Appendix Q

Water Supply Assessment

Resolution No. 024 123

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 Radford Studio Center Project (Project) qualifies as a Project under CWC Section 10912 (a)(2), (3), and (6); 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 55 acres within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan area of the City; and

WHEREAS, the applicant, Radford Studio Center, 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 351 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 the 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 13, 2024

Shantice L. Mitchell
_____
Secretary

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

January 9, 2024

Nick Karno
BY_____
NICHOLAS J. KARNO
DEPUTY CITY ATTORNEY

WATER SUPPLY ASSESSMENT

FOR THE RADFORD STUDIO CENTER PROJECT

Prepared by:

Water Resources Division

Prepared on

December 7, 2023

Table of Contents

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 November 16, 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 Radford Studio Center 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.

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.

Findings

The Project is estimated to increase the total net water demand within the site by 351 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 Radford Studio Center, 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 351 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 a General Plan Amendment is required to conform with 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 Radford Studio Center 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:	Radford Studio Center Project
Lead Agency:	Planning Department
Community Plan:	Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan

The Project's scope of work includes redevelopment of approximately 55-acre site of commercial land use within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan area of the City for commercial land use. The project site is generally bounded by the Los Angeles River and Tujunga Wash to the north and east, Colfax Avenue to the east, an alley to the south with various commercial uses across the alley fronting Ventura Boulevard, and Radford Avenue to the west.

The Project site currently contains approximately 1,179,110 square feet (sf) of studio-related uses. Approximately 646,120 sf of the existing site will be demolished. This includes 136,310 sf of sound stages, 170,370 sf of production support, 297,110 sf of production office, and 42,330 sf of creative office. The remaining 532,990 sf of the existing site would remain. The water demand associated with the existing area to be removed is approximately 20 acre-feet per year (AFY).

The Project has the following two options to expand of the Radford Studio Center by approximately 1,667,010 sf:

1. Proposed Development Option:
    a. 226,580 sf of sound stages
    b. 214,860 sf of production support
    c. 572,050 sf of production office
    d. 628,520 sf of creative office
    e. 25,000 sf of retail/restaurant
2. Maximum Sound Stage Option:
    a. 351,580 sf of sound stages
    b. 89,860 sf of production support
    c. 572,050 sf of production office
    d. 628,520 sf of creative office
    e. 25,000 sf of retail/restaurant.

Both options for the Project will also include mobility hub, landscaping, parking, and cooling towers.

Among both options, LADWP performed the water demand analysis and determined the net increase in water demand for the Project is 351 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 Radford Studio Center Project Water Demand Estimate

Among both options for the Project, the projected total net water demand increase for the Project is estimated to be 351 AF annually. This amount took account of savings due to water conservation ordinances which are approximately 62 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 IA and Table IB show 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 IA
Radford Studio Center Project - Proposed Development Option
Calculated Total Additional Water Demand

Existing Use to be Removed[1]	Quantity	Unit			Existing Water Use to be Removed (gpd)	(af/y)
Sound Stages	136,310	sf				
Production Support	170,370	sf				
Production Office	297,110	sf				
Creative Office	42,330	sf				
Existing to be Removed Total[2]	**646,120**	**sf**			**18,284**	**20.48**

Proposed Use[1]	Quantity	Unit	Water Use Factor[3] (gpd/unit)	Base Demand (gpd)	Required Ordinances Water Savings[4] (gpd)	Proposed Water Demand (gpd)	(af/y)
Sound Stages	226,580	sf	0.05	11,329			
Production Support	214,860	sf	0.05	10,743			
Production Office	572,050	sf	0.12	68,646			
Creative Office	628,520	sf	0.12	75,422			
Retail/Restaurant[5]	833	seat	30.00	25,000			
Mobility Hub[6]	54,200	sf	0.05	2,710			
Base Demand Adjustment[7]				1,062			
Commercial Total				**194,912**	9,231	**185,681**	**208.00**
Landscaping[8]	**219,811**	**sf**		**21,577**	11,868	**9,710**	**10.88**
Covered Parking[9]	**1,736,730**	**sf**	0.02	**1,142**	0	**1,142**	**1.28**
Cooling Tower	**4,750**	**ton**	35.64	**169,290**	33,858	**135,432**	**151.71**
			Proposed Subtotal	**386,921**	**54,957**	**331,965**	**371.87**
					Less Existing to be Removed Total	-18,284	-20.48
					Less Additional Conservation[10]	-791	-0.89
					Net Additional Water Demand	**312,890 gpd**	**351 af/y**

[1] 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.

[2] Total Existing Use is 1,179,110 sf. Existing Use to be Removed is 646,120 sf, and Existing Use to Remain is 532,990 sf.

[3] Approximately 57 percent of the existing water demand is estimated to be removed based on the square footage and uses associated with the existing uses to be removed. The existing water demand to be removed is estimated by applying 57 percent to the LADWP billing data from October 2018 to September 2023.

[3] 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

[4] 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.

[5] Conservative assume 1 seat per 30 sf, or 833 seats per 25,000 sf. Retail/Restaurant is assumed to be 100% Restaurant for a conservative water demand estimate.

[6] Mobility Hub areas are not included in the total floor area.

[7] 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.

[8] Landscaping water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.

[9] 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.

[10] 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

TABLE IB
Radford Studio Center Project - Maximum Sound Stage Option
Calculated Total Additional Water Demand

Existing Use to be Removed[1]	Quantity	Unit			Existing Water Use to be Removed (gpd)	Existing Water Use to be Removed (af/y)
Sound Stages	136,310	sf				
Production Support	170,370	sf				
Production Office	297,110	sf				
Creative Office	42,330	sf				
Existing to be Removed Total[2]	**646,120**	**sf**			**18,284**	**20.48**

Proposed Use[1]	Quantity	Unit	Water Use Factor[3] (gpd/unit)	Base Demand (gpd)	Required Ordinances Water Savings[4] (gpd)	Proposed Water Demand (gpd)	Proposed Water Demand (af/y)
Sound Stages	351,580	sf	0.05	17,579			
Production Support	89,860	sf	0.05	4,493			
Production Office	572,050	sf	0.12	68,646			
Creative Office	628,520	sf	0.12	75,422			
Retail/Restaurant[5]	833	seat	30.00	25,000			
Mobility Hub[6]	54,200	sf	0.05	2,710			
Base Demand Adjustment[7]				1,062			
Commercial Total				**194,912**	9,231	**185,681**	**208.00**
Landscaping[8]	**219,811**	**sf**		**21,577**	11,868	**9,710**	**10.88**
Covered Parking[9]	**1,736,730**	**sf**	0.02	**1,142**	0	**1,142**	**1.28**
Cooling Tower	**4,750**	**ton**	35.64	**169,290**	33,858	**135,432**	**151.71**
			Proposed Subtotal	**386,921**	**54,957**	**331,965**	**371.87**
					Less Existing to be Removed Total	-18,284	-20.48
					Less Additional Conservation[10]	-791	-0.89
					Net Additional Water Demand	**312,890 gpd**	**351 af/y**

[1] 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.

[2] Total Existing Use is 1,179,110 sf. Existing Use to be Removed is 646,120 sf, and Existing Use to Remain is 532,990 sf.

[3] Approximately 57 percent of the existing water demand is estimated to be removed based on the square footage and uses associated with the existing uses to be removed. The existing water demand to be removed is estimated by applying 57 percent to the LADWP billing data from October 2018 to September 2023.

[3] 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

[4] 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.

[5] Conservative assume 1 seat per 30 sf, or 833 seats per 25,000 sf. Retail/Restaurant is assumed to be 100% Restaurant for a conservative water demand estimate.

[6] Mobility Hub areas are not included in the total floor area.

[7] 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.

[8] Landscaping water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.

[9] 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.

[10] 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

TABLE II
Radford Studio Center Project
Estimated Additional Water Conservation

Conservation Measures[1]	Quantity[2]	Units	Water Saving Factor[3] (gpd/unit)	Water Saved (gpd)	Water Saved (af/y)
Toilet - 1.1 gpf	170	ea	3.92	666	
Showerhead - 1.5 gpm	16	ea	7.50	120	
Dishwasher - 3.0 gallons per cycle	10	ea	0.50	5	
Total Additional Water Conserved =				**791**	**0.89**

[1] Water conservation measures agreed to by the Applicant. See Appendix B.

[2] Plumbing fixture quantities were provided by the Applicant.

[3] Based on LADWP estimates.

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

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.[1]

[1] *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 99th 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.

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.

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 2022, LADWP has a preferential right to purchase 17.69 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
Total Water Demand[1]	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**
Post-Conservation Demand	**509,500**	**526,700**	**536,100**	**554,500**	**565,800**
Existing / Planned Supplies					
Conservation (Additional Active[2] and Passive[3] after FYE 14)	133,100	133,500	142,700	143,300	144,700
Los Angeles Aqueduct[4]	190,400	188,900	187,300	185,800	184,200
Groundwater					
- Entitlements[5]	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
Subtotal	461,200	480,000	495,100	493,700	493,700
MWD Water Purchases					
With Existing/Planned Supplies	181,400	180,200	183,700	204,100	216,800
Total Supplies	**642,600**	**660,200**	**678,800**	**697,800**	**710,500**

[1] Total Demand with existing passive conservation prior to FYE 14
[2] Cumulative hardware savings since late 1980s reached 110,822 AFY by FYE 14
[3] Additional non-hardware conservation inclusive of retained passive savings from the dry period ending in 2017
[4] Los Angeles Aqueduct supply is estimated to decrease 0.1652 percent per year due to climate impacts.
[5] 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 351 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 351 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.

RADFORD STUDIO CENTER PROJECT WSA APPENDICES A-D

Appendix A

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

DEPARTMENT OF
CITY PLANNING

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October 6, 2023

Jin Hwang

OCT 17 2023

Los Angeles Department of Water and Power
Water Resources Division
Sabrina Tsui, Manager of Resources Development
111 North Hope Street, Room 314
Los Angeles, CA 90012

RE: REQUEST FOR WATER SUPPLY ASSESSMENT—RADFORD STUDIO CENTER PROJECT (Case No. ENV-2023-1348-EIR)

Dear Ms. Tsui:

California Senate Bill (SB) 610, effective January 1, 2002, states that a water supply assessment (WSA) must be provided to local governments for inclusion in any environmental documentation for certain projects subject to the California Environmental Quality Act (CEQA). Specifically, SB 610 requires thatfor qualifying 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), projects subject to SB 610 include: (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 Radford Studio Center Project (Project) meets Criteria (2) and (3) (and thus (6)), above. 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 15155(a)(2)) that wouldserve the Project. Accordingly, the 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 WSA using the UWMP or new analyses for the Project pursuant to CWC Section 10910 et seq.

The requirements for a WSA include the identification of existing water supply entitlements, water rights, or water service contracts held by 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 WSA 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). A description of the Project is provided below.

Project Title

Radford Studio Center Project

Project Developer

Radford Studio Center, LLC

Contact Information

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Department of City Planning
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EIR Consultant

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Project Location and Existing On-Site Uses

The Radford Studio Center (Project Site) is located at 4024, 4064 and 4200 North Radford Avenue, near the northeast corner of Radford Avenue and Ventura Boulevard, within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan (Community Plan) area of the City. More specifically, the Project Site is comprised of two addressed parcels located at 4200 N. Radford Avenue (referred to herein as the North Lot) and 4024 and 4064 N. Radford Avenue (referred to herein as the South Lot) and two unaddressed parcels located within and around the Los Angeles River and Tujunga Wash. The Project Site is generally bound by the Los Angeles River and Tujunga

Wash to the north and east, Colfax Avenue to the east, an alley of varying width, from approximately 28 feet to 30 feet, to the south with various commercial uses across the alley fronting Ventura Boulevard, and Radford Avenue to the west. The Project Site is currently improved with approximately 1,179,110 square feet of studio-related uses, including approximately 359,730 square feet of sound stages; 255,510 square feet of production support; 450,060 square feet of production office; and 113,810 square feet of creative office.

Project Description

The Project entails the continuation of the existing studio use and the modernization and expansion of Radford Studio Center through the proposed Radford Studio Center Specific Plan (Specific Plan). As summarized in Table 1 on page 4, the Project includes the development of up to approximately 1,667,010 square feet of new sound stage, production support, production office, creative office, and retail uses within the Project Site, as well as associated ingress/egress, circulation, parking, landscaping, and open space improvements. The proposed Specific Plan would allow a total of up to approximately 2,200,000 square feet of floor area within the Project Site upon buildout of the Project (inclusive of approximately 532,990 square feet of existing uses to remain). Proposed new buildings could range in height from approximately 60 feet to up to 135 feet. A total of approximately 6,050 vehicular parking spaces (including approximately 2,170 existing vehicular parking spaces to remain) would be provided within the Project Site at full buildout of the total floor area permitted under the proposed Specific Plan. As part of the Project, approximately 646,120 square feet of existing uses would be removed and approximately 532,990 square feet of existing uses would remain. A Sign District would also be established to permit studio-specific on-site signs.

The Specific Plan would allow for the exchange of certain permitted studio land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, floor area from any permitted land use category may be exchanged for additional sound stage and production support uses (up to a total of 575,000 square feet each in exchange for equivalent decreases in the floor area of other permitted uses) as long as the limitations of the Specific Plan are met. However, the total permitted floor area on-site would not exceed 2,200,000 square feet. In addition, the total floor area of production office, creative office, and retail uses permitted under the Specific Plan would not exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively.

In addition, the Project includes open space and landscaping improvements to enhance the public realm along all Project Site frontages and maximizes public access to the Los Angeles River and Tujunga Wash. Specifically, approximately 109,569 square feet of open space would be provided along the Project Site frontages, including approximately 77,406 square feet of open space along the Los Angeles River and Tujunga Wash frontages, approximately 4,454 square feet of open space along Colfax Avenue, and approximately 27,709 square feet along Radford Avenue. Additional open space and landscaping would be provided within the Project Site, including various ground level open space areas and rooftop terraces.

Table 1
Proposed Development[a]

Use	Existing (sf)	Demolition (sf)	Existing to Remain (sf)	Proposed New Construction (sf)	Total Permitted (sf)[b]	Net Change (sf)[c]
Sound Stages	359,730	136,310	223,420	226,580	450,000	90,270
Production Support	255,510	170,370	85,140	214,860	300,000	44,490
Production Office	450,060	297,110	152,950	572,050[d]	725,000	274,940
Creative Office	113,810	42,330	71,480	628,520	700,000	586,190
Retail	0	0	0	25,000[e]	25,000[e]	25,000
Total	**1,179,110**	**646,120**	**532,990**	**1,667,010**	**2,200,000**	**1,020,890**

sf = square feet

[a] *Per the proposed Radford Studio Center Specific Plan, floor area shall be defined in accordance with LAMC Section 12.03, with the following exceptions: areas related to the Mobility Hubs; basecamp; outdoor eating areas (covered or uncovered); trellis and shade structures; covered storage areas; covered walkways and circulation areas; and all temporary uses, including sets/façades, etc. The approximately 2,200,000 square feet of total floor area within the Project Site per the Specific Plan definition is equivalent to approximately 2,345,000 square feet based on the LAMC definition and approximately 2,556,000 gross square feet.*

[b] *Total permitted includes existing uses to remain. The Specific Plan would allow for the exchange of certain permitted studio land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, floor area from any permitted land use category may be exchanged for additional sound stage and production support uses as long as the limitations of the Specific Plan are met. However, the total permitted floor area on-site would not exceed 2,200,000 square feet. In addition, the total floor area of production office, creative office, and retail uses permitted under the Specific Plan would not exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively.*

[c] *Net change = Proposed New Construction – Demolition.*

[d] *Includes an approximately 13,500-square-foot Mill building that would be relocated within the Project Site.*

[e] *Could include up to 10,000 square feet of ancillary restaurant uses. However, for purposes of the Water Supply Assessment, the entirety of the retail use would be analyzed as a restaurant use.*

Source: SOM, 2023.

Project Conformance with Existing Zoning and the General Plan

The Project Site is located in the City's Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan area and includes General Plan land use designations of Light Industrial for the North Lot, Light Manufacturing for the South Lot, and Open Space for the Tujunga Wash and Los Angeles River portions. The North Lot is zoned [Q]MR2-1L-RIO (subject to a "Q" Qualified Classification, Restricted Light Industrial Zone, Height District 1L, River Improvement Overlay [RIO]) and the South Lot is zoned [Q]M2-1-RIO (subject to a "Q" Qualified Classification, Light Industrial Zone, Height District 1, River Improvement Overlay). The portions of the Project Site containing the Los Angeles River and Tujunga Wash are zoned OS-1XL-RIO (Open Space Zone, Height District 1XL, RIO). The Project includes a General Plan Amendment to change the General Plan land use designations for the portions of the Project Site designated "Light Manufacturing" and "Light Industrial" to a unified "Regional Commercial" as well as to establish the Radford Studio Center Specific Plan

Zone (RSC Zone) as a corresponding zone to the "Regional Commercial" land use designation in the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan. The Project also requests approval of a Vesting Zone Change (VZC) from the existing [Q]MR2-1L-RIO and [Q]M2-1-RIO Zones to the Radford Studio Center Specific Plan Zone (RSC Zone). The existing and proposed General Plan land use and zoning designations would be consistent with the existing and proposed uses within the Project Site.

Entitlements

The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to:
  - Change the General Plan land use designations for the portions of the Project Site designated "Light Manufacturing" and "Light Industrial" to a unified "Regional Commercial."
  - Establish the Radford Studio Center Specific Plan Zone (RSC Zone) as a corresponding zone to the "Regional Commercial" land use designation in the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan.
  - Add a new footnote to the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, establishing the Radford Studio Center Specific Plan as the land use regulatory document for the Project Site.
  - Modify the street designation of Radford Avenue (Street No. 3366, Section IDs 4413100 and 4413200) from "Avenue II" to "Modified Avenue II" to facilitate the construction of a protected bikeway.
  - Modify the street designation of Colfax Avenue (Street No. 7831, Section ID 1261800) from "Avenue II" to "Modified Avenue II" to maintain existing right-of-way configuration.
- Pursuant to Sections 12.32 F and 12.32 Q of the LAMC, a Vesting Zone Change (VZC) from the existing [Q]MR2-1L-RIO and [Q]M2-1-RIO Zones to the Radford Studio Center Specific Plan Zone (RSC Zone).
- Pursuant to Sections 12.04 and 12.16 of the LAMC, a Code Amendment (CA) to establish the Radford Studio Center Specific Plan Zone (RSC Zone).
- Pursuant to Section 11.5.6 of the LAMC and Section 555 of the City Charter, creation of a Specific Plan (SP) to provide regulatory controls and the systematic execution of the General Plan within the Radford Studio Center Specific Plan area.
- Pursuant to Sections 12.32 S and 13.11 of the LAMC, creation of a Sign District to supplement the Radford Studio Center Specific Plan with regulations pertaining to all existing and proposed on-site signage.
- Pursuant to Section 65864-65869.5 of the California Government Code, a Development Agreement (DA) between the Applicant and the City of Los Angeles for a term of 20-years.

- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, sign permits, and off-site permits and approvals related to the proposed Los Angeles River Connector.

Sustainability Features

The Project would incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and the California Green Building Standards (CALGreen) Code. Specifically, the Project would be designed to meet LEED Gold or equivalent requirements and commits to compliance with the City's new electric ordinance. The Project represents an infill development located in close proximity to existing transit lines and walkable streets and would utilize existing infrastructure to service the proposed uses. The Project also involves the adaptive re-use of certain existing buildings and facilities. Both in compliance with and, in some cases, in exceedance of LAMC 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; electric vehicle charging infrastructure; a TDM program; the proposed Mobility Hub; use of daylighting where feasible; energy-efficient lighting; and permeable paving where appropriate.

Thank you for your assistance with this request. Your expert evaluation will help to ensure that our analysis of the proposed project's impacts on water supply is accurate and complete. CWC Section 10910(g)(1) requires submission of the WSA within 90 days of this request. We would appreciate receipt of the 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.

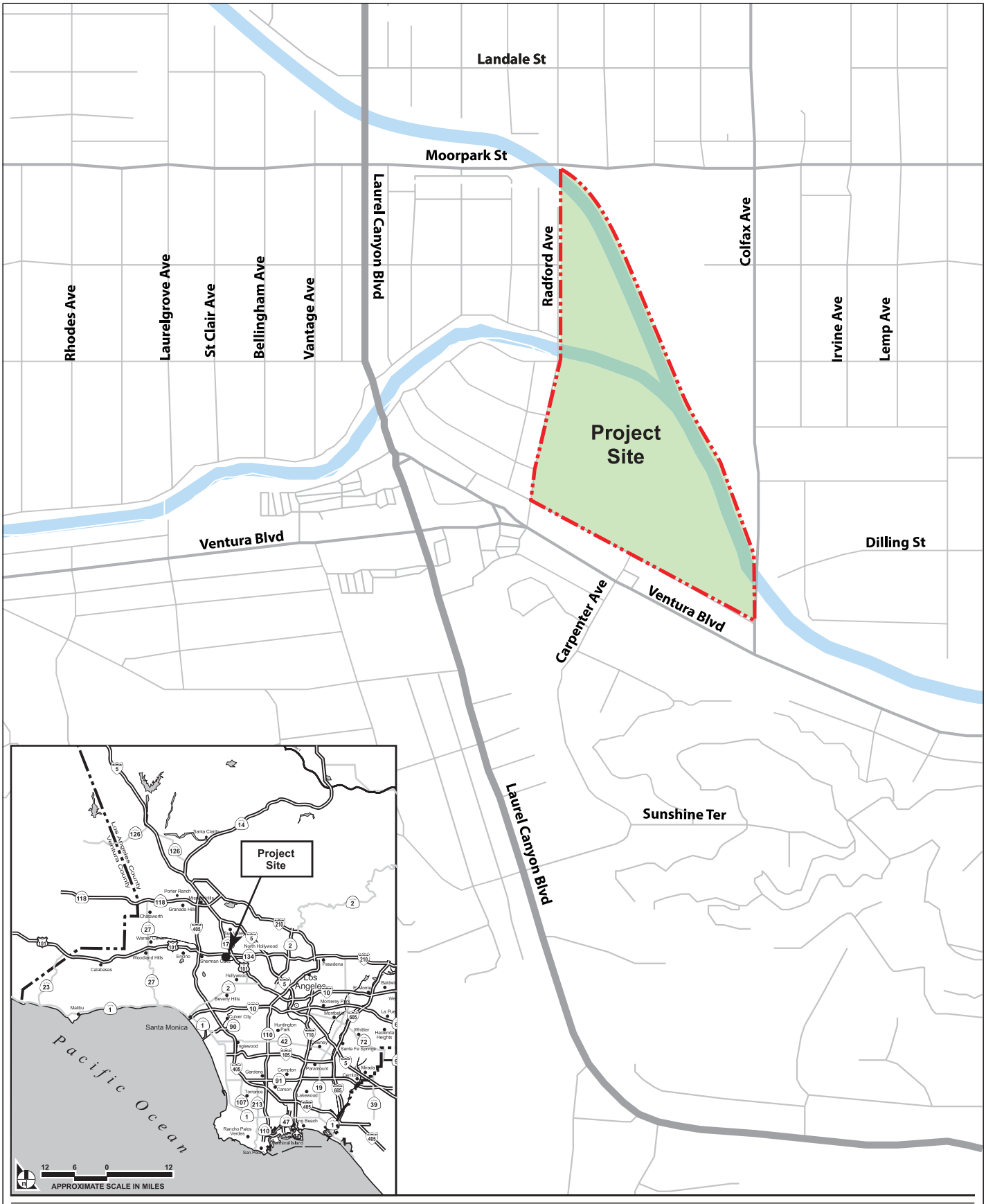
Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

Kathleen King

Kathleen King, City of Los Angeles
Department of City Planning

Attachments:
Project Location Map
Illustrative Site Plan
WSA Supplemental Project Information



Project Location Map

Source: ArcGIS, 2023, Eyestone Environmental, 2023.

Illustrative Site Plan

Source: Skidmore, Owings & Merrill, 2023.

WATER SUPPLY ASSESSMENT

SUPPLEMENTAL PROJECT INFORMATION

INSTRUCTIONS

Please submit the information and exhibits listed below to Los Angeles City Planning (LACP) and work with your assigned Project Planner to prepare the Water Supply Assessment (WSA) request that will be sent to the Los Angeles Department of Water and Power (LADWP). Additional information may be requested after LADWP has received the WSA request and supporting project documents.

GENERAL

PROJECT TITLE:	Radford Studio Center Project
CEQA LEAD AGENCY	City of Los Angeles
PLANNER NAME / TITLE:	Kathleen King
DEPARTMENT:	Department of City Planning
PHONE NUMBER:	(213) 847-3624
EMAIL:	Kathleen.king@lacity.org
APPLICANT / DEVELOPER NAME:	Radford Studio Center, LLC
ENVIRONMENTAL CONSULTANT	
NAME / TITLE:	Laura Rodriguez
COMPANY:	Eyestone Environmental
PHONE NUMBER:	(424) 207-5339
EMAIL:	l.rodriguez@eyestoneEIR.com
PROPERTY ADDRESS:	4024, 4064 and 4200 N. Radford Avenue, Los Angeles, CA 91604
PROJECT SITE AREA:	2,377,372 square feet 55 acres
TOTAL PROJECT FLOOR AREA:	2,200,000 square feet

PLEASE PROVIDE A BRIEF PROJECT DESCRIPTION (INCLUDE # OF PROPOSED BUILDINGS AND # OF STORIES FOR EACH BUILDING):

The Project entails the continuation of the existing studio use and the modernization and expansion of Radford Studio Center (Project Site) through the proposed Radford Studio Center Specific Plan (Specific Plan). The Project includes the development of up to approximately 1,667,010 square feet of new sound stage, production support, production office, creative office, and retail uses within the Project Site, as well as associated ingress/egress, circulation, parking, landscaping, and open space improvements. The proposed Specific Plan would allow a total of up to approximately 2,200,000 square feet of floor area within the Project Site upon buildout of the

Project (inclusive of approximately 532,990 square feet of existing uses to remain). The proposed new buildings could range in height from approximately 60 feet to up to 135 feet. A total of approximately 6,050 vehicular parking spaces (including approximately 2,170 existing vehicular parking spaces to remain) would be provided within the Project Site at full buildout of the total floor area permitted under the proposed Specific Plan. As part of the Project, approximately 646,120 square feet of existing uses would be removed and approximately 532,990 square feet of existing uses would remain. In addition, the Project includes open space and landscaping improvements to enhance the public realm along all Project Site frontages and maximizes public access to the Los Angeles River and Tujunga Wash. Specifically, approximately 109,569 square feet of open space would be provided along the Project Site frontages, including approximately 77,406 square feet of open space along the Los Angeles River and Tujunga Wash frontages, approximately 27,709 square feet along Radford Avenue. Additional open space and landscaping would be provided within the Project Site, including various ground level open space areas and rooftop terraces. A Sign District would also be established to permit studio-specific on-site signs. The Specific Plan would allow for the exchange of certain permitted studio land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, floor area from any permitted land use category may be exchanged for additional sound stage and production support uses as long as the limitations of the Specific Plan are met. However, the total permitted floor area on-site would not exceed 2,200,000 square feet. In addition, the total floor area of production office, creative office, and retail uses permitted under the Specific Plan would not exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively.

IS THE PROJECT PROPOSING MORE THAN 25 STORIES OF RESIDENTIAL USES? ☐ YES ☒ NO

LAND USE CONSISTENCY

DOES THE PROJECT REQUIRE A GENERAL PLAN AMENDMENT (GPA)? ☒ YES ☐ NO

IF YES:

- WHAT IS THE STATUS OF THE GPA? ☐ APPROVED ☒ PENDING
- IS THE PROJECT CURRENTLY CONSISTENT WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS' 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITEIS STRATEGY (SCAG 2020-2045 RTP/SCS) DEMOGRAPHIC PROJECTIONS? ☒ YES ☐ NO

IF NO:

- IS THE PROJECT CONSISTENT WITH THE SCAG 2020-2045 RTP/SCS DEMOGRAPHIC GROWTH PROJECTIONS? ☒ YES ☐ NO

COMMUNITY PLAN AREA:	Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass

WILL THE PROPOSED PROJECT PURSUE LEED CERTIFICATION? ☒ YES ☐ NO

IF YES, WHAT LEVEL? ☐ PLATINUM ☒ GOLD ☐ SILVER ☐ CERTIFIED ☐ LEED EQUIVALENT

PLEASE ATTACH:

☒ VICINITY MAP

☒ LATEST PLAN SET, INCLUDING SITE, FLOOR, ELEVATION, AND LANDSCAPE PLANS AND RENDERINGS, IF AVAILABLE.

PLEASE EMAIL THE FULL PLAN SET TO YOUR ASSIGNED LACP PROJECT PLANNER OR PROVIDE A LINK BELOW:

https://www.dropbox.com/scl/fi/67qibzawl42kxuaa0wbjh/Entitlements-Final_20230531_11x17.pdf?rlkey=64yvgy6x4u0vgflmorsvpun55&dl=0

EXISTING USE & SITE CONDITIONS

EXISTING USES

- DESCRIBE THE EXISTING USE(S) ON THE PROJECT SITE IN DETAIL, INCLUDING BUT NOT LIMITED TO THE TOTAL SQUARE FOOTAGE OF RETAIL AND LANDSCAPING, WHETHER THERE IS A COOLING TOWER ON-SITE, ETC.). INDICATE THE PORTIONS OF USES ON THE PROJECT SITE TO REMAIN, BE REMODELED, AND/OR BE REMOVED.
  The Project Site is currently improved with approximately 1,179,110 square feet of studio-related uses, including approximately 359,730 square feet of sound stages; 255,510 square feet of production support; 450,060 square feet of production office; and 113,810 square feet of creative office. These buildings include 21 sound stages each ranging in size from approximately 7,000 square feet to approximately 25,000 square feet, as well as production support, production office, and creative office uses. The Project Site also contains numerous one- and two-story ancillary buildings and structures, primarily located at the northernmost point of the North Lot and throughout the entirety of the South Lot. A total of 3,095 vehicle spaces are currently provided on the Project Site. The Project Site perimeter is enclosed with chain link, wrought iron, or combination block wall/chain link fencing, much of which is lined with trees, shrubs, and climbing vines, and segments of which include green screening.

  Additional landscaping within the Project Site interior includes trees and shrubs around building perimeters, site edges including the river frontage, and within the campus backlot filming areas. Street trees are also located along Radford Avenue along with buffer planting along the inside edge of the sidewalk. In terms of topography, the Project Site slopes gently down from south to north. Project Site elevations range from approximately 585 feet to 615 feet above mean sea level.

- HAVE THE EXISTING FACILITIES/BUILDINGS BEEN FULLY OCCUPIED FOR THE PAST 5 YEARS?
  ☒ YES ☐ NO

- IF THE EXISTING FACILITIES/BUILDINGS HAVE NOT BEEN FULLY OCCUPIED, PLEASE DESCRIBE THE PERIOD THEY WERE PARTIALLY OCCUPIED OR VACANT (E.G., FROM 2020-2021 DUE TO THE COVID SHUTDOWN).
  Click or tap here to enter text.

- DESCRIBE IF ANY PORTIONS OF THE EXISTING USE(S) DO NOT HAVE ANY WATER USES (E.G., EXISTING LANDSCAPING THAT DOES NOT REQUIRE WATERING).
  Click or tap here to enter text.
  It is assumed all areas of the existing landscape areas are irrigated.

IF FEASIBLE, LADWP MAY RELY ON EXISTING BILLING RECORDS TO ESTIMATE THE EXISTING WATER DEMAND FOR THE LAST FIVE YEARS. OTHERWISE, THEY WILL RELY ON THE BUREAU OF SANITATION'S SEWAGE GENERATION FACTORS TO ESTIMATE THE EXISTING WATER DEMAND.

PROVIDE THE FOLLOWING INFORMATION AS MUCH AS AVAILABLE, WHICH WILL BE USED TO VERIFY THE EXISTING BILLING RECORD:

- METER/SERVICE NUMBERS: see spreadsheet here: https://www.dropbox.com/scl/fi/txidvvpyyj1xlnmn7loue/DWP-Water-Tracking-Rev.xls?rlkey=smpo3pecbjepm26pqk2ly6t0e&dl=0

- CUSTOMER NAME/NUMBER: Click or tap here to enter text.

- WHAT EXISTING USES DOES THIS METER COVER?

PROPOSED PROJECT

PROVIDE THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND TYPE (E.G., # OF STUDIO APARTMENTS, 1-BEDROOM CONDOS, 2-BEDROOM TOWNHOUSES, ETC.).

The Project does not include residential uses.

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.

N/A – The Project does not include residential uses.

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.)

Summary of Proposed Development

Use	Proposed New Construction (sf)	Total Permitted (sf)[a]
Sound Stages	226,580	450,000
Production Support	214,860	300,000
Production Office	572,050[b]	725,000
Creative Office	628,520	700,000
Retail	25,000[c]	25,000[c]
Total	1,667,010	2,200,000

sf = square feet

[a] *Total permitted includes existing uses to remain. The Specific Plan would allow for the exchange of certain permitted studio land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, floor area from any permitted land use category may be exchanged for additional sound stage and production support uses as long as the limitations of the Specific Plan are met. However, the total permitted floor area on-site would not exceed 2,200,000 square feet. In addition, the total floor area of production office, creative office, and retail uses permitted under the Specific Plan would not exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively.*

[b] *Includes an approximately 13,500-square-foot Mill building that would be relocated within the Project Site.*

[c] *Could include up to 10,000 square feet of ancillary restaurant uses. However, for purposes of the Water Supply Assessment, the retail use is assumed to comprise 100 percent restaurant uses.*

Source: SOM, 2023.

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

N/A

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 would not include swimming pools or hot tubs.

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

Parking areas are as follows: (N) Parking Structure 1: 7 Levels above grade @ 24,370 GSF per level, 3 levels below grade @ 24,370 GSF per level. (N) Parking Structure 2: 6 levels above grade @ 50,670 GSF per level, 2 levels below grade @ 50,670 GSF per level. (N) Sout Lot Subterranean parking: 3 Levels Below Grade: Level B1: 271,630 GSF, Level B2: 533,593 GSF, Level B3: 249,470 GSF

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.)

Site Information

Site Name →	*Radford Studios*		
Site Type →	Commercial	Allowed ETAF:	0.45
Annual Eto (inches/yr) →	51.7		

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.1	Low	Drip	0.81	0.1	0	0	0
2	0.3	Low	Drip	0.81	0.4	44,091	16,330	523,442
3	0.4	Mod./Ave.	Drip	0.81	0.5	4,760	2,351	75,347
4	0.7	High	Drip	1.81	0.4	19,768	7,645	245,055
5	0.1	Low	Drip	0.81	0.1	37,677	4,651	149,099
6	0.3	Low	Drip	0.81	0.4	63,757	23,614	756,914
7	0.4	Mod./Ave.	Drip	0.81	0.5	20,777	10,260	328,882
8	0.7	High	Drip	1.81	0.4	28,981	11,208	359,265
					SUBTOTAL →	**219,811**	**76,059**	**2,438,003**
Special Landscape Areas								
9					1	0	0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	**0**	**0**	**0**
							Estimated Total Water Use (ETWU) →	**2,438,003**
							Maximum Allowed Water Allowance (MAWA) →	**3,170,620**

- PROVIDE THE APPROXIMATE SQUARE FOOTAGE BREAKDOWN OF LANDSCAPED AREA FOR RESIDENTIAL USES AND NON-RESIDENTIAL USES SEPARATELY.
- Landscaping Area for Non-Residential Uses: approximately 220,000 SF of landscape area

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.).

  Based on preliminary cooling load calculations and mechanical system arrangements, it is estimated that the total make-up water requirement for the cooling towers proposed on the site would have an approximate weekly average of 865,431 gallons or 123,633 gallons per day. This make-up water rate is based on a total 4,750 Ton chiller plant system. There is a mix of occupancies on this site which have differing use profiles; however, it is anticipated that the plants will be operational at some capacity 24/7/365 depending on the area that they serve (preliminary detailed load profiles can be provided as required). These values are rough estimates at this early design stage that could be impacted by several variables including building thermal performance, system selection, and occupancy profiles.

- IF THE PROJECT DOES NOT PROPOSE A COOLING TOWER(S), EXPLAIN HOW THE BUILDING(S) WILL BE COOLED.

  It is anticipated that a chilled water plant with cooling towers shall provide the majority of the cooling requirements of the site.

- 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?

Not applicable--buildings would be less than 25 stories.

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.

The cooling towers will target a minimum of 8-9 cycles of concentration which would eliminate the need for non-potable water make-up. Rainwater harvesting is being proposed on site to be used for irrigation only; however, detailed analysis is required at later stages of design depending on the stormwater retention requirements.

PLEASE FILL IN THE TABLE BELOW WITH THE QUANTITY OF PLUMBING FIXTURES/APPLIANCES FOR THE PROPOSED PROJECT. DO NOT CHANGE THE CELLS THAT ALREADY SHOW "N/A". YOU NEED ONLY ENTER THE INFORMATION THAT APPLIES TO THE PROJECT.

Fixture	Soundstages	Production Support	Production Office	General Office	Retail (Restaurant)
Toilets	88	15	24	25	~~12~~ 18
Lavatory Faucets	66	12	20	21	18
Urinals	11	11	15	15	8
Kitchen Faucets	N/A	N/A	N/A	10	4
Commercial Kitchen/ Pre-Rinse Spray Faucets	N/A	N/A	N/A	10	4
Showerheads	N/A	8	N/A	8	N/A
Clothes Washer (Commercial)	N/A	8	N/A	N/A	N/A
Clothes Washer (Residential)	N/A	N/A	N/A	N/A	N/A
Dishwasher (Commercial)	N/A	N/A	N/A	8	2
Dishwasher (Residential)	N/A	N/A	N/A	N/A	N/A
Drinking Fountains	22	3	19	20	0
Service Sink	22	6	6	6	4

SEWARAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
1	Acupuncture Office/Clinic	120/1,000 Gr SF	265	275
2	Arcade - Video Games	50/1,000 Gr SF	265	275
3	Auditorium (a)	3/Seat	265	275
4	Auto Parking (a)	20/1,000 Gr SF	265	275
5	Auto Mfg., Service Maintenance (b)	Actual	1,260	1,165
6	Bakery	280/1,000 Gr SF	3,020	2,540
7	Bank: Headquarters	120/1,000 Gr SF	265	275
8	Bank: Branch	50/1,000 Gr SF	265	275
9	Ballroom	350/1,000 Gr SF	265	275
10	Banquet Room	350/1,000 Gr SF	265	275
11	Bar: Cocktail, Fixed Set (a) (c)	15/Seat	265	275
12	Bar: Juice, No Baking Facilities (d)	720/1,000 Gr SF	265	275
13	Bar: Juice, with Baking Facilities (d)	720/1,000 Gr SF	265	275
14	Bar: Cocktail, Public Table Area (c)	720/1,000 Gr SF	265	275
15	Barber Shop	120/1,000 Gr SF	265	275
16	Barber Shop (s)	15/Stall	265	275
17	Beauty Parlor	425/1,000 Gr SF	265	275
18	Beauty Parlor (s)	50/Stall	265	275
19	Bldg. Const/Field Office (e)	120/Office	265	275
20	Bowling Alley: Alley, Lanes & Lobby Area	50/1,000 Gr SF	265	275
21	Bowling Facility: Arcade/Bar/Restaurant/Dancing	Total	Average	Average
22	Cafeteria: Fixed Seat	30/Seat	1,000	600
23	Car Wash: Automatic (b)	Actual	265	285
24	Car Wash: Coin Operated Bays (b)	Actual	265	285
25	Car Wash: Hand Wash (b)	Actual	265	285
26	Car Wash: Counter & Sales Area	50/1,000 Gr SF	265	275
27	Chapel: Fixed Seat	3/Seat	265	275
28	Chiropractic Office	120/1,000 Gr SF	265	275
29	Church: Fixed Seat	3/Seat	265	275
30	Church School: Day Care/Elem	9/Occupant	265	275
31	Church School: One Day Use (s)	9/Occupant	265	275
32	Cocktail Lounge: Fixed Seat (f)	15/Seat	265	275
33	Coffee House: No Food Preparation (d)	720/1,000 Gr SF	265	275
34	Coffee House: Pastry Baking Only (d)	720/1,000 Gr SF	265	275
35	Coffee House: Serves Prepared Food (d)	25/Seat	1,000	600
36	Cold Storage: No Sales (g)	30/1,000 Gr SF	265	275
37	Cold Storage: Retail Sales (g)	50/1,000 Gr SF	265	275
38	Comfort Station: Public	80/Fixture	265	275
39	Commercial Use (a)	50/1,000 Gr SF	265	275
40	Community Center	3/Occupant	265	275
41	Conference Room of Office Bldg.	120/1,000 Gr SF	265	275
42	Counseling Center (h)	120/1,000 Gr SF	265	275
43	Credit Union	120/1,000 Gr SF	265	275
44	Dairy	Average Flow	1,510	325
45	Dairy: Barn	Average Flow	1,510	325
46	Dairy: Retail Area	50/1,000 Gr SF	265	275
47	Dancing Area (of Bars or Nightclub) (c)	350/1,000 Gr SF	265	275
48	Dance Studio (i)	50/1,000 Gr SF	265	275
49	Dental Office/Clinic	250/1,000 Gr SF	265	275

SEWARAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
50	Doughnut Shop	280/1,000 Gr SF	1,000	600
51	Drug Rehabilitation Center (h)	120/1,000 Gr SF	265	275
52	Equipment Booth	30/1,000 Gr SF	265	275
53	Film Processing (Retail)	50/1,000 Gr SF	265	275
54	Film Processing (Industrial)	Actual	265	275
55	Food Processing Plant (b)	Actual	2,210	1,450
56	Gas Station: Self Service	100/W.C.	265	275
57	Gas Station: Four Bays Max	430/Station	1,950	1,175
58	Golf Course Facility: Lobby/Office/Restaurant/Bar	Total	700	450
59	Gymnasium: Basketball, Volleyball (k)	200/1,000 Gr SF	265	275
60	Hanger (Aircraft)	50/1,000 Gr SF	265	275
61	Health Club/Spa (k)	650/1,000 Gr SF	265	275
62	Homeless Shelter	70/Bed	265	275
63	Hospital	70/Bed	820	1,230
64	Hospital: Convalescent (a)	70/Bed	265	275
65	Hospital: Animal	300/1,000 Gr SF	820	1,230
66	Hospital: Psychiatric	70/Bed	265	275
67	Hospital: Surgical (a)	360/Bed	265	275
68	Hotel: Use Guest Rooms Only (a)	120/Room	265	275
69	Jail	85/Inmate	265	275
70	Kennel: Dog Kennel/Open	100/1,000 Gr SF	265	275
71	Laboratory: Commercial	250/1,000 Gr SF	265	275
72	Laboratory: Industrial	Actual	265	275
73	Laundromat	185/Machine	550	370
74	Library: Public Area	50/1,000 Gr SF	265	275
75	Library: Stacks, Storage	30/1,000 Gr SF	265	275
76	Lobby of Retail Area (l)	50/1,000 Gr SF	265	275
77	Lodge Hall	3/Seat	265	275
78	Lounge (l)	50/1,000 Gr SF	265	275
79	Machine Shop (No Industrial Waste Permit Required) (b)	50/1,000 Gr SF	265	275
80	Machine Shop (Industrial)	Actual	265	275
81	Mfg or Industrial Facility (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
82	Mfg or Industrial Facility (Industrial)	Actual	265	275
83	Massage Parlor	250/1,000 Gr SF	265	275
84	Medical Building (a)	225/1,000 Gr SF	265	275
85	Medical: Lab in Hospital	250/1,000 Gr SF	340	275
86	Medical Office/Clinic	250/1,000 Gr SF	265	275
87	Mini-Mall (No Food)	50/1,000 Gr SF	265	275
88	Mortuary: Chapel	3/Seat	265	275
89	Mortuary: Embalming	300/1,000 Gr SF	800	800
90	Mortuary: Living Area	50/1,000 Gr SF	265	275
91	Motel: Use Guest Room Only (a)	120/Room	265	275
92	Museum: All Area	30/1,000 Gr SF	265	275
93	Museum: Office Over 15%	120/1,000 Gr SF	265	275
94	Museum: Sales Area	50/1,000 Gr SF	265	275
95	Office Building (a)	120/1,000 Gr SF	265	275
96	Office Bldg w/Cooling Tower	170/1,000 Gr SF	265	275
97	Plating Plant (No IW Permit Required) (b)	50/1,000 Gr SF	265	275
98	Plating Plant (Industrial) (b)	Actual	265	275

SEWARAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
99	Pool Hall (No Alcohol)	50/1,000 Gr SF	265	275
100	Post Office: Full Service (m)	120/1,000 Gr SF	265	275
101	Post Office: Private Mail Box Rental	50/1,000 Gr SF	265	275
102	Prisons	175/Inmate	265	275
103	Residential Dorm: College or Residential (n)	70/Student	265	275
104	Residential: Boarding House	70/Bed	265	275
105	Residential: Apt - Bachelor (a)	75/DU	265	275
106	Residential: Apt - 1 BDR (a) (o)	110/DU	265	275
107	Residential: Apt - 2 BDR (a) (o)	150/DU	265	275
108	Residential: Apt - 3 BDR (a) (o)	190/DU	265	275
109	Residential: Apt - >3 BDR (o)	40/BDR	265	275
110	Residential: Condo - 1 BDR (o)	110/DU	265	275
111	Residential: Condo - 2 BDR (o)	150/DU	265	275
112	Residential: Condo - 3 BDR (o)	190/DU	265	275
113	Residential: Condo - >3 BDR (o)	40/BDR	265	275
114	Residential: Duplex/Towhhouse - 1 BR (o)	110/DU	265	275
115	Residential: Duplex/Towhhouse - 2 BR (o)	150/DU	265	275
116	Residential: Duplex/Towhhouse - 3 BR (o)	190/DU	265	275
117	Residential: Duplex/Towhhouse - >3 BR (o)	40/BDR	265	275
118	Residential: SFD - 1 BR (o)	140/DU	265	275
119	Residential: SFD - 2 BR (o)	185/DU	265	275
120	Residential: SFD - 3 BR (o)	230/DU	265	275
121	Residential: SFD - >3 BR (o)	45/BDR	265	275
122	Residential Room Addition: Bedroom (o)	45/BDR	265	275
123	Residential Room Conversion: Into a Bedroom (o)	45/BDR	265	275
124	Residential: Mobile Home	Same as Apt	265	275
125	Residential: Artist (2/3 Area)	75/DU	265	275
126	Residential: Artist Residence	75/DU	265	275
127	Residential: Guest Home w/ Kitchen	Same as Apt	265	275
128	Residential: Guest Home w/o Kitchen	45/BDR	265	275
129	Rest Home	70/Bed	555	490
130	Restaurant: Drive-In	50/Stall	1000	600
131	Restaurant: Drive-In Seating Area	25/Seat	1000	600
132	Restaurant: Fast Food Indoor Seat	25/Seat	1000	600
133	Restaurant: Fast Food Outdoor Seat	25/Seat	1000	600
134	Restaurant: Full Service Indoor Seat (a)	30/Seat	1000	600
135	Restaurant: Full Service Outdoor Seat	30/Seat	1000	600
136	Restaurant: Take Out	300/1,000 Gr SF	1000	600
137	Retail Area (greater than 100,000 SF)	50/1,000 Gr SF	265	275
138	Retail Area (less than 100,000 SF)	25/1,000 Gr SF	265	275
139	Rifle Range: Shooting Stalls/Lanes, Lobby	50/1,000 Gr SF	265	275
140	Rifle Range Facility: Bar/Restaurant	Total	Average	Average
141	School: Arts/Dancing/Music (i)	11/Student	265	275
142	School: Elementary/Jr. High (a) (p)	9/Student	265	275
143	School: High School (a) (p)	11/Student	265	275
144	School: Kindergarten (s)	9/Student	265	275
145	School: Martial Arts (i)	9/Student	265	275
146	School: Nursery-Day Care (p)	9/Child	265	275
147	School: Special Class (p)	9/Student	265	275

SEWARAGE FACILITIES CHARGE
SEWAGE GENERATION FACTOR FOR
RESIDENTIAL AND COMMERCIAL CATEGORIES

EFFECTIVE DATE: April 6, 2012

Line No.	FACILITY DESCRIPTION	PROPOSED SGF IN GPD	BOD (mg/l)	SS (mg/l)
148	School: Trade or Vocational (p)	11/Student	265	275
149	School: Training (p)	11/Student	265	275
150	School: University/College (a) (p)	16/Student	265	275
151	School: Dormitory (a) (n)	70/Student	265	275
152	School: Stadium, Pavilion	3/Seat	265	275
153	Spa/Jacuzzi (Commercial with backwash filters)	Total	265	275
154	Storage: Building/Warehouse	30/1,000 Gr SF	265	275
155	Storage: Self-Storage Bldg	30/1,000 Gr SF	265	275
156	Store: Ice Cream/Yogurt	25/1,000 Gr SF	1000	600
157	Store: Retail (l)	50/1,000 Gr SF	265	275
158	Studio: Film/TV - Audience Viewing Room (q)	3/Seat	265	275
159	Studio: Film/TV - Regular Use Indoor Filming Area (q)	50/1,000 Gr SF	265	275
160	Studio: Film/TV - Ind. Use Film Process/Machine Shop (q)	50/1,000 Gr SF	265	275
161	Studio: Film/TV - Ind. Use Film Process/Machine Shop	Total	265	275
162	Studio: Recording	50/1,000 Gr SF	265	275
163	Swimming Pool (Commercial with backwash filters)	Total	265	275
164	Tanning Salon: Independent, No Shower (r)	50/1,000 Gr SF	265	275
165	Tanning Salon: Within a Health Spa/Club	640/1,000 Gr SF	265	275
166	Theater: Drive-In	6/Vehicle	265	275
167	Theater: Live/Music/Opera	3/Seat	265	275
168	Theater: Cinema	3/Seat	265	275
169	Tract: Commercial/Residential	1/Acre	265	275
170	Trailer: Const/Field Office (e)	120/Office	265	275
171	Veterinary Clinic/Office	250/1,000 Gr SF	265	275
172	Warehouse	30/1,000 Gr SF	265	275
173	Warehouse w/ Office	Total	265	275
174	Waste Dump: Recreational	400/Station	2650	2750
175	Wine Tasting Room: Kitchen	200/1,000 Gr SF	265	275
176	Wine Tasting Room: All Area	50/1,000 Gr SF	265	275

FOOTNOTES TO SGFs TABLE

(a) SFC rates for these facilities have historically been published in SFC ordinances.

(b) Bureau of Sanitation will determine the flow based on the information given by applicants for facilities with industrial discharge. The flow will be redetermined by Sanitation inspectors annually based on water bills. If the actual flow exceeds the previous year's determined flow, the applicants will be charged for the difference.
If this type of facility is exempt from an industrial discharge permit, only the domestic SFC will be assessed.

(c) The SFC for a bar shall be the sum of SFC's for all areas based on the SGF for each area (ex. fixed seat area, public table area, dancing area).

(d) The determination of SGF for juice bars and coffee houses previously depended on the extent of the actual food preparation in house, not by the types of food provided. Food is assumed to be prepared offsite and as such, the three prior subcategories have been consolidated.

1) SGF for no pastry baking and no food preparation is 720 gpd/1000 gr.sq.ft.
2) SGF for pastry baking only and no food preparation is 720 gpd/1000 gr.sq.ft.
3) SGF for complete food preparation is 25 gpd/seat, the same as a fast food restaurant.

Juice bars and coffee houses do not serve any alcoholic drinks.

(e) Building construction includes trailers, field offices, etc.

(f) Cocktail lounge usually does not serve prepared food.

(g) Cold storage facilities are categorized as follow:

1) No Sales - the cold storage facility is used only for temporary storage, no selling is involved. For example, cold storage facilities at the harbor temporarily store seafood until it is distributed.
2) Cold storage w/ retail sales - the primary function of this facility is to support the wholesale/retail operation of a store, such as supermarket freezers, refrigerators, etc.

(h) Counseling centers include marriage counseling centers, alcohol/drug rehabilitation /dependency centers, nutrition centers, diet centers, etc.

(i) Part-time basis schools or dance studios should be charged as retail area - 50 gpd /1000 gr.sq.ft. Full-time basis schools should be charged by the number of students.

(j) Domestic waste is estimated at 50 gpd/1,000 square feet in addition to total process flow.

(k) Bureau of Sanitation will determine if an industrial permit is needed for health spas. The first year flow is based on 650 gpd/1000 gr.sq.ft., and the Sanitation inspectors will redetermine the flow annually based on water bill from the previous year. The applicants are responsible for paying the difference of SFC.
Health club/spa includes lobby area, workout floors, aerobic rooms, swimming pools, Jacuzzi, sauna, locker rooms, showers, and restrooms. If a health club/spa has a gymnasium type of facility, this portion should be charged separately at the gymnasium SFC rate.
Gymnasiums include basketball court, volleyball court, and any other large open space with low occupancy density.

(l) Lobby of retail includes lounges, holding rooms, or waiting area, etc.

(m) Full service post offices include U.S. Postal Service, UPS, Federal Express, DHL, and etc.

(n) The SGF for a college dormitory based on student capacity also includes the SGF for the dormitory cafeterias.

(o) A bedroom is defined as an enclosed subdivision with 50 sq.ft. or more floor area in a residential building commonly used for sleeping purpose, and is partitioned off to form a habitable room.

(p) The SGF for schools based on the student capacity, covers the following facilities:

1) classrooms and lecture halls
2) professors' offices
3) administration offices
4) laboratories for classes or research
5) libraries
6) bookstores
7) student/professor lounges
8) school cafeterias
9) warehouses and storage areas
10) auditoriums
11) gymnasiums
12) restrooms

It does not include water used by schools for swimming pools. When a school files an application for addition of any of the foregoing facilities, the student population will be reassessed and the total gpd for the new facility will be based on the number of students increased since the last SFC was paid or when the City implemented the SFC for the first time. The SFC for any school facility (ex. stadium, dormitory, etc.) not listed above, will be based on the designated SGF for that category.

(q) The SFC for a TV or motion picture studio shall be the sum of SFC's for different facilities in the studio, based on the SGF for each facility. A studio may include one or more of the following facilities: audience viewing room, filming room, film processing, storage area, etc.

(r) No independent tanning salons with shower were encountered during 1996 survey.

(s) Alternative basis of charge for City's consideration. The prior square footage basis is also presented should the City decide to continue charging on that basis.

Hwang, Jin

From: Kathleen King <kathleen.king@lacity.org>
Sent: Thursday, November 16, 2023 11:25 AM
To: Hwang, Jin
Cc: Kim, Theresa; Laura Rodriguez
Subject: [EXTERNAL] Re: Radford Studio Center Project - Scope Confirmation

Hi Jin,

The scope is accurate.

Thank you,
Kathleen

On Thu, Nov 16, 2023 at 11:17 AM Hwang, Jin <Jin.Hwang@ladwp.com> wrote:

Hello Ms. Kathleen King,

We are in the process of completing the Water Supply Assessment (WSA) Board Package for the Radford Studio Center Project (Project). The Los Angeles Department of Water and Power (LADWP) requests that the City of Los Angeles Department of City Planning (Planning Department) confirm, by e-mail, the correct detailed scope (shown below) for the Project. Your scope confirming e-mail will be included as part of the WSA, and the confirmed scope will be used for calculating the water demand in the WSA.

LADWP received the WSA Request Letter for the proposed Project on October 17, 2023. The scope considered in LADWP's water demand calculations, as received in the WSA Request Letter and from the Applicant team, is as follows:

Existing Use to be Removed[1]:

Existing Use to be Removed	Quantity	
	(sf)	(# employees)
Sound Stages	136,310	763
Production Support	170,370	341
Production Office	297,110	1,188
Creative Office	42,330	169
Total Existing to be Removed	**646,120**	**2,461**

Proposed[2] - Proposed Development Option:

Proposed Use	Quantity	
	(sf)	(# employees)
Sound Stages	226,580	1,269
Production Support	214,860	430
Production Office	572,050	2,108
Creative Office	628,520	2,514
Retail/Restaurant	25,000	100

Total Proposed	**1,667,010**	**6,421**

Proposed[2] - Maximum Sound Stage Option:

Proposed Use	Quantity	
	(sf)	(# employees)
Sound Stages	351,580	1,969
Production Support	89,860	180
Production Office	572,050	2,108
Creative Office	628,520	2,514
Retail/Restaurant	25,000	100
Total Proposed	**1,667,010**	**6,871**

sf = square feet

Notes

1. Total Existing Use is 1,179,110 sf. Existing Use to be Removed is 646,120 sf, and Existing Use to Remain is 532,990 sf.
2. The Project will also include mobility hub, landscaping, parking, and cooling towers:

Mobility Hub	54,200 sf
Landscaping	219,811 sf
Covered Parking	1,736,730 sf
Cooling Towers	Chiller Capacity: 4,750 tons Hour of Operation: 24 hours/day, 365 days/year

A General Plan Amendment is required for the Project to conform with the City of Los Angeles' General Plan. The Project is consistent with the demographic projections in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments for the City of Los Angeles.

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.

Jin Hwang

Civil Engineering Associate

Los Angeles Department of Water and Power

Water Resources Division/ Resources Development & Supply Assessment

111 N. Hope St. Room 308

Los Angeles, CA 90012

213-367-4845

Please note that every other Friday is my day off.

----------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

Appendix B

Water Conservation Commitment Letter

Radford
STUDIO CENTER

November 8, 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 RADFORD STUDIO CENTER PROJECT

Dear Mr. Collins:

Radford Studio Center, LLC (Applicant) proposes to develop the Radford Studio Center Project (Project) within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area of the City of Los Angeles. The Project Site, which encompasses approximately 55 acres, is located at 4024, 4064 and 4200 North Radford Avenue, near the northeast corner of Radford Avenue and Ventura Boulevard. The Project Site is generally bound by the Los Angeles River and Tujunga Wash to the north and east, Colfax Avenue to the east, an alley of varying width, from approximately 28 feet to 30 feet, to the south with various commercial uses south of the alley fronting Ventura Boulevard, and Radford Avenue to the west.

The Project entails the continuation of the existing studio use and the modernization and expansion of Radford Studio Center through the proposed Radford Studio Center Specific Plan (Specific Plan). The Project includes the development of up to approximately 1,667,010 square feet of new sound stage, production support, production office, creative office, and retail uses within the Project Site, as well as associated ingress/egress, circulation, parking, landscaping, and open space improvements. The proposed Specific Plan would allow a total of up to approximately 2,200,000 square feet of floor area within the Project Site upon buildout of the Project (inclusive of approximately 532,990 square feet of existing uses to remain).

The Specific Plan would allow for the exchange of certain permitted studio land uses and associated floor areas in order to respond to the future needs and demands of the

entertainment industry. Specifically, floor area from any permitted land use category may be exchanged for additional sound stage and production support uses (up to a total of 575,000 square feet each in exchange for equivalent decreases in the floor area of other permitted uses) as long as the limitations of the Specific Plan are met. However, the total permitted floor area on-site would not exceed 2,200,000 square feet. In addition, the total floor area of production office, creative office, and retail uses permitted under the Specific Plan would not exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively.

A total of approximately 6,050 vehicular parking spaces (including approximately 2,170 existing vehicular parking spaces to remain) would be provided within the Project Site at full buildout of the total floor area permitted under the proposed Specific Plan. The covered parking area would comprise approximately 1,736,730 square feet. As part of the Project, approximately 646,120 square feet of existing uses would be removed and approximately 532,990 square feet of existing uses would remain.

In addition, the Project includes open space and landscaping improvements to enhance the public realm along all Project Site frontages and enhances public access to the Los Angeles River and Tujunga Wash. Specifically, approximately 109,569 square feet of open space would be provided along the Project Site frontages, including approximately 77,406 square feet of open space along the Los Angeles River and Tujunga Wash frontages, approximately 4,454 square feet of open space along Colfax Avenue, and approximately 27,709 square feet along Radford Avenue. Additional open space and landscaping would be provided within the Project Site, including various ground level open space areas and rooftop terraces. The Project would include approximately 220,000 square feet of landscaping. In addition, it is anticipated that a chilled water plant with cooling towers would provide the majority of the cooling requirements of the Project Site.

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
- Showerheads with a flow rate of 1.5 gallons per minute, or less

Landscape and irrigation

- 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:

- Cistern - captures stormwater runoff as it comes down through the roof gutter system.

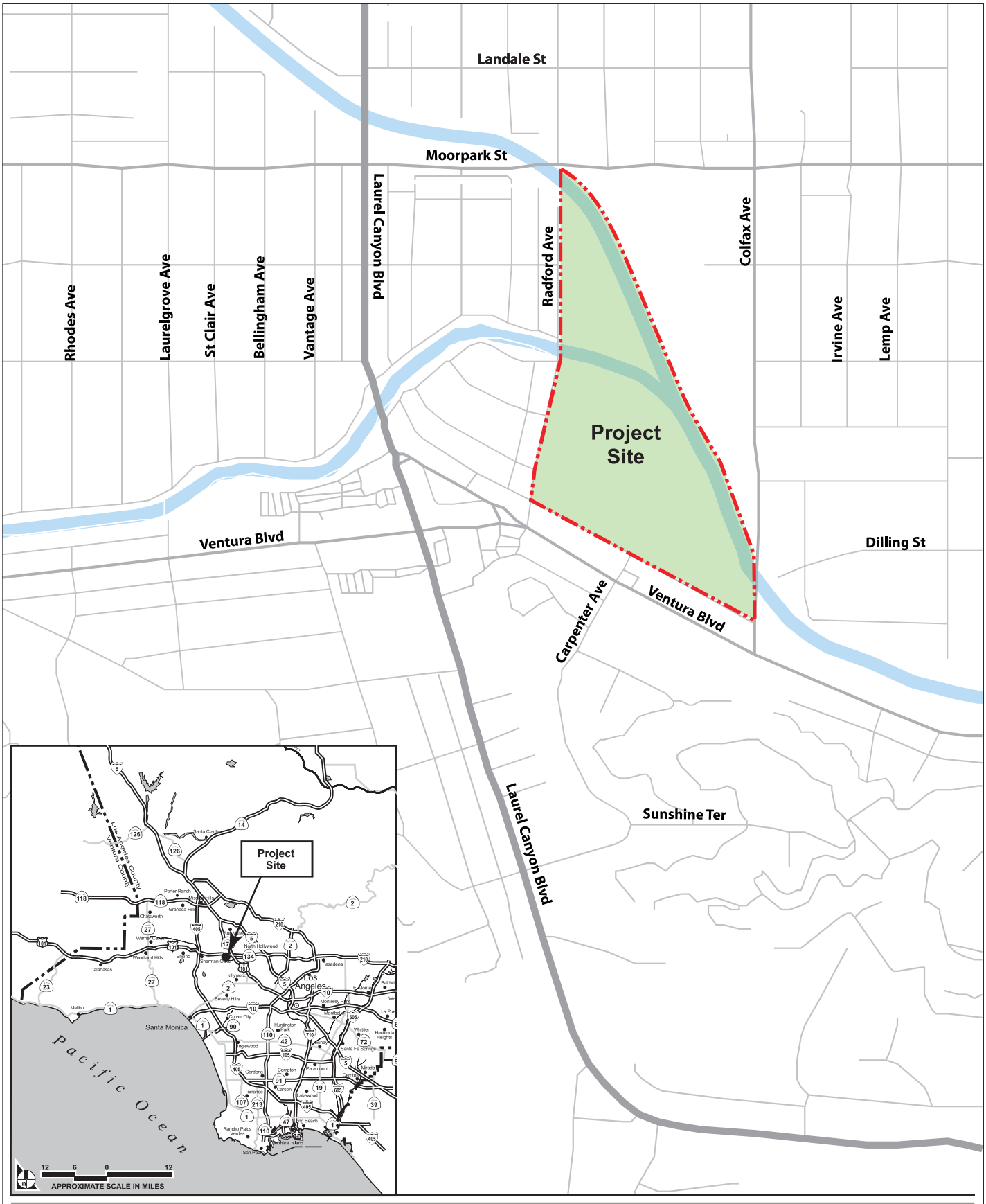
Should you have any questions, please do not hesitate to call at (310) 943-8742.

Sincerely,

Name: Brent Iloulian
Title: Authorized Signatory of Radford Studio Center, LLC
Hackman Capital Partners, LLC

Appendix C

Project Location Map



Project Location Map

Source: ArcGIS, 2023, Eyestone Environmental, 2023.

Appendix D

Adjudicated Groundwater Basin Judgments

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

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.

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

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

Basin	Safe Yield	Native Safe Yield
San Fernando	90,680	43,660
Sylmar	6,210	3,850
Verdugo	7,150	3,590

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

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

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

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

LAGERLOF, SENICAL, DRESCHER & SWIFT
301 North Lake Avenue, 10th Floor
Pasadena, California 91101
(818) 793-9400 or (213) 385-4345

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT, etc., Plaintiff, v. CHARLES E. ADAMS, et al., Defendants. CITY OF LAKEWOOD, a municipal corporation, Cross-Complaint, v. CHARLES E. ADAMS, et al., Cross-Defendants.	No. 786,656 SECOND AMENDED JUDGMENT (Declaring and establishing water rights in Central Basin and enjoining extractions therefrom in excess of specified quantities.)

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

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

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

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

2. Parties Enjoined as Regards Quantities of Extractions.