warehouse structures, consisting of approximately 311,000 square feet, would be demolished as part of the Project.

## **Existing Water Consumption**

As discussed above, The Project Site is currently developed with two single-story warehouse structures, consisting of approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. As shown in Table 2 on page 4, the Project Site currently generates an estimated water demand of approximately 9,330 gallons per day (gpd).

**Table 1  
Summary of Existing and Proposed Floor Area**

Land Use	Floor Area
<b>Existing (All to Be Removed)</b>	
Warehouse	311,000 sf
<b>New Construction</b>	
Studios	299,012 sf
Production Support (including Mill Space)	69,192 sf
General Office	299,407 sf <sup>a</sup>
General Retail	4,000 sf
Restaurant	4,000 sf
<b>Total Floor Area of New Construction Upon Completion</b>	<b>675,611 sf</b>
<hr/> <i>sf = square feet</i> <sup>a</sup> <i>The proposed office uses comprise a total of 307,407 square feet, inclusive of the potential 8,000 square feet of retail/restaurant uses. As such, when subtracting the potential 8,000 square feet of retail/restaurant uses, the office uses would comprise 299,407 square feet.</i> <i>Source: Eyestone Environmental, 2023.</i>	

**Table 2  
Existing Water Consumption**

Land Use	Floor Area (sf)	Water Demand Rate <sup>a</sup>	Demand (gpd)
Warehouse/Self-Storage	311,000 sf	30 gpd/1000 sf	<b>9,330</b>
<b>Total</b>			<b>9,330</b>
<hr/> <sup>a</sup> <i>Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012). The "Warehouse" rate of 30 gallons per day / 1,000 square feet was applied to the square footage of the existing uses.</i> <i>Source: Eyestone Environmental based on wastewater generation rates provided by LASAN, 2023.</i>			

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

Table 3 on page 5 provides the estimated water demand forecast for the Project using the City's Bureau of Sanitation standard factors for wastewater generation. As shown in Table 3, the Project is estimated to result in a domestic water demand of approximately 57,240 gpd, which represents an increase in approximately **47,910 gpd** compared to existing conditions. As requested by LADWP, provided in Table 4 on page 5 are the number and type of plumbing fixtures anticipated for the Project.

**Table 3  
Proposed Water Consumption**

<b>Land Use</b>	<b>Proposed Development</b>	<b>Water Demand Rate<sup>a</sup></b>	<b>Demand (gpd)</b>
Studios	299,012 sf	0.050 gpd/sf	14,951
Production Support (including Mill Space)	69,192 sf	0.050 gpd/sf	3,460
General Office	299,407 sf <sup>b</sup>	0.120 gpd/sf	35,929
General Retail	4,000 sf	0.025 gpd/sf	100
Restaurant	4,000 sf	30 gpd/seat	2,800
<b>Total</b>			<b>57,240</b>
<b>Net New Water Demand (Proposed minus Existing to be Removed)</b>			<b>47,910</b>

<sup>a</sup> Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012). For the proposed uses, the “Commercial Use” rate was used for both the studios and production support uses; the “Office Building” rate was used for the proposed office uses; the “Retail Area (less than 100,000 sf)” rate was used for the potential general retail uses; and the “Coffee House” rate was used for the potential restaurant use.

<sup>b</sup> The proposed office uses comprise a total of 307,407 square feet, inclusive of the potential 8,000 square feet of retail uses. As such, when subtracting the potential 8,000 square feet of retail uses, the office uses would comprise 299,407 square feet.

Source: Eyestone Environmental based on wastewater generation rates provided by LASAN, 2022.

**Table 4  
Proposed Plumbing Fixtures**

	<b>Studios</b>	<b>Production Support</b>	<b>Office</b>	<b>Restaurant</b>
Water Closets	34	18	79	14
Urinals	0	2	14	2
Lavatory Faucets	36	18	117	14
Kitchen Faucets	0	0	0	18
Commercial Kitchen Pre-Rinse Spray Faucets	0	0	0	4
Dishwater (Commercial)	0	0	0	2

### Landscaping and Open Space

The Project would incorporate numerous on-site common and private open space and recreational amenities. The Project would include a total of **38,700 square feet** of planted area.

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

The Project Site is located within the Central City North Community Plan area. The Project Site is designated as Heavy Industrial and is zoned as M3-1-RIO (Heavy Industrial, Height District 1, River Improvement Overlay District). The M3 zone corresponds to the Project Site's Heavy Industrial land use designation. The Project Site's zoning is, therefore, consistent with the Project Site's Community Plan land use designation. The M3 zone allows for motion picture, television, video, and other media production (and supporting office) uses by right. The "1" in the Project Site's zoning designation refers to the Project Site's location in Height District 1. All uses located in the M3 zone and within Height District 1 are restricted to a maximum floor area ratio (FAR) of 1.5 times the property's buildable area. Height District 1 does not impose a vertical height limitation on the Project Site. The M3 zone does not impose any setback requirements for commercial or industrial uses. Accordingly, buildable area for FAR purposes is the same as lot area. With a maximum FAR of 1.5 to 1, the Project Site's 635,551 square feet of lot area/buildable area would permit up to 953,326 square feet of floor area. The RIO in the property's zoning designation refers to the Project Site's location in the Los Angeles River Improvement Overlay Zone. The RIO does not impose any use, FAR, height, or setback restrictions or standards.

As described above, the Project includes new studio and office uses, which are all uses permitted under the existing zoning. In addition, the Project would comprise a total floor area of 675,611 square feet with a floor area ratio (FAR) of 1.06:1, which would be within the 953,326 square feet of floor area and FAR of 1.5 to 1 permitted within the Project Site. As such, the Project would be consistent with the type of uses expected for the Project Site.

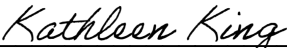
## **Environmental Design Features**

The Project would support environmental sustainability by incorporating sustainable building features and construction protocols required by the Los Angeles Green Building Code (LAMC Chapter IX, Article 9), the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11; referred to as the CALGreen Code), and the California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6; California Energy Code). In compliance with code requirements, a number of specific sustainable design components would be incorporated into the Project, potentially including, but not limited to, Energy Star appliances; solar panels; plumbing fixtures and fittings that comply with the performance requirements specified in the Los Angeles Green Building Code; weather-based irrigation systems; water-efficient plantings with drought-tolerant species; shade trees in public areas; green walls in some outdoor areas; vegetated roofs or cool roof systems to help reduce energy use; short- and long-term bicycle parking; use of daylighting, where feasible; and energy-efficient lighting. Such measures would address energy conservation, water conservation, and waste reduction.

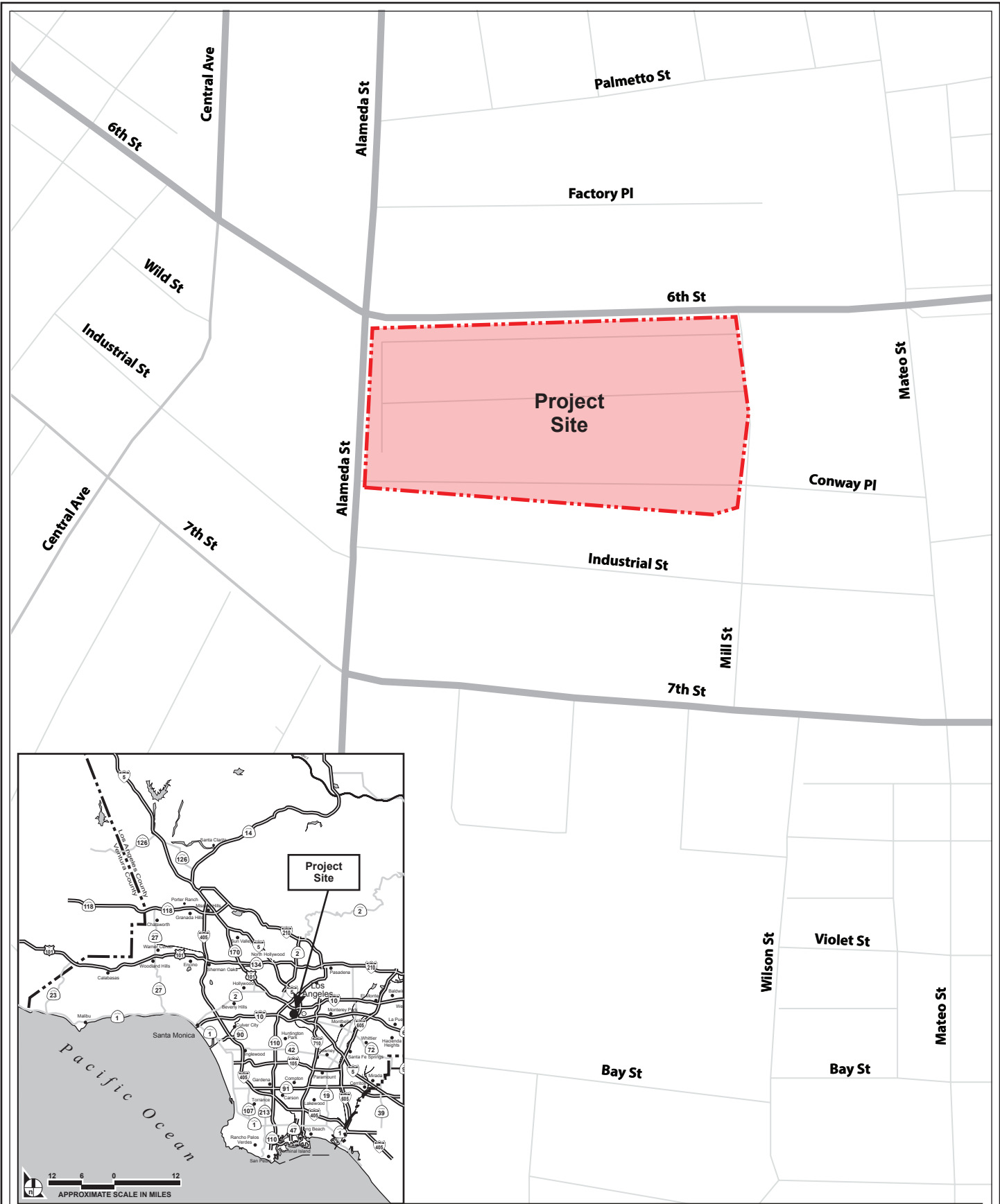
Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the Project's impacts on water demand is accurate and complete. CWC Section 10910 (g)(1) requires submission of the assessment within 90 days of this request. We would appreciate the receipt of the water assessment within that timeframe. If you have any questions or need additional information, please call me at (213) 847-3624 or the environmental consultant, Laura Rodriguez of Eyestone Environmental, at (424) 207-5339.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

  
\_\_\_\_\_  
Kathleen King, City Planner  
Department of City Planning

Attachments: Project Location Map  
Conceptual Site Plan  
WSA Supplemental Information & Checklist  
Water Efficient Landscape Worksheet



Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.



**GRADING CONSTRUCTION NOTES:**

- ① CONSTRUCT 4" P.C.C. SIDEWALK PER CITY OF LOS ANGELES STD. PLANS S-448-5
- ② CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF LOS ANGELES STD. PLANS S-440-4
- ③ CONSTRUCT CURB AND GUTTER PER CITY OF LOS ANGELES STD. PLANS S-410-2
- ④ SAW CUT AND JOIN EXISTING GRADE

**LEGEND**

	CENTERLINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRIVEWAY



Conceptual Site Plan

# WATER SUPPLY ASSESSMENT

## PROJECT INFORMATION & CHECKLIST

### GENERAL

PROJECT TITLE:	East End Studios ADLA
PROJECT SITE AREA:	635,551 SQUARE FEET 14.6 ACRES
PLEASE PROVIDE A BRIEF PROJECT DESCRIPTION (INCLUDE # OF PROPOSED BUILDINGS AND # OF STORIES FOR EACH BUILDING):	
<p>The Project includes the development of a new production studio campus at the southeastern corner of 6th Street and Alameda Street. The Project would include 16 studios, which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings, and two new office buildings. The studio buildings, which would comprise a total of 299,012 square feet, would each be one story and have a maximum height of up to 57 feet to the top of the parapet (mechanical equipment could extend up to an additional 20 feet). The proposed covered production support areas would sit between the studio buildings and would not exceed a height of 20 feet. The proposed office structures, which would comprise a total of 307,407 square feet, would each be five stories and up to 74 feet in height to the last occupiable floor (mechanical equipment could extend up to an additional 20 feet). The office buildings would include a total of 18,000 square feet of covered outdoor mill space on the ground. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. Up to 800 vehicular parking spaces would be provided for the proposed uses within a five-story parking structure and surface parking areas. Upon completion, the Project would comprise a total floor area of 675,611 square feet with a FAR of 1.06:1.</p>	
IS THE PROJECT PROPOSING MORE THAN 25 STORIES OF RESIDENTIAL USES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<u>LAND USE CONSISTENCY</u>	
IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIEIS STRATEGY (RTP/SCS) PROJECTIONS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
DOES THE PROJECT REQUIRE A GENERAL PLAN AMENDMENT (GPA)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
IF YES:	
• WHAT IS THE STATUS OF THE GPA? <input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING	
• IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIEIS STRATEGY (RTP/SCS) PROJECTIONS? <input type="checkbox"/> YES <input type="checkbox"/> NO	
COMMUNITY PLAN AREA:	Central City North
WILL THE PROPOSED PROJECT PURSUE LEED CERTIFICATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

IF YES, WHAT LEVEL?	<input type="checkbox"/> PLATINUM	<input type="checkbox"/> GOLD	<input type="checkbox"/> SILVER	<input type="checkbox"/> CERTIFIED
<p>PLEASE ATTACH:</p> <p><input type="checkbox"/> LATEST PLAN SET, INCLUDING SITE, FLOOR, ELEVATION, AND LANDSCAPE PLANS AND RENDERINGS, IF AVAILABLE.</p> <p>PLEASE EMAIL OR PROVIDE A LINK BELOW:</p> <p><a href="https://www.dropbox.com/scl/fo/6ylk7laq92ju0l103ewz3/h?rlkey=2znoi1n2vyx45rd75wh3ugakq&amp;dl=0">https://www.dropbox.com/scl/fo/6ylk7laq92ju0l103ewz3/h?rlkey=2znoi1n2vyx45rd75wh3ugakq&amp;dl=0</a></p>				

**EXISTING USE & SITE CONDITIONS**

<p><u>EXISTING USES</u></p> <ul style="list-style-type: none"> <li>INDICATE THE PORTIONS OF EXISTING USES ON THE PROJECT SITE TO REMAIN, BE REMODELED, AND/OR BE REMOVED.  <p>The Project Site is currently developed with two single-story warehouse structures, consisting of approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. The Project Site also includes surface parking areas for automobiles and tractor trailer trucks. The two existing warehouse structures would be demolished as part of the Project.</p> </li> <li>DESCRIBE IF ANY PORTIONS OF THE EXISTING USE(S) ARE VACANT OR NOT FULLY USED, AND THE PERIOD ANY VACANT PORTIONS WERE VACATED.  <p><small>Click or tap here to enter text.</small></p> <p>None of the existing buildings on the Project Site are vacant.</p> </li> </ul>
<p>HAVE THE EXISTING FACILITIES/BUILDINGS BEEN FULLY OCCUPIED FOR THE PAST 5 YEARS?    <input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO</p> <p>IF IT HAS NOT BEEN FULLY OCCUPIED, PLEASE DESCRIBE THE PERIOD IT WAS PARTIALLY OCCUPIED (E.G., FROM 2020-2021 DUE TO THE COVID SHUTDOWN).</p> <p>N/A</p>

**PROPOSED PROJECT**

<p>PROVIDE THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE (E.G., # OF STUDIO APARTMENTS, 1-BEDROOM CONDOS, 2-BEDROOM TOWNHOUSES, ETC.).</p> <p>N/A</p>
<p>PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPE AND FLOOR AREAS FOR RESIDENTIAL AMENITIES. PLEASE REFER TO THE BUREAU OF SANITATION’S SEWAGE GENERATION FACTORS TABLE FOR THE LISTED OCCUPANCY TYPES. INCLUDE ANY SPACES THAT HAVE PLUMBING FIXTURES, SUCH AS A TERRACE WITH KITCHEN/SINK.</p> <p>N/A</p>
<p>PROVIDE A DETAILED BREAKDOWN OF OCCUPANCY TYPES AND FLOOR AREAS FOR COMMERCIAL, INDUSTRIAL AND/OR EDUCATIONAL USES, ETC. (RETAIL, RESTAURANT (# OF SEATS), OFFICE, THEATRE/ASSEMBLY AREAS, COMMERCIAL KITCHEN, ETC.)</p> <p>Studios: 299,012 sf</p> <p>Production Support (including Mill Space): 69,192 sf</p>

General Office: 307,407 sf (could include 8,000 square feet of potential retail space, which could include up to 4,000 square feet of restaurant space)

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

The Project does not include hotel component

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

The Project does not include a swimming pool.

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

**BASECAMP PARKING –120’222 SF; STRUCTURE PARKING - 283’667 SF**

LANDSCAPING

- PROVIDE THE HYDROZONE AREA (SF), AND THE PLANT FACTORS (PF) AND IRRIGATION EFFICIENCY (IE) FOR EACH HYDROZONE (REFER TO CALIFORNIA CODE OF REGULATIONS TITLE 23. DIVISION 2. CHAPTER 2.7. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.)  
**REFER TO SUPPLEMENTAL MWELO WORKSHEET DOCUMENT FOR FULL BREAKDOWN.**
- PROVIDE THE APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES SEPARATELY.  
**NON-RESIDENTIAL: 38,700 SF; RESIDENTIAL: N/A**

COOLING

- FOR PROJECTS CONTAINING COOLING TOWERS, PROVIDE THE CHILLER CAPACITY (IN TONS), AND THE HOURS OF OPERATION (X HOURS/DAY, X DAYS/WEEK, X WEEKS/YEAR, ETC.).  
**N/A**
- IF THE PROJECT DOES NOT PROPOSE A COOLING TOWER(S), EXPLAIN HOW THE BUILDING(S) WILL BE COOLED.  
**COOLING WILL BE PROVIDED THROUGH VARIABLE REFRIGERANT FLOW (VRF) SYSTEMS, SPLIT DX AIR-CONDITIONING UNITS AND PACKAGED ROOFTOP HEAT PUMP UNITS.**
- IF THE PROPOSED PROJECT INCLUDES A BUILDING OR BUILDINGS WITH OVER 25 RESIDENTIAL FLOORS, HOW MUCH OF THE COOLING TOWER MAKE-UP WATER WILL BE SUPPLIED BY NON-POTABLE WATER?  
**N/A**
- WILL GREYWATER OR OTHER NON-POTABLE WATER BE USED FOR IRRIGATION OR THE COOLING TOWER?  
 YES      NO  
  
IF YES, PLEASE DESCRIBE THE SYSTEM AND AN ESTIMATE OF HOW MUCH NON-POTABLE WATER WILL BE USED.

# EAST END STUDIOS Water Efficient Landscape Worksheet

Reference Evapotranspiration (Eto) **55.14**

Non-Residential

Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Area</b>							
Ground Level - East Planting	0.3	DRIP	0.81	0.37	8,400	3,111	106,359
Ground Level - North Planting	0.3	DRIP	0.81	0.37	7,253	2,686	91,836
Ground Level - West Planting	0.3	DRIP	0.81	0.37	6,860	2,541	86,860
Ground Level - South Planting	0.5	DRIP	0.81	0.62	190	117	4,010
Ground Level - Entry Drive	0.5	DRIP	0.81	0.62	1,350	833	28,489
Level 2 East - Shade Planting	0.5	DRIP	0.81	0.62	76	47	1,604
Level 2 East - Sun Planting	0.3	DRIP	0.81	0.37	356	132	4,508
Level 2 West - Shade Planting	0.5	DRIP	0.81	0.62	904	558	19,077
Level 2 West - Sun Planting	0.3	DRIP	0.81	0.37	4,131	1,530	52,306
Roof Level - East	0.3	DRIP	0.81	0.37	4,722	1,749	59,789
Roof Level - West	0.3	DRIP	0.81	0.37	4,458	1,651	56,446
			1	0.00		-	-
<b>Regular Landscape Area Totals:</b>					<b>38,700</b>	<b>14,956</b>	
<b>Special Landscape Area</b>							
				1	0	-	-
				1		-	-
				1		-	-
<b>Special Landscape Area Totals:</b>					<b>0</b>	<b>0</b>	
						<b>ETWU Total:</b>	<b>511,283</b>
<b>Maximum Allowed Water Allowance (MAWA)</b>							
<b>Over All Landscape Area Totals:</b>					<b>38,700</b>	<b>MAWA Total:</b>	<b>595,363</b>

<sup>a</sup> **Hydrozone #/ Planting Description**

E.g

- 1.) front lawn
- 2.) low water use plantings
- 3.) medium water use planting

<sup>b</sup> **Irrigation Method**

overhead spray

or drip

<sup>c</sup> **Irrigation Efficiency**

0.75 for spray

0.81 for drip

<sup>d</sup> **ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area**

where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

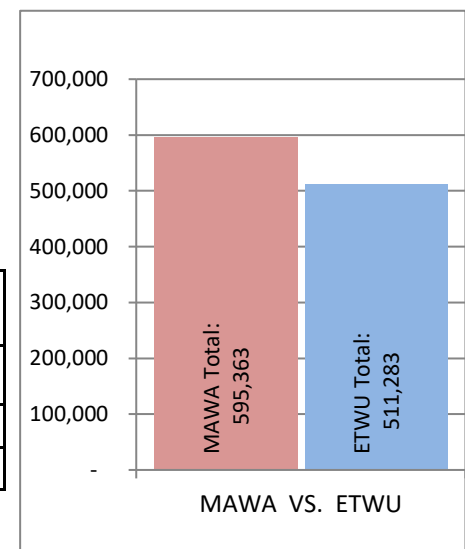
<sup>e</sup> **MAWA (Annual Gallons Allowed) = (Eto) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]**

where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 or residential areas and 0.45 for non-residential areas.

### ETAF Calculations

Regular Landscape Area		All Landscape Area (Including special landscape area)	
Total ETAF x Area	14,956	Total ETAF x Area	14,956
Total Area	38,700	Total Area	38,700
<b>Average ETAF</b>	<b>0.39</b>	<b>Sitewide ETAF</b>	<b>0.39</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**



## Tcharssov, Andrei

---

**From:** Kathleen King <kathleen.king@lacity.org>  
**Sent:** Thursday, December 14, 2023 10:51 AM  
**To:** Tcharssov, Andrei  
**Cc:** l.rodriguez@eyestoneeir.com  
**Subject:** [EXTERNAL] Re: East End Studios Arts District Los Angeles Project - WSA Scope Confirmation final amended

---

EXTERNAL EMAIL! This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

---

Hi Andrei,

The Project scope provided in the email dated December 14, 2023 is correct.

Thanks- Kathleen

On Thu, Dec 14, 2023 at 9:18 AM Tcharssov, Andrei <[Andrei.Tcharssov@ladwp.com](mailto:Andrei.Tcharssov@ladwp.com)> wrote:

Kathleen,

The Los Angeles Department of Water and Power (LADWP) is in the process of completing the Water Supply Assessment (WSA) for the East End Studios Arts District Los Angeles Project (Proposed Project). LADWP requests that the Department of City Planning (Planning Department) confirm the scope of Proposed Project.

Please confirm that the project's scope provided below is complete and accurate. The scope below is based on your Request for the WSA dated October 6, 2023 (attached) and all relevant e-mail communication to date. Please be advised that the scope is the basis for the WSA water demand calculations, and your scope confirming e-mail will be included, in part or in full, as an appendix to the WSA.

Proposed Project's scope:

1. Proposed Project is consistent with the demographic projections in the 2020 SCAG/RTP (SCAG is the Southern California Association of Governments, RTP is the Regional Transportation Plan).

2. Proposed Project does not require a General Plan Amendment.

3. Proposed Development:

<b>Existing Use to be Removed</b>	<b>Quantity</b>	<b>Unit</b>	<b>Assumptions as applicable</b>
2 Warehouses	311,000	sf	
<b>Existing Use to be Removed Total</b>	<b>311,000</b>	<b>sf</b>	
<b>Proposed New Use</b>	<b>Quantity</b>	<b>Unit</b>	<b>Assumptions as applicable</b>
Studios	299,012	sf	
Production Support	69,192	sf	
General Office	299,407	sf	
Retail	4,000	sf	
Restaurant	133	seats	Total 4,000 sf. Assume 30 sf/seat and 30 gpd/seat.
<b>Total New Construction Floor Area</b>	<b>675,611</b>	<b>sf</b>	
Base Camp Area	120,222	sf	Can be used for staging of mobile facilities. Assume 0.03 gpd/sf.
Landscaping	38,700	sf	Details per Request for the WSA dated October 6, 2023.
Covered Parking	283,667	sf	
Cooling Tower	0	tons	Not proposed for the project.

Plumbing Fixture Count:

Per Table 4 on page 5 of the Request for the WSA dated October 6, 2023.

**If the above listed scope is accurate and consistent with the Proposed Project, please e-mail reply. If not, please edit the scope accordingly and send back to me by e-mail.**

Thank you, and please let me know if you have any questions.

Andrei Tcharssov

LADWP Water Resources Development

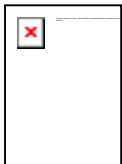
111 N. Hope Street, Room 308

Los Angeles, CA 90012

(213) 367-2155

-----Confidentiality Notice----- This electronic message transmission contains information from the Los Angeles Department of Water and Power (LADWP), which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any manner.

--



**Kathleen King**  
City Planner  
**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)



Please note that on **January 22, 2024** the [Processes and Procedures Ordinance](#) will become operative. Applications filed on or after this date are required to use the new forms available on the Department's [Forms page](#).

**EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT WSA  
APPENDIX B**

**Appendix B**

**Water Conservation Commitment Letter**





**ALAMEDA STUDIO OWNER, LLC  
34 EAST 51<sup>ST</sup> STREET, 2<sup>ND</sup> FLOOR  
NEW YORK, NY 10022**

December 1, 2023

Anselmo G. Collins  
Senior Assistant General Manager for Water System  
Los Angeles Department of Water & Power  
111 North Hope Street, Room 1455  
Los Angeles, CA 90012-5701

Re: WATER CONSERVATION COMMITMENTS FOR THE EAST END STUDIOS  
ADLA PROJECT

Dear Mr. Collins:

Alameda Studio Owner, LLC (Applicant) proposes to develop the East End Studios ADLA (Project) within the Central City North Community Plan Area of the City of Los Angeles. The Project Site, which encompasses approximately 14.6 acres, is generally bounded by 6th Street to the north, Mill Street to the east, commercial and industrial zoned land currently developed with warehouse uses to the south, and Alameda Street to the west. The Project includes the development of a new production studio campus. The Project would include 16 studios, which would be grouped together within five studio buildings; three covered production support areas adjacent to the studio buildings; and two new office buildings. The Project could also include up to 8,000 square feet of retail, inclusive of up to 4,000 square feet of restaurant space. If included, the proposed retail area would be located within the ground level lobbies of the proposed office buildings. If this area is not used by a retailer, the area would be used as additional common area for the office tenants. The Project would comprise a total floor area of 675,611 square feet.

Up to 800 vehicular parking spaces would be provided for the proposed uses within a five-story parking structure and surface parking areas. The proposed parking area would comprise approximately 403,889 square feet. In addition, the Project would include approximately 38,700 square feet of landscaping.

As part of the Project, the existing development that comprises approximately 311,000 square feet of floor area on-site would be removed.

The Applicant understands the City of Los Angeles' plans to meet future water needs by expanding local water supply programs and reducing demands on purchased imported water through local

groundwater, recycled water, stormwater capture, and water conservation and use efficiency. Therefore, the Applicant has committed to implement the following water conservation measures that are in addition to those required by codes and ordinances for the entire Project to reduce the Project's baseline water demand:

**Fixtures**

- ENERGY STAR Certified Residential Dishwashers – standard with 3.0 gallons/cycle or less
- High Efficiency Toilets with a flush volume of 1.1 gallons per flush, or less

**Landscape and irrigation**


- California Friendly® plants or native plants
- Drip/Subsurface Irrigation (Micro-Irrigation)
- Proper Hydro-zoning/Zoned Irrigation (groups plants with similar water requirements together)

The Applicant has also committed to comply with the City of Los Angeles Low Impact Development Ordinances (City Ordinance No. 181899 and No. 183833) and to implement Best Management Practices that have stormwater recharge or reuse benefits for the entire Project as applicable:

- Detention Tanks – captures stormwater runoff from the project site including the building roofs, parking lot and landscape areas and detains to allow for captured stormwater runoff to infiltrate via dry wells and contribute toward recharging groundwater
- Drywells – infiltrates pretreated, captured stormwater runoff and contributes toward recharging groundwater.
- Structural pre-treatment devices – captures first-flus stormwater, removes particulate pollutants prior to conveying water to drywell.

Should you have any questions, please do not hesitate to call at (818) 470-7935

Sincerely,

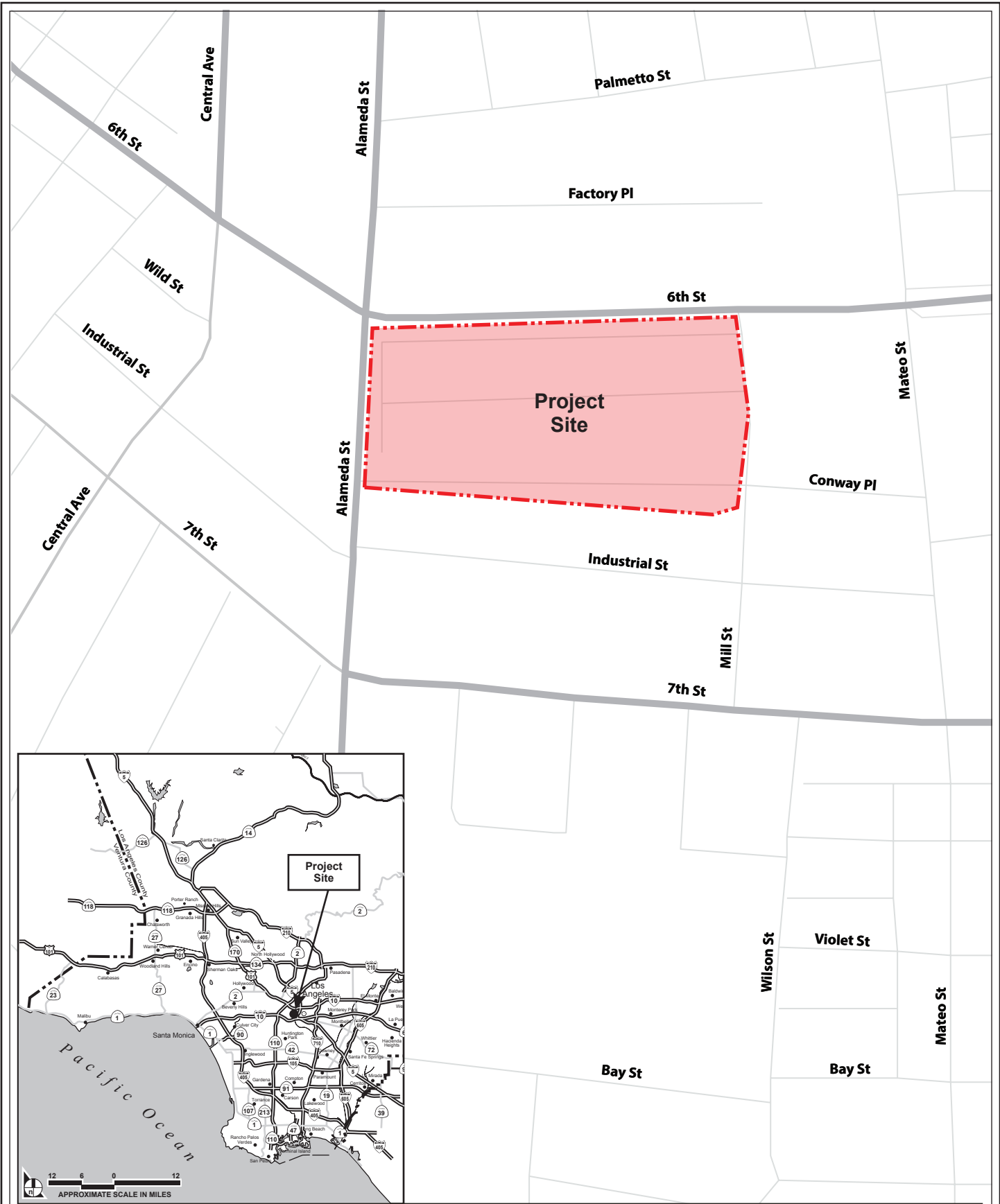
DocuSigned by:  
  
8982558EFAD6415...

Alameda Studio Owner, LLC  
Shep Wainwright, Authorized Signatory

EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT  
WSA APPENDIX C

Appendix C

Project Location Map



Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.

# EAST END STUDIOS ARTS DISTRICT LOS ANGELES PROJECT WSA APPENDIX D

## Appendix D

### Adjudicated Groundwater Basin Judgments

- San Fernando Basin – Judgment No. 650079
- Sylmar Basin – Judgment No. 650079
- Central Basin – Judgment No, 786656

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

THE CITY OF LOS ANGELES, )  
 )  
 Plaintiff, )  
 )  
 vs. )  
 )  
 CITY OF SAN FERNANDO, ET AL. )  
 )  
 Defendants. )

No. 650079  
JUDGMENT

There follows by consecutive paging Recitals (page 1), Definitions and List of Attachments (pages 1 to 6), Designation of Parties (page 6), Declaration re Geology and Hydrology (pages 6 to 12), Declaration of Rights (pages 12 to 21), Injunctions (pages 21 to 22), Continuing Jurisdiction (page 23), Watermaster (pages 23 to 29), Physical Solution (pages 29 to 34), and Miscellaneous Provisions (pages 34 to 35), and Attachments (pages 36 to 46). Each and all of said several parts constitute a single integrated Judgment herein.

1           4.2.3 Separate Ground Water Basins. The physical and geologic characteristics of each  
 2 of the ground water basins, Eagle rock, Sylmar, Verdugo and San Fernando, cause impediments  
 3 to inter-basin ground water flow whereby there is created separate underground reservoirs. Each  
 4 of said basins contains a common source of water supply to parties extracting ground water from  
 5 each of said basins. The amount of underflow from Sylmar Basin, Verdugo Basin and Eagle  
 6 Rock Basin to San Fernando Basin is relatively small, and on the average has been  
 7 approximately 540 acre feet per year from the Sylmar Basin; 80 acre feet per year from Verdugo  
 8 Basin; and 50 acre feet per year from Eagle Rock Basin. Each has physiographic, geologic and  
 9 hydrologic differences; one from the other, and each meets the hydrologic definition of "basin".  
 10 The extractions of water in the respective basins affect the other water users within that basin but  
 11 do not significantly or materially affect the ground water levels in any of the other basins. The  
 12 underground reservoirs of Eagle Rock, Verdugo and Sylmar Basins are independent of one  
 13 another and of the San Fernando Basin.

14           4.2.4 Safe Yield and Native Safe Yield. The safe yield and native safe yield, stated in  
 15 acre feet, of the three largest basins for the year 1964-65 was as follows:

16	<u>Basin</u>	<u>Safe Yield</u>	<u>Native Safe Yield</u>
17	San Fernando	90,680	43,660
18	Sylmar	6,210	3,850
19	Verdugo	7,150	3,590

20           The safe yield of Eagle Rock Basin is derived from imported water delivered by Los Angeles.  
 21           There is no measurable native safe yield.

22           4.2.5 Separate Basins -- Separate Rights. The rights of the parties to extract ground  
 23 water within ULARA are separate and distinct as within each of the several ground water basins  
 24 within said watershed.

25           4.2.6 Hydrologic Condition of Basins. The several basins within ULARA are in varying  
 26 hydrologic conditions, which result in different legal consequences.

27           4.2.6.1 San Fernando Basin. The first full year of overdraft in San Fernando  
 28 Basin was 1954-55. It remained in overdraft continuously until 1968, when an injunction

1 LAGERLOF, SENICAL, DRESCHER & SWIFT  
2 301 North Lake Avenue, 10th Floor  
3 Pasadena, California 91101  
4 (818) 793-9400 or (213) 385-4345  
5  
6  
7

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF LOS ANGELES

10  
11 CENTRAL AND WEST BASIN WATER ) No. 786,656  
REPLENISHMENT DISTRICT, etc., ) SECOND AMENDED  
12 ) JUDGMENT  
Plaintiff,)   
13 v. ) (Declaring and establishing water rights in  
Central Basin and enjoining extractions  
14 CHARLES E. ADAMS, et al., ) therefrom in excess of specified quantities.)  
15 )  
Defendants.)  
16 CITY OF LAKEWOOD, a municipal )  
corporation, )  
17 )  
Cross-Complaint,)   
18 )  
v. )  
19 )  
20 CHARLES E. ADAMS, et al., )  
21 )  
Cross-Defendants.)  
22 )

23 The above-entitled matter duly and regularly came on for trial in Department 73  
24 of the above-entitled Court (having been transferred thereto from Department 75 by order of the  
25 presiding Judge), before the Honorable Edmund M. Moor, specially assigned Judge, on May 17,  
26 1965, at 10:00 a.m. Plaintiff was represented by its attorneys BEWLEY, KNOOP,

1 of the close of the water year ending September 30, 1978 in accordance with the Watermaster  
2 Reports on file with this Court and the records of the Plaintiff. This tabulation does not take into  
3 account additions or subtractions from any Allowed Pumping Allocation of a producer for the  
4 1978-79 water year, nor other adjustments not representing change in fee title to water rights,  
5 such as leases of water rights, nor does it include the names of lessees of landowners where the  
6 lessees are exercising the water rights. The exercise of all water rights is subject, however, to the  
7 provisions of this Judgment is hereinafter contained. All of said rights are of the same legal  
8 force and effect and are without priority with reference to each other. Each party whose name is  
9 hereinafter set forth in the tabulation set forth in Appendix "2" of this judgment, and after whose  
10 name there appears under the column "Total Water Right" the figure "0" owns no rights to  
11 extract any ground water from Central Basin, and has no right to extract any ground water from  
12 Central Basin.

13 (b) Defendant The City of Los Angeles is the owner of the right to extract fifteen  
14 thousand (15,000) acre feet per annum of ground water from Central Basin. Defendant  
15 Department of Water and Power of the City of Los Angeles has no right to extract ground water  
16 from Central Basin except insofar as it has the right, power, duty or obligation on behalf of  
17 defendant The City of Los Angeles to exercise the water rights in Central Basin of defendant The  
18 City of Los Angeles. The exercise of said rights are subject, however, to the provisions of this  
19 judgment hereafter contained, including but not limited to, sharing with other parties in any  
20 subsequent decreases or increases in the quantity of extractions permitted from Central Basin,  
21 pursuant to continuing jurisdiction of the Court, on the basis that fifteen thousand (15,000) acre  
22 feet bears to the Allowed Pumping Allocations of the other parties.

23 (c) No party to this action is the owner of or has any right to extract ground water  
24 from Central Basin except as herein affirmatively determined.

25 2. Parties Enjoined as Regards Quantities of Extractions.