Appendix M

Utility Report

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RADFORD STUDIO CENTER PROJECT
4024-4200 N. RADFORD AVENUE
LOS ANGELES, CA 91604

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The Radford Studio Center Project (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 current Project Site area (prior to dedications/mergers that would occur as part of the Project) is approximately 2,377,372 square feet (approximately 55 acres). The Project Site area after dedications/mergers would be approximately 2,276,215 square feet (approximately 52.25 acres). The Los Angeles River runs through the Project Site and divides it into two lots (referred to as the North Lot and the South Lot). The North Lot is the area of the Project Site north of the Los Angeles River (4200 N. Radford Avenue) and the South Lot is the area of the Project Site south of the Los Angeles River (4024 and 4064 N. Radford Avenue). The North Lot is an approximately 12.70-acre portion of the Project Site bounded by Radford Avenue to the west, the Tujunga Wash to the north and east, and the Los Angeles River to the south. The South Lot is the approximately 32.24-acre remainder of the Project Site bounded by Radford Avenue to the west, the Los Angeles River to the north and east, Colfax Avenue to the east, and an alley to the south. An approximately 1.77-acre portion of the Project Site to the east of the Tujunga Wash is included within the South Lot. The Los Angeles River and Tujunga Wash portions, in total, are approximately 7.31 acres.

The proposed Specific Plan would allow up to 2,200,000 square feet of total floor area within the Project Site upon buildout of the Project (inclusive of 532,990 square feet of existing uses to remain).[1] Proposed new buildings could range in height from approximately 60 feet to up to 135 feet.[2] 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 enhance public access to the Los Angeles River and Tujunga Wash.

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

[2] Based on height measured from Project Grade, which is defined as 595 feet above mean sea level (AMSL) for the North Lot and 610 feet AMSL for the South Lot. Using the LAMC definition of building height, heights would range between approximately 60 feet and 140 feet.

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 of open space 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 Project is also proposing a new pedestrian and vehicular bridge (subsequently referred to as the Radford Mobility Connector) to extend Radford Avenue to the north across the Tujunga Wash to Moorpark Street (no through access north or south would be provided along Radford Avenue), as well as a green alley design for the alley south of the Project Site.

Additionally, the power poles and overhead lines on Radford Avenue and in the alley south of the Project Site may be undergrounded in coordination with the Los Angeles Department of Water and Power (LADWP).

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report (EIR) prepared for the Project pursuant to the California Environmental Quality Act (CEQA), the purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure systems.

2. REGULATORY FRAMEWORK

2.1. WATER

There are several plans, policies, and programs regarding water supply and infrastructure at the state, regional, and local levels. Described below, these include:

- California Urban Water Management Plan Act
- Senate Bill 610, Senate Bill 221 and Senate Bill 7
- Senate Bill X7-7 (Water Conservation Act of 2009)
- Sustainable Groundwater Management Act of 2014
- California Code of Regulations
    - Title 20
    - CALGreen Code
    - Plumbing Code
- Executive Order B-40-17
- Executive Order N-10-21
- Executive Order N-7-22
- Executive Order N-5-23
- Metropolitan Water District
    - 2020 Urban Water Management Plan
    - 2015 Integrated Resources Plan
    - Water Surplus and Drought Management Plan
    - Long-Term Conservation Plan
    - Water Supply Allocation Plan
- Los Angeles Department of Water and Power's 2020 Urban Water Management Plan
- City of Los Angeles Green New Deal
- One Water LA 2040 Plan

- City of Los Angeles General Plan, including:
    - Framework Element
    - Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan
- Los Angeles Municipal Code (Ordinance Nos. 180,822, 181,480, 181,899, 183,833, 182,849, 184,692, and 184,248)

2.1.1. STATE

(a) California Urban Water Management Plan

The California Urban Water Management Planning Act (Water Code, Section 10610, et seq.) addresses several state policies regarding water conservation and the development of water management plans to ensure the efficient use of available supplies. The California Urban Water Management Planning Act also requires Urban Water Suppliers to develop Urban Water Management Plans (UWMPs) every five years to identify short-term and long-term demand management measures to meet growing water demands during normal, dry, and multiple-dry years. Urban Water Suppliers are defined as water suppliers that either serve more than 3,000 customers or provide more than 3,000 acre feet per year (afy) of water to customers.

(b) Senate Bill 610, Senate Bill 221, and Senate Bill 7

Two of the state laws addressing the assessment of water supply necessary to serve large-scale development projects, Senate Bill (SB) 610 and SB 221, became effective January 1, 2002. SB 610, codified in Water Code Sections 10910–10915, specifies the requirements for water supply assessments (WSAs) and their role in the CEQA process, and defines the role UWMPs play in the WSA process. SB 610 requires that, for projects subject to CEQA that meet specific size criteria, the water supplier prepare WSAs that determine whether the water supplier has sufficient water resources to serve the projected water demands associated with the projects. SB 610 provides specific guidance regarding how future supplies are to be calculated in the WSAs where an applicable UWMP has been prepared. Specifically, a WSA must identify existing water supply entitlements, water rights, or water service contracts held by the public water system, and prior years' actual water deliveries received by the public water system. In addition, the WSA must address water supplies over a 20-year period and consider normal, single-dry, and multiple-dry year conditions. In accordance with SB 610, projects for which a WSA must be prepared are those subject to CEQA that meet any of the following criteria:

- Residential developments of more than 500 dwelling units;
- Shopping centers or business establishments employing more than 1,000 persons or having more than 500,000 square feet of floor space;

- Commercial office buildings employing more than 1,000 persons or having more than 250,000 square feet of floor space;

- Hotels, motels, or both, having more than 500 rooms;

- Industrial, manufacturing, or processing plants, or industrial parks planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;

- Mixed-use projects that include one or more of the projects specified in this subdivision; or

- Projects that would demand an amount of water equivalent to or greater than the amount of water required by a 500-dwelling-unit project. (Water Code Section 912, CEQA Guidelines Section 15155(a)).

The WSA must be approved by the public water supplier serving the project at a regular or special meeting and must be incorporated into the CEQA document. The lead agency must then make certain findings related to water supply based on the WSA.

In addition, under SB 610, a water supplier responsible for the preparation and periodic updating of an UWMP must describe the water supply projects and programs that may be undertaken to meet the total project water use of the service area. If groundwater is identified as a source of water available to the supplier, the following additional information must be included in the UWMP: (1) a groundwater management plan; (2) a description of the groundwater basin(s) to be used and the water use adjudication rights, if any; (3) a description and analysis of groundwater use in the past 5 years; and (4) a discussion of the sufficiency of the groundwater that is projected to be pumped by the supplier.

SB 221 also addresses water supply in the land use approval process for large residential subdivision projects. However, unlike SB 610 WSAs, which are prepared at the beginning of a planning process, SB 221–required Water Supply Verification (WSV) is prepared at the end of the planning process for such projects. Under SB 221, a water supplier must prepare and adopt a WSV indicating sufficient water supply is available to serve a proposed subdivision, or the local agency must make a specific finding that sufficient water supplies are or will be available prior to completion of a project, as part of the conditions for the approval of a final subdivision map. SB 221 specifically applies to residential subdivisions of 500 units or more. However, Government Code Section 66473.7(i) exempts "…any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses; or where the immediate contiguous properties surrounding the residential project site are, or previously have been, developed for urban uses; or housing projects that are exclusively for very low and low-income households."

SB 7, enacted on November 10, 2009, mandates new water conservation goals for UWMPs, requiring Urban Water Suppliers to achieve a 20-percent-per-capita water consumption reduction by the year 2020 statewide, as described in the "20 x 2020" State Water

Conservation Plan.[3] As such, each updated UWMP must now incorporate a description of how each respective urban water supplier will quantitatively implement this water conservation mandate, which requirements in turn must be taken into consideration in preparing and adopting WSAs under SB 610.

(c) Senate Bill X7-7—Water Conservation Act

SB X7-7 (Water Conservation Act of 2009), codified in California Water Code Section 10608, requires all water suppliers to increase water use efficiency. Enacted in 2009, this legislation sets an overall goal of reducing per capita urban water use, compared to 2009 use, by 20 percent by December 31, 2020. The State of California was required to make incremental progress towards this goal by reducing per capita water use by at least 10 percent on or before December 31, 2015. Monthly statewide potable water savings reached 25.1 percent in February 2017 as compared to that in February 2013.[4] Cumulative statewide savings from June 2015 through February 2017 were estimated at 22.5 percent.[5] Following a multi-year drought and improvements to hydrologic conditions, statewide potable water savings reached 14.7 percent in August 2017 as compared to August 2013 potable water production.[6]

(d) Sustainable Groundwater Management Act of 2014[7]

The Sustainable Groundwater Management Act (SGMA) of 2014, passed in September 2014, is a comprehensive three-bill package that provides a framework for the sustainable management of groundwater supplies by local authorities.[8] The SGMA requires the formation of local groundwater sustainability agencies to assess local water basin conditions and adopt locally based management plans. Local groundwater sustainability agencies were required to be formed by June 30, 2017. The SGMA provides 20 years for groundwater sustainability agencies to implement plans and achieve long-term groundwater sustainability, and protect existing surface water and groundwater rights. The SGMA provides local groundwater sustainability agencies with the authority to require registration of groundwater wells, measure and manage extractions, require reports and assess fees, and request revisions of basin boundaries, including establishing new subbasins. Furthermore, SGMA requires governments and water agencies of high and medium priority basins to stop overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For the basins that are critically

[3] California State Water Resources Control Board, 20 x 2020 Water Conservation Plan, February 2010.
[4] State Water Resources Control Board, Fact Sheet, February 2017 Statewide Conservation Data, updated April 4, 2017.
[5] State Water Resources Control Board, Media Release, "Statewide Water Savings Exceed 25 Percent in February; Conservation to Remain a California Way of Life," April 4, 2017.
[6] State Water Resources Control Board, Fact Sheet, August 2017 Statewide Conservation Data, updated October 3, 2017.
[7] Sustainable Groundwater Management Act [And Related Statutory Provisions from SB1168 (Pavley), AB1739 (Dickinson), and SB1319 (Pavley) as Chaptered], 2015 Amendments, effective January 1, 2016.
[8] California Department of Water Resources, SGMA Groundwater Management. https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management, accessed April, 2024.

over-drafted, the timeline is 2040. For the remaining high and medium priority basins, the deadline is 2042.

(e) California Code of Regulations

(i) Title 20

Title 20, Sections 1605.3 (h) and 1505(i) of the California Code of Regulations (CCR) establishes applicable State efficiency standards (i.e., maximum flow rates) for plumbing fittings and fixtures, including fixtures such as showerheads, lavatory faucets, and water closets (toilets). Among the standards, the maximum flow rate for showerheads manufactured on or after July 1, 2018 is 1.8 gallons per minute (gpm) at 80 pounds per square inch (psi); and lavatory faucets manufactured after July 1, 2016 is 1.2 gpm at 60 psi. The standard for toilets sold or offered for sale on or after January 1, 2016 is 1.28 gallons per flush.[9]

(ii) CALGreen Code

Part 11 of Title 24, the title that regulates the design and construction of buildings, establishes the California Green Building Standards (CALGreen) Code. The purpose of the CALGreen Code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or a positive environmental impact and encouraging sustainable construction practices in the following categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The CALGreen Code includes both mandatory measures, as well as voluntary measures. The mandatory measures establish minimum baselines that must be met in order for a building to be approved. The mandatory measures for water conservation provide limits for fixture flow rates, which are the same as those for the Title 20 efficiency standards listed above. The voluntary measures can be adopted by local jurisdictions for greater efficiency.

(iii) Plumbing Code

Title 24, Part 5 of the CCR establishes the California Plumbing Code. The California Plumbing Code sets forth efficiency standards (i.e., maximum flow rates) for all new federally regulated plumbing fittings and fixtures, including showerheads and lavatory faucets. The 2022 California Plumbing Code, which is based on the 2021 Uniform Plumbing Code, has been published by the California Building Standards Commission and went into effect on January 1, 2023.

(f) Executive Order B-40-17

[9] California Code of Regulations, Title 20, Section 1605.3(h), https://energycodeace.com/site/custom/public/reference-ace-t20/index.html#!Documents/section16053statestandardsfornonfederallyregulatedappliances.htm, accessed April 2024.

On April 7, 2017, Executive Order B-40-17 was issued to formally end the drought emergency and lifted the drought emergency in all California counties except Fresno, Kings, Tulare, and Tuolumne. In response to Executive Order B-40-17, on April 26, 2017, the State Water Resources Control Board (SWRCB) partially repealed the emergency regulation in regard to water supply stress test requirements and remaining mandatory conservation standards for urban water suppliers. The order also rescinded two drought-related emergency proclamations and four drought-related executive orders. Cities and water districts throughout the State are required to continue reporting their water use each month. Executive Order B-40-17 continued the ban on wasteful practices, including hosing off sidewalks and running sprinklers when it rains.

(g) Executive Order N-10-21

On July 8, 2021, Executive Order N-10-21 was issued calling for voluntary cutbacks of water usage by 15 percent from 2020 usage levels. Executive Order N-10-21 lists commonsense measures Californians can undertake to achieve water usage reduction goals and identifies the SWRCB for tracking of monthly reporting on the State's progress. The Order also directs State agencies, led by the Department of Water Resources (DWR) and in coordination with local agencies, to encourage actions by all Californians, in their residential, industrial, commercial, agricultural, or institutional use, to reduce water usage, including through the statewide Save Our Water conservation campaign. Furthermore, Executive Order N-10-21 directs DWR to monitor hydrologic conditions such as cumulative precipitation, reservoir storage levels, soil moisture and other metrics, and the SWRCB to monitor progress on voluntary conservation as ongoing indicators of water supply risk that may inform future drought response actions.

(h) Executive Order N-77-22

On March 28, 2022, Executive Order N-7-22 was issued to the SWRCB to consider adopting regulations by May 25, 2022, that require urban water suppliers with water shortage contingency plans to implement, at a minimum, shortage response actions for a shortage level of up to 20 percent (a "Level 2" shortage). On May 24, 2022, in response to the executive order, the SWRCB adopted a new emergency water conservation regulation. The new regulation bans irrigating turf at commercial, industrial, and institutional properties, such as grass in front of or next to large industrial or commercial buildings. The ban does not include watering turf that is used for recreation or other community purposes, water used at residences or water to maintain trees. The regulation also requires all urban water suppliers to implement conservation actions under Level 2 of their water shortage contingency plans.

(i) Executive Order N-5-23

On March 24, 2023, Executive Order N-5-23 was issued ending the voluntary 15percent water conservation target. The order ended the requirement that the SWRCB consider requiring local water agencies to implement the demand reduction measures identified in Level 2 of their water shortage contingency plans. Lastly, Executive Order N523

continued the Executive Order B-40-17 ban on wasteful water uses, such as watering ornamental grass on commercial properties.

2.1.2. REGIONAL

(a) Metropolitan Water District

As discussed in detail below, the Metropolitan Water District of Southern California (MWD) is a primary source of water supply within Southern California. Based on the water supply planning requirements imposed on its member agencies and ultimate customers, MWD has adopted a series of official reports on the state of its water supplies. As described in further detail below, in response to recent developments in the Sacramento Delta, the MWD has developed plans intended to provide solutions that, when combined with the rest of its supply portfolio, will ensure a reliable long-term water supply for its member agencies, including the City of Los Angeles.

(i) 2020 Urban Water Management Plan

MWD's 2020 UWMP (MWD UWMP) addresses the future of MWD's water supplies and demand through the year 2045.[10] Evaluations are prepared for average year conditions, single dry-year conditions, and multiple dry-year conditions. The analysis for multiple-dry year conditions, i.e., under the most challenging weather conditions, such as drought and service interruptions caused by natural disasters, is presented in Table 2-5 of the 2020 MWD UWMP.[11] The analysis in the 2020 MWD UWMP concluded that reliable water resources would be available to continuously meet demand through 2045.[12] In the 2020 MWD UWMP, the projected 2045 demand water during multiple-dry year conditions is 1,564,000 afy, whereas the expected and projected 2045 supply is 2,239,000 afy based on current programs, for a potential surplus in 2045 of 675,000 afy.[13]

MWD has comprehensive plans for stages of actions it would undertake to address up to a 50-percent reduction in its water supplies and a catastrophic interruption in water supplies through its Water Surplus and Drought Management and Water Supply Allocation Plans. MWD has also developed an Emergency Storage Requirement to mitigate against potential interruption in water supplies resulting from catastrophic occurrences within the Southern California region and is working with the State to implement a comprehensive improvement plan to address catastrophic occurrences that could occur outside of the Southern California region. MWD is also working with the State on the Delta Risk Management Strategy to reduce the impacts of a seismic event in the Delta that would cause levee failure and disruption of State Water Project (SWP) deliveries. In addition, MWD has plans for supply implementation and continued development of a diversified resource mix, including programs in the Colorado River Aqueduct, SWP, Central Valley

[10] Metropolitan Water District of Southern California, 2020 Regional Urban Water Management Plan, May 2021.
[11] Metropolitan Water District of Southern California, 2020 Urban Water Management Plan, p. 2-19.
[12] Metropolitan Water District of Southern California, 2020 Urban Water Management Plan, p. 2-19.
[13] Metropolitan Water District of Southern California, 2020 Urban Water Management Plan, p. 2-19.

transfers, local resource projects, and in-region storage that enables the region to meet its water supply needs.

(ii) 2015 Integrated Resources Plan

The MWD prepares an Integrated Water Resources Plan (IRP) that provides a water management framework with plans and programs for meeting future water needs. It addresses issues that can affect future water supply, such as water quality, climate change, and regulatory and operational changes. The most recent IRP (2015 IRP) was adopted in January 2016.[14] It establishes a water supply reliability mission of providing its service area with an adequate and reliable supply of high-quality water to meet present and future needs in an environmentally and economically responsible way. Among other topics, the 2015 IRP discusses water conservation, local and imported water supplies, storage and transfers, water demand, and adaptation to drought conditions.

The 2015 IRP reliability targets identify developments in imported and local water supply, and in water conservation that, if successful, would provide a future without water shortages and mandatory restrictions under planned conditions. For imported supplies, MWD would make investments to maximize Colorado River Aqueduct deliveries in dry years. MWD would make ecologically-sound infrastructure investments to the SWP so that the water system can capture sufficient supplies to help meet average year demands and to refill the MWD storage network in above-average and wet years.

Planned actions to keep supplies and demands in balance include, among others, lowering regional residential per capita demand by 20 percent by the year 2020 (compared to a baseline established in 2009 state legislation), reducing water use from outdoor landscapes and advancing additional local supplies. IRP Table ES-1, 2015 IRP Update Total Level of Average-Year Supply Targeted (Acre-Feet), of the 2015 IRP shows the supply reliability and conservation targets. As presented in the IRP, the total supply reliability target for each five-year increase between 2016 and 2040 would exceed the retail demand after conservation. In 2040, retail demand after conservation is estimated to be 4,273,000 acre-feet and the total supply reliability target is approximately 4,539,000 acre-feet, representing an excess of 266,000 acre-feet.[15]

The 2020 IRP planning process is currently in development.[16] The 2020 IRP analyzes multiple scenarios that could plausibly unfold in the future due to climate change, economic growth, legislation and regulations affecting water sources and demands, and other variables. With the variability of these impacts in mind, MWD is developing four scenarios to help understand the challenges of the future and effectively plan to ensure water reliability in the face of those challenges. These four scenarios include (A) low

[14] Metropolitan Water District of Southern California, Integrated Water Resources Plan, 2015 Update, Report No. 1518, 2016.
[15] Metropolitan Water District of Southern California, Integrated Water Resources Plan—2015 Update, Report No. 1518, 2016, p. VIII.
[16] Metropolitan Water District of Southern California, Integrated Water Resources Plan, 2020.

demand, stable imports; (B) high demand, stable imports; (C) low demand, reduced imports; and (D) high demand, reduced imports. [17]

(iii) Water Surplus and Drought Management Plan

In 1999, MWD incorporated the water storage contingency analysis that is required as part of any UWMP into a separate, more detailed plan, called the Water Surplus and Drought Management Plan (WSDM Plan). The overall objective of the WSDM Plan is to ensure that shortage allocation of MWD's imported water supplies is not required. The WSDM Plan provides policy guidance to manage MWD's supplies and achieve the goals laid out in the agency's IRP. The WSDM Plan separates resource actions into two major categories: Surplus Actions and Shortage Actions. The WSDM Plan considers the region to be in surplus only after MWD has met all demands for water, including replenishment deliveries. The Surplus Actions store surplus water, first inside then outside of the region. The Shortage Actions of the WSDM are separated into three subcategories: Shortage, Severe Shortage, and Extreme Shortage. Each category has associated actions that could be taken as part of the response to prevailing shortage conditions. Conservation and water efficiency programs are part of MWD's resource management strategy through all categories.[18]

(iv) Long-Term Conservation Plan

The Long-Term Conservation Plan (LTCP) provides a framework of goals and strategies to reduce per capita water use through conservation and water use efficiency. The plan recognizes the challenges and uncertainties to achieving the IRP target. As a result, the LTCP uses adaptive management and strategies to adjust implementation approaches.

(v) Water Supply Allocation Plan

While the WSDM Plan included a set of general actions and considerations for MWD staff to address during shortage conditions, it did not include a detailed water supply allocation plan or implementation approach. Therefore, in February 2008, MWD adopted a water supply plan called the Water Supply Allocation Plan (WSAP). The WSAP includes a formula for determining equitable, needs-based reductions of water deliveries, with the potential application of a surcharge, to member agencies during extreme water shortages in MWD's service area conditions (i.e., drought conditions or unforeseen interruptions in water supplies).

The WSAP allows member agencies the flexibility to choose among various local supply and conservation strategies to help ensure that demands on MWD stay in balance with

[17] Metropolitan Water District of Southern California, Preliminary Gap Analysis of the 2020 Integrated Resources Plan (Presentation), December 15, 2020. Low demand = slow economic growth; stable imports = gradual climate change and low regulatory impacts; high demand = high economic growth; and reduced imports = severe climate impacts and high regulatory impacts.
[18] Water Surplus and Drought Management Plan, Report No. 1150, 1999.

limited supplies. The WSAP formula addresses shortages of MWD supplies, by taking into account growth, local investments, changes in supply conditions and the demand hardening aspects of non-potable recycled water use and the implementation of conservation savings programs.[19] The allocation period covers 12 consecutive months from July of a given year through the following June.

2.1.3. LOCAL

(a) Los Angeles Department of Water and Power's 2020 Urban Water Management Plan (UWMP)

In accordance with the California Urban Water Management Planning Act, UWMPs are updated at 5-year intervals. LADWP adopted the 2020 UWMP on May 25, 2021. The 2020 UWMP complies with the Urban Water Management Planning Act, builds upon the goals and progress made in the 2015 UWMP and currently serves as the City's master plan for reliable water supply and resource management consistent with the City goals and objectives. The UWMP details LADWP's efforts to promote the efficient use and management of its water resources. LADWP's UWMP used a service area-wide methodology in developing its water demand projections. This methodology does not rely on individual development demands to determine area-wide growth. Rather, the projected growth in water use for the entire service area was considered in developing long-term water projections for the City to the year 2045. Long range projections are based on Southern California Association of Government (SCAG) growth projections. The 2020 UWMP is based on projections in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

(b) City of Los Angeles Green New Deal

The City released the first Sustainable City pLAn in April 2015,[20] which has been updated in 2019 as the City's Green New Deal [21]. The Green New Deal includes a multi-faceted approach to developing a locally sustainable water supply to reduce reliance on imported water, reducing water use through conservation, and increasing local water supply and availability.

(c) One Water LA 2040 Plan

In April 2018, the City prepared the One Water LA 2040 Plan (One Water LA Plan), an integrated approach to Citywide recycled water supply, wastewater treatment, and stormwater management.[22] The new plan builds upon the City's Water IRP, which projected needs and set forth improvements and upgrades to wastewater conveyance systems, recycled water systems, and runoff management programs through the year 2020,

[19] Metropolitan water District, 2015 Urban Water Management Plan, p. 2-21.
[20] City of Los Angeles, Sustainable City Plan, 2015.
[21] City of Los Angeles, L.A.'s Green New Deal, 2019.
[22] City of Los Angeles, One Water LA 2040 Plan, April 2018, Volume 1, Summary Report.

and extends its planning horizon to 2040. The One Water LA Plan proposes a collaborative approach to managing the City's future water, wastewater treatment, and stormwater needs with the goal of yielding sustainable, long-term water supplies for Los Angeles to ensure greater resilience to drought conditions and climate change. The One Water LA Plan is also intended as a step toward meeting the Mayor's Executive Directive to reduce the City's purchase of imported water by 50 percent by 2024.[23] Major challenges addressed in the One Water LA Plan include recurring drought, climate change, and the availability of recycled water in the future in light of declining wastewater volumes.

(d) City of Los Angeles General Plan

(i) General Plan Framework Element

The Citywide General Plan Framework Element (Framework Element) establishes the conceptual basis for the City's General Plan.[24] The Framework Element sets forth a comprehensive Citywide long-range growth strategy and defines Citywide policies regarding land use, housing, urban form and neighborhood design, open space and conservation, economic development, transportation, infrastructure and public services. Chapter 9, Infrastructure and Public Services, of the City's Framework Element identifies goals, objectives, and policies for City utilities including water service. Goal 9C is to provide adequate water supply, storage facilities, and delivery system to serve the needs of existing and future water needs.[25] The goals, objectives and policies are addressed by the City in its ordinances and preparation of its UWMP.

Table 1 below shows General Plan goals, objectives and policies related to water supply:

[23] City of Los Angeles, Office of the Mayor, Executive Directive No. 5, Emergency Drought Response—Creating a Water Wise City, October 14, 2014.
[24] City of Los Angeles Department of City Planning, Citywide General Plan Framework, An Element of the Los Angeles General Plan, July 27, 1995.
[25] City of Los Angeles, General Plan Framework Element, Chapter 9: Infrastructure and Public Services—Water Supply.

Table 1
General Plan Utilities and Service Systems Goals, Objectives, and Policies:
Framework Element—Chapter 9, Infrastructure and Public Services

Goal/Objective/ Policy	Goal/Objective/Policy Description
Goal 9C	Adequate water supply, storage facilities, and delivery system to serve the needs of existing and future residents and businesses.
Objective 9.1	Monitor and forecast demand based upon actual and predicted growth.
Objective 9.8	Monitor and forecast water demand based upon actual and predicted growth.
Policy 9.8.1	Monitor water usage and population and job forecast to project future water needs.
Objective 9.9	Manage and expand the City's water resources, storage facilities, and water lines to accommodate projected population increases and new or expanded industries and businesses.
Policy 9.9.1	Pursue all economically efficient water conservation measures at the local and statewide level.
Policy 9.9.7	Incorporate water conservation practices in the design of new projects so as not to impede the City's ability to supply water to its other users or overdraft its groundwater basins.
Objective 9.10	Ensure that water supply, storage, and delivery systems are adequate to support planned development.
Policy 9.10.1	Evaluate the water system's capability to meet water demand resulting from the Framework Element's land use patterns.
Policy 9.10.2	Solicit public involvement, when appropriate, in evaluating options for the construction of new and/or expansion of existing water facilities.
Objective 9.11	Ensure, to the maximum extent possible, the continued provision of water capacity, quality and delivery after an earthquake or other emergency.
Policy 9.11.1	Provide for the prompt resumption of water service with adequate quantity and quality of water after an emergency.

Source: City of Los Angeles, City of Los Angeles General Plan, Framework Element, re-adopted 2001.

(ii) Community Plan

The Land Use Element of the City's General Plan includes 35 community plans. Community plans are intended to provide an official guide for future development and propose approximate locations and dimensions for land use. The community plans establish standards and criteria for the development of housing, commercial uses, and industrial uses, as well as circulation and service systems. The community plans implement the City's General Plan Framework at the local level and consist of both text and an accompanying generalized land use map. The community plans' texts express goals, objectives, policies, and programs to address growth in the community, including those that relate to utilities and service systems required to support such growth. The community plans' maps depict the desired arrangement of land uses as well as street classifications and the locations and characteristics of public service facilities. The

Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan does not include objectives or policies related to water supply and infrastructure.

(e) Los Angeles Municipal Code

The City has adopted several ordinances, later codified in the Los Angeles Municipal Code (LAMC), in an effort to reduce water consumption. A summary of the City's key regulations regarding water conservation is provided below.

- Ordinance No. 180,822—amended LAMC Chapter XII, Article 5 to establish water efficiency requirements for new development and renovation of existing buildings, and mandate installation of high efficiency plumbing fixtures in residential and commercial buildings.

- Ordinance No. 181,480—Amended LAMC Chapter IX by adding Article 9 (Green Building Code) to the LAMC to incorporate various provisions of the CALGreenCode. This ordinance added mandatory measures for newly constructed low-rise residential and non-residential buildings to reduce indoor water use by at least 20 percent by: (1) using water saving fixtures or flow restrictions; and/or (2) demonstrating a 20-percent reduction in baseline water use.

- Ordinance Nos. 181,899 and 183,833—Amended LAMC Chapter VI, Article 4.4, Section 64.72, regarding stormwater and urban runoff to include new requirements, including Low Impact Development (LID) requirements that promote water conservation.

- Ordinance No. 182,849—Amended LAMC Chapter IX, Article 9 (Green Building Code) to mandate that for new water service or for additions or alterations requiring upgraded water service for landscaped areas of at least 1,000 square feet, separate sub-meters or metering devices shall be installed for outdoor potable water use. This ordinance also required that for new non-residential construction with at least 1,000 square feet of cumulative landscaped area, weather or soil moisture–based irrigation controllers and sensors be installed.

- Ordinance No. 184,692—Amended LAMC Chapter IX, Article 4 (Plumbing Code) by adopting by reference various sections of the California Plumbing Code. This ordinance also added requirements for plumbing fixtures and fixture fitting.

- Ordinance No. 184,248—Amended LAMC Chapter IX, Article 4 (Plumbing Code) and Article 9 (Green Building Code) to establish Citywide water efficiency standards and mandate a number of new fixture requirements and methods of construction for plumbing and irrigation systems.

The City of Los Angeles also has adopted numerous requirements related to the provision of water for purposes of fire protection. These requirements are set forth in the Fire Code (LAMC Chapter V, Article 7). LAMC Section 57.507.3.1 establishes fire water flow standards. Fire water flow requirements, as determined by the Los Angeles Fire

Department (LAFD), vary by project site as they are dependent on land use (e.g., higher intensity land uses require higher flow from a greater number of hydrants), life hazard, occupancy, and fire hazard level. As set forth in LAMC Section 57.507.3.1, fire water flow requirements vary from 2,000 gpm in low density residential areas to 12,000 gpm in high density commercial or industrial areas. A minimum residual water pressure of 20 psi is to remain in the water system with the required gpm flowing. LAMC Section 57.507.3.2 also addresses land use-based requirements for fire hydrant spacing and type. Land uses in the Industrial and Commercial category require one hydrant per 80,000 square feet of land with 300-foot distances between hydrants, and 2.5-inch by 4-inch double fire hydrants or 4-inch by 4-inch double fire hydrants. Regardless of land use, every first story of a residential, commercial, and industrial building must be within 300 feet of an approved hydrant.

2.2. WASTEWATER

There are several plans, policies, and programs regarding wastewater at the state and local levels. Described below, these include:

- California Green Building Standards Code;
- City of Los Angeles General Plan Framework;
- Los Angeles Integrated Resources Plan;
- One Water LA 2040 Plan; and
- Los Angeles Municipal Code:
    - Los Angeles Green Building Code (Ordinance No. 181,480);
    - Water Efficiency Requirements Ordinance (Ordinance No. 180,822); [if applicable]
    - Sewer Capacity Availability Review (SCAR; LAMC Section 64.15);
    - Sewerage Facilities Charge (LAMC Sections 64.11.2 and 64.16.1); and
    - Bureau of Engineering Special Order No. SO 06-0691.

2.2.1. (1) STATE

(a) California Green Building Standards Code

The CALGreen Code is set forth in CCR Title 24, Part 11, and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. Under the CALGreen Code, all flush toilets are limited to 1.28 gallons per flush, and urinals are limited to 0.5 gallon per flush. In addition, maximum flow rates for faucets are established at 2.0 gpm at 80 psi for

showerheads, 1.2 gpm at 60 psi for residential lavatory faucets, and 1.8 gpm at 60 psi for kitchen faucets.

2.2.2. (2) LOCAL

(a) City of Los Angeles General Plan Framework

The Citywide Framework Element establishes the conceptual basis for the City's General Plan.[26] The Framework Element sets forth a comprehensive Citywide long-range growth strategy and defines Citywide policies regarding land use, housing, urban form and neighborhood design, open space and conservation, economic development, transportation, infrastructure and public services. Chapter 9, Infrastructure and Public Services, of the Framework Element identifies goals, objectives, and policies for utilities in the City including wastewater collection and treatment. Goal 9A is to provide adequate wastewater collection and treatment capacity for the City and in basins tributary to City-owned wastewater treatment facilities.[27]

(b) Los Angeles Integrated Resources Plan

The City of Los Angeles IRP was developed by multiple departments in order to address the facility needs of the City's wastewater program, recycled water, and urban runoff/stormwater management through the year 2020.

The Final IRP 5-Year Review was released in June 2012, which included 12 projects that were separated into two categories: (1) "Go Projects" for immediate implementation; and (2) "Go-If Triggered Projects" for implementation in the future once a trigger is reached.[28] Triggers for these projects include wastewater flow, population, regulations, or operational efficiency. Based on the Final IRP 5-Year Review, the Go Projects consisted of six capital improvement projects for which triggers were considered to have been met at the time the IRP EIR was certified. The Go-If Triggered Projects consisted of six capital improvement projects for which triggers were not considered to have been met at the time the IRP EIR was certified.

Since the implementation of the IRP, new programs and projects, which have resulted in a substantial decrease in wastewater flows, have affected the Go Projects and Go-If Triggered Projects. Based on the Final IRP 5-Year Review, two of the Go Projects have been moved to the Go-If Triggered category (Go Project 2 and Go Project 3) and two have been deferred beyond the 2020 planning window of the IRP (Go Project 4 and Go Project 5). Construction of wastewater storage facilities at the Donald C. Tillman Water

[26] City of Los Angeles Department of City Planning, Citywide General Plan Framework, An Element of the Los Angeles General Plan, July 27, 1995.
[27] City of Los Angeles Department of City Planning, Citywide General Plan Framework Element, Chapter 9: Infrastructure and Public Services—Wastewater, originally adopted by City Council on December 11, 1996, and re-adopted on August 8, 2001.
[28] City of Los Angeles, Department of Public Works, Bureau of Sanitation and Department of Water and Power, Water IRP 5-Year Review FINAL Documents, June 2012.

Reclamation Plant (Go Project 1) has been completed. In addition, Go Project 6, involving the design of the North East Interceptor Sewer Phase II, is no longer being pursued.[29]

(c) One Water LA 2040 Plan

In April 2018, the City prepared the One Water LA Plan, an integrated approach to Citywide recycled water supply, wastewater treatment, and stormwater management.[30] The new plan builds upon the City's Water IRP, which projected needs and set forth improvements and upgrades to wastewater conveyance systems, recycled water systems, and runoff management programs through the year 2020, and extends its planning horizon to 2040. The One Water LA Plan proposes a collaborative approach to managing the City's future water, wastewater treatment, and stormwater needs with the goal of yielding sustainable, long-term water supplies for Los Angeles to ensure greater resilience to drought conditions and climate change. The One Water LA Plan is also intended as a step toward meeting the Mayor's Executive Directive to reduce the City's purchase of imported water by 50 percent by 2024.[31] Major challenges addressed in the One Water LA Plan include recurring drought, climate change, and the availability of recycled water in the future in light of declining wastewater volumes.

(d) Los Angeles Municipal Codes

(i) Los Angeles Green Building Code

The City has been pursuing a number of green development initiatives intended to promote energy conservation and reductions in the amount of greenhouse gas emissions generated within the City. While these ordinances do not focus on the provision of sewer services, they do mandate the use of water conservation features in new developments. Examples of such water conservation features include, but are not limited to, low water shower heads, toilets, clothes washers and dishwashers. Because the flow through these fixtures is reduced, residual wastewater passing through is reduced, in turn reducing the demand for sewage conveyance and treatment.

LAMC Chapter IX, Article 9, the Los Angeles Green Building Code (LA Green Building Code, Ordinance No. 181,480),[32] was adopted in April 2008 and provides standards and a mechanism for evaluating projects for their water conservation features during site plan review. The LA Green Building Code has been subsequently amended to incorporate various provisions of the CALGreen Code. The LA Green Building Code includes mandatory requirements and elective measures pertaining to wastewater for three categories of buildings, the first of which applies to this Project: (1) low-rise residential

[29] City of Los Angeles, Department of Public Works, Bureau of Engineering, Project Information Report, North East Interceptor Sewer (NEIS) Phase 2A.
[30] City of Los Angeles, One Water LA 2040 Plan, Volume 1, Summary Report, April 2018.
[31] City of Los Angeles, Office of the Mayor, Executive Directive No. 5, Emergency Drought Response—Creating a Water Wise City, October 14, 2014.
[32] City of Los Angeles, Ordinance No. 181,480.

buildings; (2) non-residential and high-rise residential buildings; and (3) additions and alterations to residential and non-residential buildings.

(ii) Water Efficiency Requirements Ordinance

LAMC Chapter XII, Article 5, the Water Efficiency Requirements Ordinance (Ordinance No. 180,822),[33] effective December 1, 2009, requires the installation of efficient water fixtures, appliances, and cooling towers in new buildings and renovation of plumbing in existing buildings, to minimize the effect of water shortages for City customers and enhance water supply sustainability.

(iii) Sewer Capacity Availability Review

The LAMC includes regulations that require the City to assure available sewer capacity for new projects and to collect fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Review (SCAR) when an applicant seeks a sewer permit to connect a property to the City's sewer system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR provides a preliminary assessment of the capacity of the existing municipal sewer system to safely convey a project's newly generated wastewater to the appropriate sewage treatment plant.

(iv) Sewerage Facilities Charge

LAMC Sections 64.11 and 64.12 require approval of a sewer permit, also called an "S" Permit, prior to connection to the wastewater system. LAMC Sections 64.11.2 and 64.16.1 require the payment of fees for new connections to the City's sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater flow strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters, biological oxygen demand and suspended solids, for each type of land use. Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including, but not limited to, industrial waste control and water reclamation purposes.

(v) Bureau of Engineering Special Order

The City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City standards (Bureau of Engineering Special Order No. SO 06-0691). Per the Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather

[33] City of Los Angeles, Ordinance No. 180,822.

flow depth during their planning period does not exceed one-half of the pipe diameter (D) (i.e., depth-to-diameter ratio or d/D).[34]

2.3. ENERGY

There are several plans, policies, and programs regarding electric power, natural gas, and telecommunications infrastructure at the federal and state levels. Described below, these include:

- United States Department of Energy (Energy Policy Act of 2005)
- California Independent System Operator
- California Public Utilities Commission
- California Energy Commission
- Senate Bill 1389
- Senate Bill 649
- California Independent System Operator
- LADWP 2022 Power Strategic Long-Term Resource Plan (STLRP)
- 2022 California Gas Report
- City of Los Angeles Information Technology Agency
- City of Los Angeles Municipal Code Section 10.5.4

2.3.1. FEDERAL

(a) United States Department of Energy (Energy Policy Act of 2005)

The United States Department of Energy (DOE) is the federal agency responsible for establishing policies regarding *energy* conservation, domestic energy production and infrastructure. The Federal Energy Regulatory Commission (FERC) is an independent federal agency, officially organized as part of the DOE which is responsible for regulating interstate transmission of natural gas, oil and electricity, reliability of the electric grid and approving of construction of interstate natural gas pipelines and storage facilities. The Energy Policy Act of 2005 has also granted FERC with additional responsibilities of overseeing the reliability of the nation's electricity transmission grid and supplementing state transmission siting efforts in national interest electric transmission corridors.

[34] City of Los Angeles Department of Public Works, Bureau of Engineering, Special Order No. 006-0691, Planning Period, Flow, and Design Criteria for Gravity Sanitary Sewers and Pumping Plants, effective June 6, 1991.

FERC has authority to oversee mandatory reliability standards governing the nation's electricity grid. FERC has established rules on certification of an Electric Reliability Organization (ERO) which establishes, approves and enforces mandatory electricity reliability standards. The North American Electric Reliability Corporation (NERC) has been certified as the nation's ERO by FERC to enforce reliability standards in all interconnected jurisdictions in North America. Although FERC regulates the bulk energy transmission and reliability throughout the United States, the areas outside of FERC's jurisdictional responsibility include state-level regulations and retail electricity and natural gas sales to consumers which falls under the jurisdiction of state regulatory agencies.

The Federal Communications Commission (FCC) requires all new cellular tower construction to be approved by the state or local authority for the proposed site and comply with FCC rules involving environmental review. Additionally, the Telecommunications Act of 1996 requires construction of new cellular towers to comply with the local zoning authority.

2.3.2. STATE

California energy infrastructure policy is governed by three institutions: the California Independent System Operator (California ISO), the California Public Utilities Commission (CPUC), and the California Energy Commission (CEC). These three agencies share similar goals, but have different roles and responsibilities in managing the State's energy needs. The majority of state regulations with respect to electricity and natural gas pertain to energy conservation. For a discussion of these regulations, refer to Section IV.E, Energy, of this Draft EIR. There are, however, regulations pertaining to infrastructure. These are discussed further below.

(a) California Independent System Operator

The California ISO is an independent public benefit corporation responsible for operating California's long-distance electric transmission lines. The California ISO is led by a five-member board appointment by the Governor and is also regulated by FERC. While transmission owners and private electric utilities own their lines, the California ISO operates the transmission system independently to ensure that electricity flows comply with federal operational standards. The California ISO analyzes current and future electrical demand and plans for any needed expansion or upgrade of the electric transmission system.

(b) California Public Utilities Commission

The CPUC establishes policies and rules for electricity and natural gas rates provided by private utilities in California such as Southern California Edison (SCE) and Southern California Gas Company (SoCalGas). Public owned utilities such as LADWP do not fall under the CPUCs jurisdiction. The Digital Infrastructure and Video Competition Act of 2006 (DIVCA) established the CPUC as the sole cable/video TV franchising authority in the State of California. DIVCA took effect January 1, 2007.

The CPUC is overseen by five commissioners appointed by the Governor and confirmed by the state Senate. The CPUC's responsibilities include regulating electric power procurement and generation, infrastructure oversight for electric transmission lines and natural gas pipelines and permitting of electrical transmission and substation facilities.

(c) California Energy Commission

The CEC is a planning agency which provides guidance on setting the state's energy policy. Responsibilities include forecasting electricity and natural gas demand, promoting and setting energy efficiency standards throughout the state, developing renewable energy resources and permitting thermal power plants 50 megawatts and larger. The CEC also has regulatory specific regulatory authority over publicly owned utilities to certify, monitor and verify eligible renewable energy resources procured.

(d) Senate Bill 1389

SB 1389 (Public Resources Code Sections 25300–25323), adopted in 2002, requires the development of an integrated plan for electricity, natural gas, and transportation fuels. Under the bill, the CEC must adopt and transmit to the Governor and Legislature an Integrated Energy Policy Report every two years. In 2018, the CEC decided to write the Integrated Energy Policy Report in two volumes. Volume I, which was published on August 1, 2018, highlights the implementation of California's innovative policies and the role they have played in moving toward a clean energy economy. Volume II, which was adopted in February 2019, identifies several key energy issues and actions to address these issues and ensure the reliability of energy resources.[35]

(e) Senate Bill 649

SB 649 requires small cellular installations be on vertical infrastructure and on property outside of public rights-of-way. The installation is required to comply with all applicable federal, state, and local health and safety regulations. Additionally, cellular equipment that is no longer in use is required to be removed at no cost to the City.

2.3.3. LOCAL

(a) 2022 Power Strategic Long-Term Resource Plan (SLTRP)

The *2022 Power Strategic Long-Term Resource Plan (SLTRP)* serves as a comprehensive roadmap through 2045 that guides the LADWP Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. Since decisions about which resources to procure and deploy can have significant economic and environmental consequences, it is essential for the planning process to be conducted with transparency, active participation, and collaborative dialogue with affected stakeholders and LADWP's customers.

[35] California Energy Commission, 2018 Integrated Energy Policy Report, Updated 2019, Volume II.

The 2022 SLTRP included a robust and expanded public outreach process and Advisory Committee that, along with a series of public outreach workshops, played an integral role in the development of the resource cases that were evaluated and in the final selection process of the recommended resource case. The 2022 SLTRP is largely driven by Mayoral directives and City Council motions that instructed LADWP to prepare an SLTRP to achieve 100% carbon-free energy by 2035 for the City of Los Angeles (City), following the completion of the LA100 (100% Renewables) Study. Previous SLTRPs, including the former 2017 SLTRP, only considered incremental updates in clean energy objectives which reflected the general cadence of development within the power utility industry. However, the vision established by the leadership of the City to achieve 100% carbon-free energy by 2035 places LADWP in a pioneering role with the potential to be an industry leader in clean energy resource development. There is also an incredible opportunity to align decarbonization initiatives with other economic sectors, such as transportation and real estate. In order to be successful, LADWP must grow and evolve in a way that prioritizes the foundational principles of reliability/resiliency, cost affordability, and equitable services.

Significant updates were made to this SLTRP to incorporate the latest resource and cost assumptions that built on the LA100 Early and No Biofuels scenario as a blueprint for LADWP to achieve 100% carbon-free energy by 2035. This SLTRP also includes numerous updates including new renewable projects, associated transmission upgrade cost and fuel cost assumptions, staffing requirements, and several other critical updates. The SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within LADWP's existing mix of assets and providing the analytic results to inform the selection of a recommended case that considers various factors such as minimal adverse rate impacts on customers, prioritizing environmental stewardship and equity, and maintaining reliability and resiliency.

Several developments occurring over the last several years have culminated in this 2022 SLTRP, which serves as LADWP's comprehensive roadmap for meeting LA's future energy needs, regulatory mandates, and carbon-free energy goals while maintaining reliable and affordable power for its customers. In 2018, California legislators passed SB 100 which set forth, among other requirements, a goal of achieving 100% carbon-free electricity to supply all retail sales in California by the year 2045. In 2019, the 2022 SLTRP ES-12 Mayor of Los Angeles, Eric Garcetti, and the Los Angeles City Council (City Council), announced the LA Green New Deal which established a goal of attaining 100% renewable energy by 2045. In parallel, LADWP partnered with DOE's National Renewable Energy Laboratory (NREL) to create the Los Angeles 100% Renewable Energy Study (LA100 Study). This study analyzed multiple pathways of achieving 100% carbon-free energy, but only one scenario, the "Early and No Biofuels Scenario", met this goal by 2035—10 years ahead of the mandate established in SB 100.

In 2021, the LA100 Study was completed and the Los Angeles City Council then passed a motion instructing LADWP to create a plan to achieve 100% carbon-free energy by 2035. Based on the results of the LA100 Study, LADWP created the 2022 SLTRP to establish several cases that achieve 100% carbon-free energy, pursuant to the City Council motion. Additionally, the ongoing LA100 Equity Strategies effort launched in 2021, which aims to

ensure that LA's carbon-free energy transition is achieved in an equitable manner, will be incorporated into subsequent SLTRPs as information becomes available.[36]

(b) 2022 California Gas Report

The 2022 California Gas Report (CGR) presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission (CPUC or Commission) Decision (D.) 95-01-039. The projections in the CGR are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.[37]

(c) City of Los Angeles Information Technology Agency

The City of Los Angeles Information Technology Agency (ITA) is responsible for a broad spectrum of services related to technology services to both internal and external customers. These range from classic IT services, such as computer support, enterprise applications, data networks, and a 24/7 data center to progressive digital services, such as a TV station (LACityview), 3-1-1 Call Center, public safety radio/microwave communications, helicopter avionics, enterprise social media, and more.

ITA's Video Services Regulatory Division advises the Mayor and City Council on certain issues relating to video/cable TV services and private telecommunications franchises. The Division regulates and monitors the compliance of video/cable TV services and franchises issued by the CPUC. More specifically, it ensures that video/cable TV service providers comply with local, state and federal laws and oversees the video/cable TV service interests of City residents.

(d) City of Los Angeles Municipal Code Section 10.5.4

Section 10.5.4 of the LAMC states that telecommunications providers are required to comply with all city, state, and federal regulations during installation and operation of equipment. Additionally, each lease, sublease, or license facilitated by telecommunications providers are required to seek approval from the City.

3. ENVIRONMENTAL SETTING

The Project Site area after dedications/mergers would be approximately 2,276,215 square feet (approximately 52.25 acres). The Project Site is comprised of two addressed parcels located at 4200 N. Radford Avenue (APN 2368-001-028; the North Lot) and 4024 and 4064 N. Radford Avenue (APN 2368-005-011; the South Lot) and two unaddressed parcels located within and around the Los Angeles River (APN 2368-001-029) and Tujunga Wash (APN 2368-001-030).

[36] LADWP, 2022 Power Strategic Long-Term Resource Plan, December 2022.
[37] California Gas and Electric Utilities, 2022 California Gas Report, 2022.

The Project Site is generally bounded by the Los Angeles River and Tujunga Wash to the north and east, Colfax Avenue to the east, a public 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 developed with studio uses.

3.1 WATER

LADWP is responsible for providing water supply to the City while complying with County, state, and federal regulations.

3.1.1. REGIONAL

Primary sources of water for the LADWP service area are the Los Angeles Aqueducts, State Water Project (supplied by MWD) and local groundwater. The Los Angeles Aqueduct has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the Los Angeles Aqueduct has been limited due to environmental concerns, and the City's water supply relied heavily (average of 57 percent in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been a reliable water source, providing an average of 12 percent of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City's recycled water supply is limited to specific projects within the City at this time.[45]

3.1.2. LOCAL

LADWP maintains water infrastructure to the Project Site. Avaialble record data provided by NavigateLA identifies a distribution water main in the west side of Radford Avenue. Records indicate this main is 8 inches north of Woodbridge Street and 12 inches south of that point. Additionally, a 26-inch transmission main runs in the east side of Radford Avenue. The Project is anticipated to consist of connections in Radford Avenue to serve the proposed buildings.

The existing uses on the Project Site consist of sound stages, production support, and offices. A review of the Project Site in NavigateLA identifies multiple existing water meters along Radford Avenue that will be protected in place if they are serving existing buildings to remain. Water meters serving buildings to be demolished will be removed as well. It is expected that new connections will be installed to meet all LAFD and Department of Building and Safety regulations to serve the proposed buildings. Multiple public fire hydrants exist in the vicinity of the Project Site on Radford Avenue.

[45] LADWP, 2015 Urban Water Management Plan, October 2016.

The estimated water demand of the existing uses to be removed as part of the Project is included in Table 1.1 below.

Table 1.1 – Estimated Water Consumption from Existing Uses to be Removed			
Use	**Units**	**Quantity**	**Total Consumption (GPD)[(a)]**
Sound Stage	SF	136,310	--
Production Support	SF	170,310	--
Production Office	SF	297,110	--
Creative Office	SF	42,330	--
Total Estimated Water Consumption from Existing Uses to be Removed	SF	646,120	**18,284**
[(a)] The existing water demand is based on LADWP billing data from October 2018 to September 2023 as noted in the certified WSA.			

3.2. WASTEWATER

3.2.1. REGIONAL

LA Sanitation & Environment (LASAN) operates and maintains the wastewater treatment, reclamation and collection facilities serving most of the City of Los Angeles incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. The collection infrastructure consists of over 6,700 miles of local, trunk, mainline and major interceptor sewers, five major outfall sewers, and 46 pumping plants. The wastewater generated by the Project ultimately flows to the Hyperion Water Reclamation Plant (HWRP) System. The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd), consisting of 450 mgd at the HWRP, 80 mgd at the Donald C. Tillman Water Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant and the existing average daily flow for the system is approximately 260 mgd[46].

3.2.2. LOCAL

Sanitary sewer facilities are provided by LASAN. The Project currently has sewer wye (i.e., a plumbing connection shaped like a "Y") in Radford Avenue and the Carpenter Avenue alley south of the Project Site; a public sewer additionally transverses the Project Site through an easement east of Woodbridge Street.

Table 1.2 below summarizes the existing sewer mains capable of serving the Project:

[46] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.

Table 1.2 – Estimated Sewer Facilities[a]			
Main in:	**Size / Material**	**Slope (%)**	**50% d/D Capacity (GPD)** [b]
Radford Avenue/Woodbridge Street Easement	57 inch Concrete	0.08	19,300,000
Radford Avenue (North of Woodbridge Street) [c]	8 inch Vitrified Clay	0.32	205,000
Radford Avenue (South of Woodbridge Street) [c]	8-inch Vitrified Clay	0.44	241,000
Radford Avenue (Connecting to Guerin Street)	10-inch Vitrified Clay	0.60	509,000
Carpenter Avenue Alley	8 inch Concrete	0.40	324,000
[a] Sewers described herein based on information provided by NavigateLA. Where slopes vary within main listed above, slopes indicated represent the minimum slope along the Project Site frontage. [b] Capacities listed are calculated based on a Manning's Coefficient of 0.014 as specified in the City of Los Angeles Sewer Design Manual. [c] These sewer mains connect to the 57-inch main listed above.			

The City sewer network ultimately conveys wastewater to the Hyperion Sewage Treatment Plant.

Table 1.3 below summarizes the estimated existing wastewater generation from the existing uses to be removed.

Table 1.3 – Estimated Wastewater Generation from Existing Uses to be Removed				
Building Use	**Water Consumption (GPD)[a]**	**Units**	**Quantity**	**Total Consumption (GPD)**
Sound Stage	50 GPD/1000 KGSF	SF	136,310	
Production Support	50 GPD/1000 KGSF	SF	170,370	
Offices (Production and Creative)	120 GPD/1000 KGSF	SF	339,440	
Total Estimated Wastewater Generation from Existing Uses to be Removed			TOTAL (GPD)	18,284
[a] The average daily flow based on 100% of City of Los Angeles sewerage generation factors.				

3.3. ENERGY

3.3.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with County, state, and federal regulations.

3.3.1.1. REGIONAL

LADWP's power system is the nation's largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 6,502 megawatts (MW) of generation capacity from a diverse mix of energy sources including renewable energy, natural gas, nuclear, large hydro, coal and other sources. The distribution network includes 6,752 miles of overhead distribution lines and 3,626 miles of underground distribution cables.[47]

3.3.1.2. LOCAL

Table 2 below details the estimated existing electrical demands. See Exhibit 6 for additional information.

Table 2 - Estimated Existing Electrical Demand		
	Facility / Use	Electricity Demand (kWhr/yr) [(a)]
Existing Project Site	General Office Building	8,866,277
	Industrial Park	5,730,049
	High Turnover (Sit Down Restaurant)	236,101
	Enclosed Parking with Elevator	2,619,100
	Strip Mall	2,543,994
	Parking Lot	142,100
	Water	1,181,868
	EV Chargers	38,767

[47] LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

	Lighting	1,061,566
	Basecamp	938,746
	Solar (Credit)	(676,000)
Existing Total Electricity Demand		**22,682,568**
[(a)] 1 kW (kilowatt) = 1,000 Watts.		

3.3.2. NATURAL GAS

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.3.2.1. REGIONAL

SoCalGas is the principal distributor of natural gas in Southern California and provides retail and wholesale customers with transportation, exchange, storage services and also procurement services to most retail core customers. SoCalGas' distribution network is composed of approximately 51,070 miles of gas mains across an approximate 20,000 square mile service territory. Together with its intricate distribution network and transmission pipelines and four interconnected storage fields, SoCalGas delivered natural gas to over 5.874 million customers in 2021.[48]

3.3.2.2. LOCAL

Based on substructure maps provided by the City's NavigateLA database, there appears to be a gas main in Radford Avenue. Table 2.1 below details the estimated existing natural gas demands. See Exhibit 6 for additional information.

Table 2.1 - Estimated Existing Natural Gas Demand		
	Facility / Use	Natural Gas Demand (cu. ft/yr)
Existing Project Site	General Office Building	10,651,000
	Industrial Park	6,883,471

[48] California Gas and Electric Utilities, 2022 California Gas Report, 2022.

	High Turnover (Sit Down Restaurant)	653,995
	Enclosed Parking with Elevator	0
	Strip Mall	1,198,255
	Parking Lot	0
Existing Total Natural Gas Demand		**19,386,722**

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

Appendix G of the State of California's CEQA Guidelines provides a set of sample questions that address impacts with regard to water supply. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which would cause significant environmental effects?

- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering the following factors:

- The total estimated water demand for the project;

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

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

- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, a project would have a significant impact if the City's water supplies would not adequately serve the project or water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

4.2. WASTEWATER

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant wastewater impact if:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or

- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

4.3. ENERGY

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed;

- The effects of the project on local and regional energy supplies and on requirements for additional capacity;

- The effects of the project on peak and base period demands for electricity and other forms of energy;

- The degree to which the project complies with existing energy standards;

- The effects of the project on energy resources;

- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Appendix G of the CEQA Guidelines has the following questions:

- Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

In the context of the above thresholds, the *L.A. CEQA Thresholds Guide* states that a determination of significance shall be made on a case-by case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities;

- Whether and when the needed infrastructure was anticipated by adopted plans; and

- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, a project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing requirements.

5. METHODOLOGY

5.1. WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the Project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Project Site, including the type of facilities, location and sizes, and any planned improvements.

- Description of the water conditions for the Project Site area and known improvement plans.

Project Impacts

- Evaluate the Project's water demand, taking into account design or operational features that would reduce or offset water demand.

- Determine what improvements would be needed, if any, to adequately serve the Project.

- Describe the degree to which presently scheduled off-site improvements offset impacts.

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The existing and proposed water demand is based upon available site and Project information and utilizes 100 percent of the BOS sewerage generation factors.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model near the Project Site. Based on the results, LADWP determines whether they can meet the Project fire hydrant flow needs based on existing infrastructure. See Exhibit 1 for correspondence with LADWP and the results of the Information of Fire Flow Availability Request (IFFAR).

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the Project's demand), to the available pressure at the maximum demand needed for the Project. Based on the results, LADWP determines whether they can meet the Project needs based on existing infrastructure. See Exhibit 2 for the results of the Service Advisory Request (SAR).

5.2. WASTEWATER

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the Project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map.

- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.

- Summary of adopted wastewater-related plans and policies that are relevant to the Project Site area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts.

- Compare the Project's wastewater needs to the appropriate sewer's capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, LASAN Wastewater Engineering Division conducted preliminary analyses of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Project Site. LASAN's approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the LASAN's preliminary analysis. Refer to Exhibit 3 for the SCAR results, as well as a Wastewater Service Information (WWSI) Response Letter prepared by LASAN providing additional context and evaluation, showing feasibility in accommodating the Project.

5.3. ENERGY

The methodology for determining the significance of a project as it relates to a project's impact on energy supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the Project's environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the Project Site. Include plans for new transmission facilities or expansion of existing facilities.

- Summary of adopted energy conservation plans and policies relevant to the Project.

Project Impacts

- Evaluation of the new energy supply and distribution systems which the Project would require.

- Describe the energy conservation features that would be incorporated into the Project design and/or operation that go beyond City requirements, or that

would reduce the energy demand typically expected for the type of project proposed.

- Consult with LADWP or SoCalGas, if necessary, to gauge the anticipated supply and demand conditions at Project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Will-serve letters from LADWP and SoCalGas (Exhibits 4 and 5) demonstrate the availability of sufficient energy resources to supply the Project's demand.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

Water demand during construction of the Project would include water for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd) per acre of ground disturbance. Based on construction means and methods, water use during construction may be greater than the existing water consumption to be removed at the Project Site. Nevertheless, it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project as this demand is anticipated to be substantially less than the operational demands (discussed further below). Impacts on the water infrastructure due to construction activity would therefore be less than significant.

The Project will also require construction of new, on-site water distribution lines to serve new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below the surface and would be limited to on-site water distribution and minor off-site work associated with connections to the public main line. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service and are typically responsible for the installation of new meters and main connections. Therefore, Project impacts on water associated with construction activities would be less than significant.

6.1.2. WASTEWATER

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable

increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main line. No upgrades to the public main line are anticipated. A Construction Traffic Management Plan would be implemented, which would include street closure information, a detour plan, haul routes, and a staging plan. The City, including the Department of Transportation and Department of Building and Safety, would have oversight authority in the preparation, review, implementation, and monitoring of the Construction Traffic Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout construction. Overall, the potential effects from the installation of any required wastewater infrastructure are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

6.1.3. ENERGY

Electrical power would be consumed to construct the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. The demand would be supplied from existing electrical services within the Project Site and would not affect other nearby existing services. Overall, demolition and construction activities would require minimal electricity consumption as compared to the existing amount of energy used and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply associated with construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City requirements, which would minimize the effects on the existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic effects during any necessary off-site energy infrastructure improvements, a Construction Traffic Management Plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. INFRASTRUCTURE CAPACITY

When analyzing the Project's infrastructure capacity demands, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 1 for correspondence with LADWP which demonstrates that adequate water infrastructure capacity exists if upgrades to the existing system are made.

6.2.1.2. FIRE WATER DEMAND

The Project Site 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. Based on fire flow standards set forth in Section 57.507.3 of the LAMC, the Project has a required fire flow of 12,000 gpm available to any block with a residual pressure of 20 psi. However, correspondence with LAFD included in Exhibit 1 and states that, based on the anticipated building zoning, use, and programming, the required fire flow for the Project is confirmed to be 6,000-9,000 gpm available to any block. There are currently five existing hydrants on Radford Ave north of Valleyheart Drive (three on the east side and two on the west), and three existing hydrants on the west side Radford Avenue south of Valleyheart Drive. Based on correspondence with LADWP (also included in Exhibit 1), one option to meet the top end of the range of 9,000 gpm is outlined below:

1. Upgrade water main on Radford Avenue, north of Valleyheart Drive North from 8" to 12" diameter pipe. Approximately 900 linear feet.
2. Upgrade water main on Valleyheart Drive South from 6" to 8" from Radford Avenue to Laurel Canyon Boulevard. Approximately 1300 linear feet.
3. Install 1 new fire hydrant on Radford Avenue north of Valleyheart Drive for a total of six, and up to 3 new hydrants on Radford Avenue south of Valleyheart Drive for a total of six.

The project studies the above improvements to capture maximum impact. Other less impactful options may be considered to demonstrate compliance with LAFD requirements.

Furthermore, LAMC Section 57.513, Supplemental Fire Protection, states that:

> Where the Chief determines that any or all of the supplemental fire protection equipment or systems described in this section may be substituted in lieu of the requirements of this chapter with respect to any

> facility, structure, group of structures or premises, the person owning or having control thereof shall either conform to the requirements of this chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems is necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project will incorporate a fire sprinkler suppression system to reduce the public hydrant demands, which will be subject to LAFD review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted above, an SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. Based upon the SAR results, the existing infrastructure is sufficient to meet the demands of the Project. Thus, the Project's fire flow impacts to water infrastructure would be less than significant.

6.2.1.3. DOMESTIC WATER DEMAND

Water consumption estimates have been prepared based on 2012 City of Los Angeles Bureau of Sanitation sewer generation rates, California Code of Regulations Title 23 Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance, and other assumptions as listed in the certified WSA prepared by LADWP for the Project, and are summarized in Table 3 below [49]. As mentioned above, the approved SAR and WSA, which are inclusive of anticipated domestic water demands, shows that the existing infrastructure is sufficient to meet the water demand of the Project. Therefore, the Project's impact on water supply would be less than significant.

Table 3 – Estimated Water Consumption – Proposed Development Project

Use[a]	Water Use Factor (GPD/unit)[b]	Units	Quantity	Total Consumption (GPD)	Required Ordinances Water Savings (GPD) [c]	Proposed Demand (GPD)
Sound Stage	0.05	SF	226,580	11,329		
Production Support	0.05	SF	214,860	10,743		
Production Office	0.12	SF	572,050	68,646		
Creative Office	0.12	SF	628,520	75,422		
Retail/Restaurant [d]	30	seat	833	25,000		
Mobility Hub(s) [e]	0.05	SF	54,200	2,710		
Base Demand Adjustment [f]				1,062		

[49] There is a reduction in basecamp compared to existing conditions, therefore basecamp has not been included in the WSA.

Total				**194,912**	**9,231**	**185,681**
Landscaping [g]		**SF**	**219,811**	**21,577**	**11,868**	**9,710**
Covered Parking [h]	**0.02**	**SF**	**1,736,730**	**1,142**	**0**	**1,142**
Cooling Tower	**35.64**	**ton**	**4,750**	**169,290**	**33,858**	**135,432**
Total Estimated Project Water Consumption			**331,965 GPD**			
Existing to Be Removed			18,284 GPD			
Less Additional Conservation [i]			791 GPD			
Net Additional Water Demand			**312,890 GPD**			

[a] Provided by City of Los Angeles Department of City Planning in the Request for Water Supply Assessment letter and Scope Confirmation e-mail. See WSA Appendix A. Proposed uses that do not have a water demand are not shown here.
[b] 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
[c] 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.
[d] 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.
[e] Mobility Hub areas are not included in the total floor area.
[f] 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.
[g] Landscaping water use is estimated per California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance.
[h] 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.
[i] 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).

6.2.2. WASTEWATER

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project's uses. Based on the type of use and generation factors, the proposed Project uses will generate approximately 504,604 gpd of wastewater and a net increase of 486,320 gpd of wastewater when accounting for existing uses to be removed. For the North Lot, approximately 5,046 gpd will discharge into the 8" public main in Radford Avenue north of the Woodbridge Street easement, and 5,046 gpd will discharge into the 8" public main in Radford Avenue south of the Woodbridge Street Easement. For the South Lot, two separate scenarios were analyzed: the remainder of sewer discharge (approximately 494,512 gpd) discharging to Radford Avenue, or the remainder of the flow split between Radford Avenue (383,499 gpd) and Carpenter Avenue Alley (111,013 gpd). Wastewater generation estimates have been prepared based on BOS sewerage generation factors for commercial categories and are summarized in Table 4 below.

Table 4 – Estimated Wastewater Generation – Proposed Development Program				
Use	**Wastewater Consumption (GPD)[(a)]**	**Units**	**Quantity**	**Total Consumption (GPD)**
Sound Stage	50	KGSF	226,580	11,329
Production Support	50	KGSF	214,860	10,743
Production Office	170[c]	KGSF	572,050	97,249
Creative Office	120170[c]	KGSF	628,520	106,848
Retail/Restaurant	30	Seat	833	24,990
Mobility Hub(s)	50	KGSF	54,200	2,710
Covered Parking	20[b]	KGSF	1,736,730	34,735
Sewer Ejector [(d)]		GPD		216,000
Total Estimated Project Wastewater Generation			TOTAL (GPD)	504,604

[(a)] The average daily flow based on 100% of City of Los Angeles sewerage generation factors.

[(b)] The WSA assumes cleaning of parking areas twelve times per year with a total daily average of 1,142 gpd. The SCAR provides a more conservative factor of 20 gpd per 1,000 sf.

[(c)] LASAN uses a factor of 170 gpd to account for cooling towers.

[(d)] Estimated required sewer ejector pump discharge from areas that cannot connect to the City sewer mains by gravity.

A SCAR and a WWSI were submitted to determine whether the existing public infrastructure can accommodate the Project. The Bureau of Engineering and BOS have analyzed the Project demands in conjunction with existing conditions and forecasted growth. Refer to Exhibit 3 for the SCAR, will-serve letter from the Bureau of Engineering, and response letter from the Bureau of Sanitation – Wastewater Engineering Services Division.

It is anticipated that the Project will make multiple connections to the public sewer system. During the course of design and permitting, the exact locations of the points of connection will be determined. Table 5 below shows the anticipated wastewater generation relative to the available pipe's capacity.

Table 5.1 – Estimated Wastewater Capacity (Scenario 1)			
Main in:	**50% d/D Capacity (GPD)**	**Proposed Flow (GPD)**	**Proposed Flow (% of 50 d/D Capacity)**
8" Radford Avenue (North of Easement)	205,000	5,046	2.5%
8" Radford Avenue (South of Easement)	241,000	5,046	2.1%
10" Radford Avenue	509,000	494,512	97%

Table 5.2 – Estimated Wastewater Capacity (Scenario 2)			
Main in:	**50% d/D Capacity (GPD)**	**Proposed Flow (GPD)**	**Proposed Flow (% of 50 d/D Capacity)**
8" Radford Avenue (North of Easement)	205,000	5,046	2.5%
8" Radford Avenue (South of Easement)	241,000	5,046	2.1%
10" Radford Avenue	509,000	383,499	75.3%
8" Carpenter Avenue Alley	324,000	111,013	34.3%

The Project is anticipating 1 percent of flow to each of the 8" sewer mains the Radford Avenue north and south of the Woodbridge Street Easements. The remainder of the flow has been analyzed for two scenarios: 98 percent of the flow to the 10" sewer on Radford Avenue, and 76 percent of flow to the sewer in Radford Avenue and 22 percent of flow to the 8" main in Carpenter Avenue Alley. The approved SCAR confirms that all sewer mains currently have sufficient capacity to accommodate the loading. Due to this fact and the Response Letter generated by the Bureau of Engineering-Wastewater Engineering Services Division, impacts on wastewater infrastructure would be less than significant.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 mgd (consisting of 450 mgd at the HWRP, 80 mgd at the Donald C. Tillman Water Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).[50] The Project's proposed wastewater generation is approximately 0.49 mgd, which is equal to far less than one percent of the HWRP's capacity where the Project's wastewater would be treated. As concluded in the Response Letter, the HWRP would have sufficient capacity to serve the Project. Therefore, impacts on wastewater treatment capacity would be less than significant.

6.2.3. ENERGY

6.2.3.1. ELECTRICITY

[50] City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oep8lwkld_4&_afrLoop=28344654751341747#!, accessed May 22, 2024.

The Project will increase the demand for electricity resources. The estimated projected electrical load for both the base Buildout Operations option and Land Use Exchange option are provided in Table 6 and 6.1 below.

Table 6 - Estimated Electrical Demand – Buildout Operations		
	Facility / Use	Electricity Demand[(a)] (kWhr/yr)[(b)]
	General Office Building	31,121,380
	Industrial Park	7,550,914
	High Turnover (Sit Down Restaurant)	1,050,353
	Enclosed Parking with Elevator	5,957,088
	Strip Mall	3,923,106
	Parking Lot	838,560
	Water	2,114,503
	EV Charger	1,725,959
	Lighting	1,123,555
	Basecamp	1,424,782
	Solar Panel (Credit)	(2,028,000)
Total Proposed Electricity Demand		**53,802,199**
Existing Total Electricity Demand		22,682,568
Net Increase in Electricity Demand		**31,119,631**

[(a)] The average projected load based on CalEE Mod analysis (Exhibit 6).

[(b)] 1 kW (kilowatt) = 1,000 Watts.

Table 6.1 - Estimated Electrical Demand – Land Use Exchange		
	Facility / Use	Electricity Demand[(a)] (kWhr/yr)[(b)]
	General Office Building	30,121,380
	Industrial Park	9,753,289
	High Turnover (Sit Down Restaurant)	1,050,353
	Enclosed Parking with Elevator	5,957,088
	Strip Mall	2,133,914

	Parking Lot	838,560
	Water	2,221,493
	EV Charger	1,725,959
	Lighting	1,123,555
	Basecamp	1,424,782
	Solar Panel (Credit)	(2,028,000)
Total Proposed Electricity Demand		**54,322,373**
Existing Total Electricity Demand		22,682,568
Net Increase in Electricity Demand		**31,639,805**
[(a)] The average projected load based on CalEE Mod analysis (Exhibit 6). [(b)] 1 kW (kilowatt) = 1,000 Watts.		

A Will Serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 4), there is sufficient electrical service available to serve the Project. Therefore, impacts related to electrical services would be less than significant.

6.2.3.2. NATURAL GAS

The Project will decrease the demand for natural gas resources as compared to existing conditions. The estimated projected natural gas loads are provided in Table 7 below.

Table 7 - Estimated Natural Gas Demand – Buildout Operations		
	Facility / Use	Natural Gas Demand (cu. ft/yr)
	General Office Building	4,155,781
	Industrial Park	4,275,165
	High Turnover (Sit Down Restaurant)	2,909,463
	Enclosed Parking with Elevator	0
	Strip Mall	399,277
	Parking Lot	0
Total Proposed Natural Gas Demand		**11,739,686**

Existing Total Natural Gas Demand	19,386,722
Net Increase in Natural Gas Demand	**-7,647,036**

A Will Serve letter was sent to SoCalGas to determine if there is sufficient capacity to serve the Project. Based on the response from SoCalGas (see Exhibit 5), there is sufficient available capacity to serve the Project. Therefore, impacts related to gas would be less than significant.

6.3. CUMULATIVE IMPACTS

6.3.1 WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). LADWP, as a public water service provider, is required to prepare and periodically update its UWMP to plan and provide for water supplies to serve existing and projected demands. The 2020 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2045.

Additionally, under the provisions of SB 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of SB 610 tend to be larger projects that may or may not have been included within the growth projections of the 2020 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2020 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2045, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

Compliance of the Project and future development projects with regulatory requirements that promote water conservation such as the LAMC, including the City's Green Building Code, as well as AB 32, would also assist in assuring that adequate water supply is available on a cumulative basis.

Based on the above, it is anticipated that LADWP would be able to supply the water demands of the Project as well as future growth. Therefore, cumulative impacts on water supply would be less than significant.

6.3.2 WASTEWATER

The Project will result in the additional generation of sewer flow. However, as discussed above, LASAN conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a SCAR to LASAN as part of the related project's development review. Impact determination will be provided for each project following the completion of the SCAR analysis. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and BOS to construct the necessary improvements.

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the HWRP. As previously stated, based on information from BOS, the existing design capacity of the Hyperion Service Area is approximately 550 mgd and the existing average daily flow for the system is approximately 260 mgd.[51] The estimated wastewater generation of the Project (504,604 gpd) is less than the available capacity in the system. It is expected that the related projects would also be required to adhere to LASAN's annual wastewater flow increase allotment.

Accordingly, the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, BOS's analysis confirms that the HWRP has sufficient capacity and regulatory allotment for the Project. Thus, operation of the Project would have a less than significant cumulative impact on wastewater treatment facilities.

6.3.3 ENERGY

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCalGas' service area. The geographic context for transportation energy use is the City of Los Angeles. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its total energy sales in the 2028-2029 fiscal year (the Project's anticipated buildout year) will be 21,826 gigawatt-hours (GWh) of electricity.[52] Based on the Project's estimated net new electrical

[51] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.

[52] LADWP, 2022 Power Strategic Long-Term Resource Plan, Appendix A, Table A-1.

consumption of 13.89 GWh/year, the Project would account for approximately 0.06 percent of LADWP's projected sales for the Project's build-out year. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2022 Strategic Long-Term Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site- specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCalGas' service area is expected to increase natural gas consumption during project construction and operation and, thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2022 California Gas Report, the California Energy Commission estimates natural gas capacity within SoCalGas' planning area will be approximately 3.775 million cubic feet/day in 2030, of which approximately 1.680 million cubic feet/day is currently unallocated.[53] The Project would account for significantly less than 0.01 percent of the 2030 forecasted consumption in SoCalGas's planning area. Additionally, the Project would reduce the gas usage as compared to existing conditions. SoCalGas' forecasts consider projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCalGas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy

[53] California Gas and Electric Utilities, 2022 California Gas Report, Table 33.

conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCalGas occur as needed. It is expected that SoCalGas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, the existing water, wastewater, and energy infrastructure has sufficient capacity to accommodate the Project, and impacts would be less than significant.

Appendix

Exhibit 1 – LAFD Request for Fire Services Letter

Correspondence with LADWP Regarding Water Infrastructure Upgrades

Exhibit 2 – LADWP "Service Advisory Report" (SAR) Results

LADWP "Water Supply Assessment" (WSA)

Exhibit 3 – Sewer Capacity Availability Report (SCAR) Results and Will Serve Letter

City of Los Angeles "Wastewater Service Information" Letter

Exhibit 4 – LADWP Approved Power Will-Serve Letter

Exhibit 5 – SoCalGas Approved Will-Serve Letter

Exhibit 6 – CalEE Mod Calculations

EXHIBIT 1

LAFD Request for Fire Services Letter

Correspondence with LADWP Regarding Water Infrastructure Upgrades

FORM. GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

August 13, 2024

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attn: Paul Caporaso

FROM: Los Angeles Fire Department

SUBJECT: Notice of Completion

CASE NO.:	**ENV-EIR-REVISED**
PROJECT NAME:	Radford Studio Center Project
PROJECT APPLICANT:	Eyestone Environmental
PROJECT ADDRESS:	4024-4200 Radford Ave Los Angeles, CA 91604

PROJECT DESCRIPTION:

The Project entails the continuation of the existing studio use and the modernization and expansion of Project Site through the proposed Radford Studio Center Specific Plan (Specific Plan). As summarized in Table 1, below, 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. 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 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.

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. Vehicular access to the Project Site from Radford Avenue would be provided via an existing ingress/egress driveway along Radford Avenue, at the Radford Gate, and an existing ingress/egress driveway at the northwestern portion of the South Lot, which provides access to the existing Sater parking structure. Two additional existing ingress/egress driveways along Radford Avenue, adjacent to the North Lot, would be limited to production access. Vehicular access from Ventura Boulevard would be provided via a former ingress/egress driveway at the Carpenter Gate that would be restored as part of the Project. Two Project loading/service access areas would also be located along the southern portion of the Project Site accessed from the adjacent alley. Access via an existing ingress/egress driveway would be located along Colfax Avenue at the Colfax Gate.

LAFD would provide fire protection services for the proposed uses on the Project Site. Based on employee generation rates included in the City of Los Angeles VMT Calculator Documentation, the Specific Plan (at Project buildout) is estimated to generate up to approximately 8,920 employees (approximately 4,139 net new employees when accounting for the estimated number of existing employees).

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Paul Caporaso
August 13, 2024
ENV-EIR-REVISED

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **6,000 to 9,000 G.P.M. from four to six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 6,000 to 9,000 G.P.M . fire flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 6,000 to 9,000 G.P.M., the first-due Engine Company should be within 1 mile, the first-due Truck Company within 1 1/2 miles.

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **4024 Radford Ave**

DISTANCE		SERVICES & EQUIPMENT	STAFF
.9	**Fire Station No. 78** 4041 Whitsett Ave Los Angeles Ca 91604	Assessment Light Force, Paramedic Rescue Ambulance, BLS Rescue Ambulance	13
2.1	**Fire Station No. 86** 4305 Vineland Ave Los Angeles, CA 91602	Assessment Engine, Paramedic Rescue Ambulance	6
2.5	**Fire Station No. 97** 8021 Mulholland Dr. Los Angeles, CA 91604	Assessment Engine, Paramedic Rescue Ambulance	6

2.6	**Fire Station No. 60** 5320 Tujunga Ave Los Angeles, CA 91601	Assessment Light Force, Engine, Paramedic Rescue Ambulance, BLS Rescue Ambulance, Battalion Supervisor	16
3.5	**Fire Station No. 102** 13200 Burbank Bl Los Angeles, CA 91401	Assessment Engine, Paramedic Rescue Ambulance	6

Based on these criteria (response distance from existing fire stations), fire protection would be considered **Adequate.**

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

FIREFIGHTING PERSONNEL & APPARATUS ACCESS:

During demolition, the Fire Department access will remain clear and unobstructed.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Paul Caporaso
August 13, 2024
ENV-EIR-REVISED

Fire Lane Requirements:
1) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
3) Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
4) Submit plot plans indicating access road and turning area for Fire Department approval.
5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
6) Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.
7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Paul Caporaso
August 13, 2024
ENV-EIR-REVISED

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Safety Plan, which is an element of the General Plan of the City of Los Angeles

Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPB) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB’s Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.

Paul Caporaso
August 13, 2024
ENV-EIR-REVISED

Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.

The Fire Department has no objection to the Airspace Vacation.

FPB #105
5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

Paul Caporaso
August 13, 2024
ENV-EIR-REVISED

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The inclusion of the above listed recommendations, along with any additional recommendations made during later reviews of the proposed project will reduce the impacts to an acceptable level.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

Paul Caporaso
August 13, 2024
ENV-EIR-REVISED

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543** or email **lafdhydrants@lacity.org.**

Very truly yours,

David A. Perez
Fire Marshal

DP:KC:kc

Kevin Yu

From: Danaei, Erfan <Erfan.Danaei@ladwp.com>
Sent: Thursday, August 15, 2024 8:49 AM
To: Kevin Yu
Cc: Janoyan, Shahan; Francis Park; Erin Yamashita; vahan.margaryan@arup.com; Laura Rodriguez; Stephanie Eyestone Jones; Lisa Trifiletti; Omar Pulido; Mark Davis
Subject: RE: [EXTERNAL] RE: LADWP ~~12000~~9000gpm Fire Hydrant Demand for 4200 Radford

Hi Kevin,

The following water facility improvements would be required to deliver 9,000 GPM on Radford Ave, north of Valleyheart Dr North and 9,000 GPM on Radford Ave between Ventura Blvd and Valleyheart Dr South. Be advised that the following are for 9,000 GPM(for 6 public fire hydrants) per block flowing individually, not simultaneously and without considering any additional demand for existing or new onsite fire hydrants.

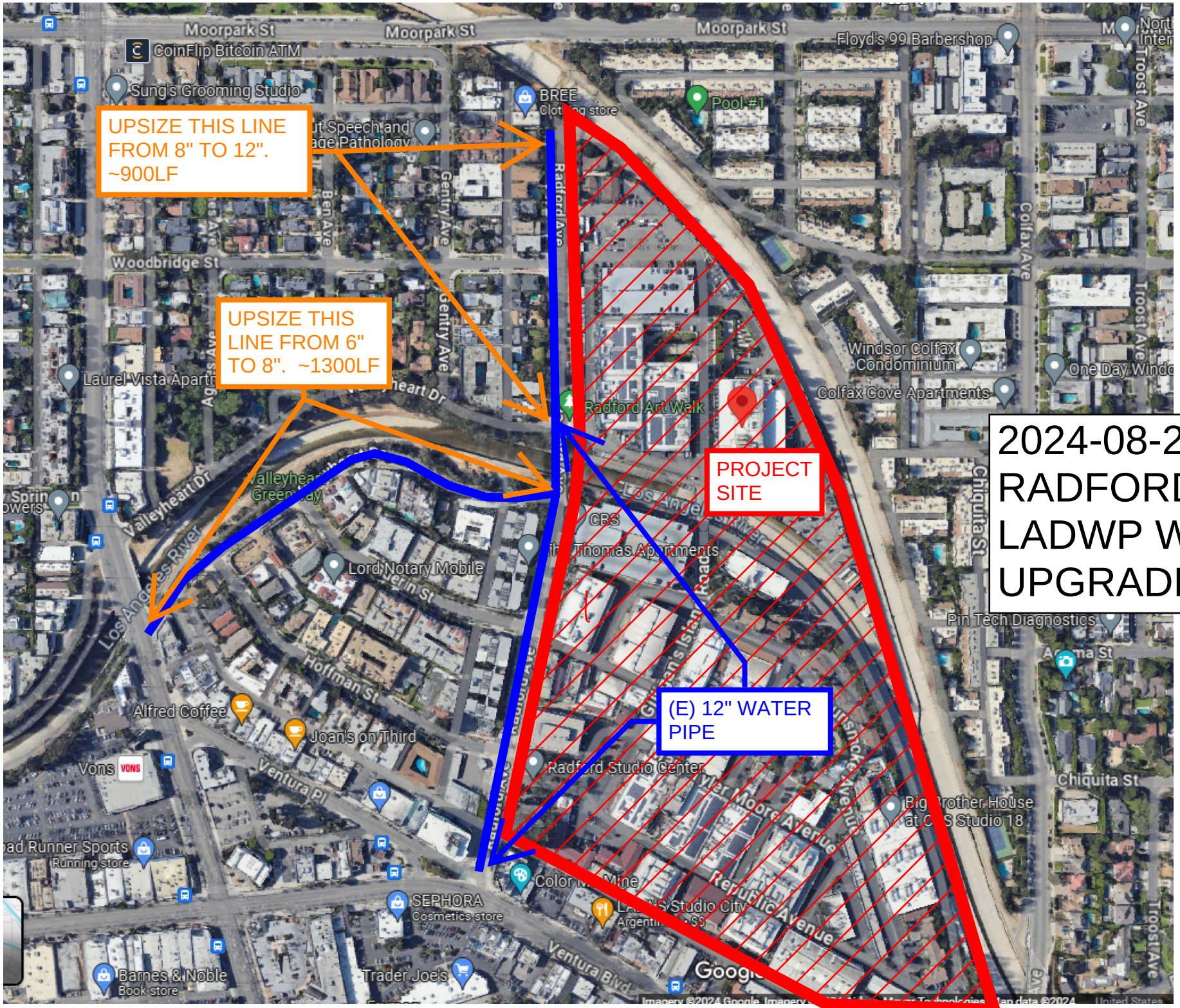
1. Upgrade water main on Radford Ave, north of Valleyheart Dr North from 8" to 12" diameter pipe. Approximately 900 linear feet.
2. Upgrade water main on Valleyheart Dr South from 6" to 8" from Radford Ave. to Laurel Cyn Blvd. Approximately 1300 linear feet.
3. Install one (1) new fire hydrants on Radford North of Valleyheart for a total of six (6), and up to three (3) new hydrants on Radford South of Valleyheart for a total of six (6).

   These upgrades should provide 1,500 GPM out of each fire hydrant with a minimum residual pressure of 20psi at any given hydrant.

Thanks,

Erfan Danaei, M.S., P.E.
Civil Engineering Associate
Water Distribution Engineering / East Valley District
Los Angeles Department of Water & Power
111 N. Hope St.-Room 1425
Los Angeles, CA 90012
Tel:(213)367-3519

Residential Water Installation & Upgrades


UPSIZE THIS LINE FROM 8" TO 12". ~900LF
UPSIZE THIS LINE FROM 6" TO 8". ~1300LF
PROJECT SITE
(E) 12" WATER PIPE
2024-08-20
RADFORD
LADWP WATER
UPGRADE
Moorpark St
Woodbridge St
Valleyheart Dr
Hoffman St
Ventura Pl
Ventura Blvd
Radford Ave
Gentry Ave
Colfax Ave
Troost Ave
Chiquita St
Los Angeles River
Tyler Moore Avenue
Republic Avenue
Radford Art Walk
Radford Studio Center
CBS
Thomas Apartments
Windsor Colfax Condominium
Colfax Cove Apartments
Pin Tech Diagnostics
Floyd's 99 Barbershop
Pool #1
CoinFlip Bitcoin ATM
Sung's Grooming Studio
Laurel Vista Apartments
Lord Notary Mobile
Alfred Coffee
Joan's on Third
Vons
Road Runner Sports
Running store
SEPHORA
Cosmetics store
Barnes & Noble
Book store
Trader Joe's
Google

Department Of Water & Power
City Of Los Angeles

Cash Memorandum Receipt

Receipt No. W20241007006

Water Revenue Fund

Office Issued By: .WD 1425-RB

Date: 10/7/2024

Office Issued To: Accounting BU

Assigned To: RB

Amount: ONE THOUSAND ONE HUNDRED TWELVE DOLLARS And 00/100 CENTS

Received Of: KPFF INC.

Telephone No.: (213) 418-0201

Collection Address: 700 S FLOWER ST STE 2100 LOS ANGELES, CA 90017

Comments: IFFAR FOR 12 HYDRANTS 8 EXISTING HYDRANTS (F66899, F66903, F69905, F50694, F50693, F50692, F50970, & F50695) AND 4 PROPOSED NEW HYDRANTS

Fee Type	Size/other	Rate	Rate Per		Units		Amount	ID No. / Location / Map
Hydrant Work-County/LAUSD/State Flow Rept.	2 1/2" X 4" DBL	$278.00	SAR	x	4.00	=	$1,112.00	

Payment Method: Check **Payment Ref. No.:** 2703 $1,112.00

Department Of Water & Power

Received By Cashier: _____ On: __/__/____ By: _____

Printed On: 10/7/2024

Internal Comments:

To check the status of your job, go to https://mywaterservice.waterapps.ladwp.com/
(Water Services ONLY)

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: _____

LAFD Fire Flow Requirement: 9,000 GPM available to North Lot

LAFD Signature: _____

Date Signed: _____

Applicant: Erin Yamashita
Company Name: KPFF
Address: 700 S. Flower Street, Suite 2100, Los Angeles, CA 90017
Telephone: (213) 266-5213
Email Address: erin.yamashita@kpff.com

	F- 66899	F- 66903	F- 66905
Location:	RADFORD AVE 350' NCL WOODBRIDGE ST.	RADFORD AVE 43' SCL WOODBRIDGE ST.	RADFORD AVE 35' NCL VALLEYHEART DR.
Distance from Neareast Pipe Location (feet):	34	40	34
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8	8	8
Static Pressure (psi):	143.7	144.2	145.5
Residual Pressure (psi):	20.4	22.4	33.2
Flow at 20 psi (gpm):	1500	1500	1500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W2241007006

PER ATTACHED CORRESPONDENCE WITH LADWP, EXISTING 8" WATER MAIN ON RADFORD WILL BE UPSIZED TO A 12" PIPE, AND (1) NEW HYDRANT WILL BE INSTALLED. WE WOULD LIKE TO CONFIRM VIA THIS IFFAR THAT THESE IMPROVEMENTS CAN PROVIDE THE REQUESTED FLOW.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 10/15/2024

Signtature: Erfan Danaei *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

RECEIVED/WDE
OCT -7 2024

*** If you have any questions, please contact us at (213) 367-2WNB or visit our web site at http://www.ladwp.com.**

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: _____

LAFD Fire Flow Requirement: 9,000 GPM available to North Lot

LAFD Signature: _____

Date Signed: _____

Applicant: Erin Yamashita
Company Name: KPFF
Address: 700 S. Flower Street, Suite 2100, Los Angeles, CA 90017
Telephone: (213) 266-5213
Email Address: erin.yamashita@kpff.com

	F- 50970	F- 50695	F-X1
Location:	RADFORD AVE WOODBRIDGE ST	RADFORD AVE VALLEYHEART DR (N)	NEW HYDRANT E/S Radford Ave. 200' N/CL Valleyheart Dr.
Distance from Neareast Pipe Location (feet):	10	10	10
Hydrant Size:	4D	4D	4D
Water Main Size (in):	8	8	8
Static Pressure (psi):	144	145.5	144.9
Residual Pressure (psi):	21.4	32.6	27.4
Flow at 20 psi (gpm):	1500	1500	1500

RECEIVED/WDE
OCT - 7 2024

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W2024007006

PER ATTACHED CORRESPONDENCE WITH LADWP, EXISTING 8" WATER MAIN ON RADFORD WILL BE UPSIZED TO A 12" PIPE, AND (1) NEW HYDRANT WILL BE INSTALLED. WE WOULD LIKE TO CONFIRM VIA THIS IFFAR THAT THESE IMPROVEMENTS CAN PROVIDE THE REQUESTED FLOW.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 10/15/2024

Signtature: Erfan Danaei *Title:* Civil Engineering Associate

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Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

*** If you have any questions, please contact us at (213) 367-2WNB or visit our web site at http://www.ladwp.com.**

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No.: _____

LAFD Fire Flow Requirement: 9,000 GPM available to South Lot

LAFD Signature: _____

Date Signed: _____

Applicant: Erin Yamashita
Company Name: KPFF
Address: 700 S. Flower Street, Suite 2100, Los Angeles, CA 90017
Telephone: (213) 266-5213
Email Address: erin.yamashita@kpff.com

	F- 50694	F- 50693	F- 50692
Location:	RADFORD AVE VALLEYHEART DR (S)	RADFORD AVE GUERIN ST	RADFORD AVE HOFFMAN ST
Distance from Neareast Pipe Location (feet):	34	30	24
Hydrant Size:	4D	4D	4D
Water Main Size (in):	12	12	12
Static Pressure (psi):	145.1	140.8	137.9
Residual Pressure (psi):	76.3	72.6	75.7
Flow at 20 psi (gpm):	1500	1500	1500

RECEIVED/WDE
OCT - 7 2024

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W2024007006

PER ATTACHED CORRESPONDENCE WITH LADWP, (3) NEW HYDRANTS WILL BE INSTALLED. WE WOULD LIKE TO CONFIRM VIA THIS IFFAR THAT THESE IMPROVEMENTS CAN PROVIDE THE REQUESTED FLOW.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 10/15/2024

Signtature: Erfan Danaei *Title:* Civil Engineering Associate

Requests must be made by submitting this completed application, along with a $271.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

*** If you have any questions, please contact us at (213) 367-2WNB or visit our web site at http://www.ladwp.com.**

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

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Date Signed: _____

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Address: 700 S. Flower Street, Suite 2100, Los Angeles, CA 90017
Telephone: (213) 266-5213
Email Address: erin.yamashita@kpff.com

	F- X2	F- X4	F- X5
Location:	NEW HYDRANT E/S Radford Ave. 99' N/CL Guerin St.	NEW HYDRANT E/S Radford Ave. 107' N/CL Hoffman St.	NEW HYDRANT E/S Radford Ave. 181' N/CL Ventura Pl.
Distance from Neareast Pipe Location (feet):	50	50	50
Hydrant Size:	4D	4D	4D
Water Main Size (in):	12	12	12
Static Pressure (psi):	142.9	139.4	136.4
Residual Pressure (psi):	73.7	73.4	79.2
Flow at 20 psi (gpm):	1500	1500	1500

RECEIVED/WDE

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W2024007006

PER ATTACHED CORRESPONDENCE WITH LADWP, (3) NEW HYDRANTS WILL BE INSTALLED. WE WOULD LIKE TO CONFIRM VIA THIS IFFAR THAT THESE IMPROVEMENTS CAN PROVIDE THE REQUESTED FLOW.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 10/15/2024

Signtature: Erfan danaei *Title:* Civil Engineering Associate

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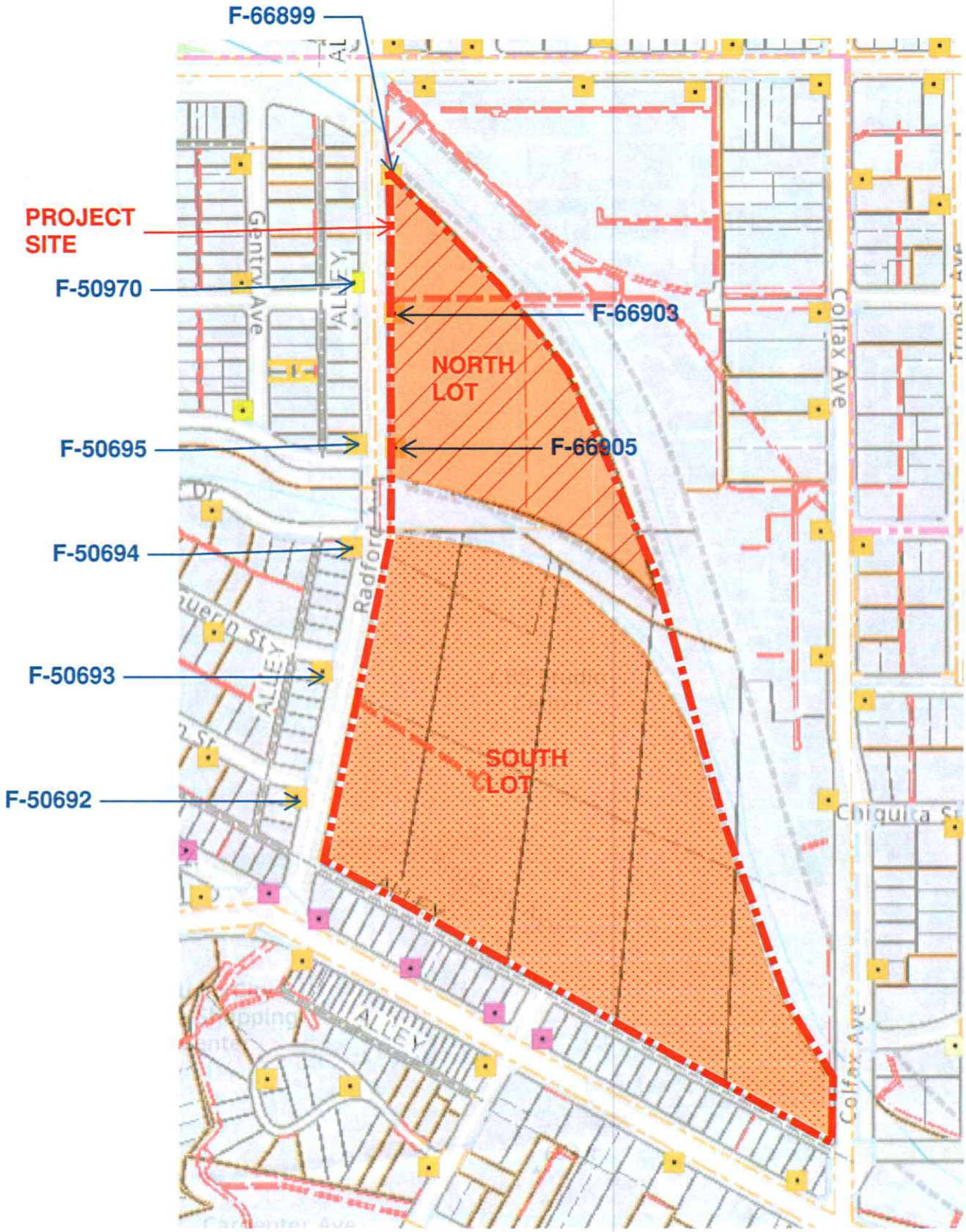
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

RECEIVED/WDE
OCT -7 2024

*** If you have any questions, please contact us at (213) 367-2WNB or visit our web site at http://www.ladwp.com.**


F-66899
PROJECT SITE
F-50970
F-66903
NORTH LOT
F-50695
F-66905
F-50694
F-50693
SOUTH LOT
F-50692
Gentry Ave
ALLEY
Colfax Ave
Frost Ave
Radford
Chiquita St
ALLEY
Colfax Ave

Kevin Yu

From: Danaei, Erfan <Erfan.Danaei@ladwp.com>
Sent: Thursday, August 15, 2024 8:49 AM
To: Kevin Yu
Cc: Janoyan, Shahan; Francis Park; Erin Yamashita; vahan.margaryan@arup.com; Laura Rodriguez; Stephanie Eyestone Jones; Lisa Trifiletti; Omar Pulido; Mark Davis
Subject: RE: [EXTERNAL] RE: LADWP ~~12000~~9000gpm Fire Hydrant Demand for 4200 Radford

Hi Kevin,

The following water facility improvements would be required to deliver 9,000 GPM on Radford Ave, north of Valleyheart Dr North and 9,000 GPM on Radford Ave between Ventura Blvd and Valleyheart Dr South. Be advised that the following are for 9,000 GPM(for 6 public fire hydrants) per block flowing individually, not simultaneously and without considering any additional demand for existing or new onsite fire hydrants.

1. Upgrade water main on Radford Ave, north of Valleyheart Dr North from 8" to 12" diameter pipe. Approximately 900 linear feet.
2. Upgrade water main on Valleyheart Dr South from 6" to 8" from Radford Ave. to Laurel Cyn Blvd. Approximately 1300 linear feet.
3. Install one (1) new fire hydrants on Radford North of Valleyheart for a total of six (6), and up to three (3) new hydrants on Radford South of Valleyheart for a total of six (6).

   These upgrades should provide 1,500 GPM out of each fire hydrant with a minimum residual pressure of 20psi at any given hydrant.

Thanks,

Erfan Danaei, M.S., P.E.
Civil Engineering Associate
Water Distribution Engineering / East Valley District
Los Angeles Department of Water & Power
111 N. Hope St.-Room 1425
Los Angeles, CA 90012
Tel:(213)367-3519

Residential Water Installation & Upgrades

LETTER OF TRANSMITTAL

Civil Division
700 S. Flower St., Suite 2100
Los Angeles, CA 90017
213.418.0201
Civil Fax 213.266.5294

kpff

Co: Los Angeles Department of Water and Power Distribution Engineering Section - Water	**Date**: 09/26/2024 / **Job No. / File #**
Address: 111 N. Hope Street – Room 1425 Los Angeles, CA 90012 **Attn**: Business Arrangements **Phone**: (213) 367-2WNB	**Project**: 2200018 Radford Studio Center

	Same Day Service - Requested Delivery Time:	X	**U.S. Mail or Hand Delivery:**

Next Day Service - [General Logistics Systems] - select one GSL delivery category

☐ **Early** – by 8 am (may be delivered w/o signature) ☐ **Saturday** – some restrictions

☐ **Priority** – by 10:30am ☐ **Ground** - by 5pm

RECEIVED/WDE
OCT -7 2024

Federal Express - select one Federal Express delivery category

☐ **First Overnight** ☐ **Standard Overnight**

☐ **Priority Overnight** ☐ **FedEx 2-Day** ☐ **Express Saver**

We are sending you the following items: [X] Attached ☐ Under separate cover

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	DESCRIPTION
4	09/26/2024	IFFAR Application Form
1	09/26/2024	Project Site Vicinity Map
1	09/26/2024	Email Correspondence with LADWP
1	09/26/2024	Check No. 2703 in the amount of $1112

These are transmitted as checked below:

☐ For approval ☐ Conforms to design concept ☐ Resubmit __ copies for approval

[X] For your use ☐ Conforms to design concept with revisions as shown ☐ Submit __ copies for Distribution

[X] As requested ☐ Non-Conforming: Revise and Resubmit ☐ Return __ corrected prints

☐ For review and comment ☐ _____

REMARKS:

Signature *Time* *Hand Delivery by KPFF*

COPIES TO:	SIGNED: Erin Yamashita

EXHIBIT 2

LADWP "Service Advisory Report" (SAR) Results
LADWP "Water Supply Analysis" (WSA)

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **107321**

Fire Service Pressure Flow Report

SERVICE NUMBER **645456**

For: **4200 RADFORD AVE** Approved Date: **10-10-2024**

Proposed Service **6 INCH** off of the

8 inch main in **RADFORD AVE** on the **EAST** side approximately

90 feet **NORTH** of **CENTERLINE** of **WOODBRIDGE ST** The System maximum pressure is

209 psi based on street curb elevation of **599** feet above sea level at this location.

The distance from the DWP street main to the property line is **64** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	143	1360	125		
285	142	1400	124		
415	141				
515	140				
605	139				
680	138				
750	137				
815	136				
880	135				
935	134				
990	133				
1040	132				
1090	131				
1140	130				
1185	129				
1230	128				
1275	127				
1320	126				

These values are subject to change due to changes in system facilities or demands.

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

Notes: OK to sell 6-in fire service

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 10-10-24. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **E. VALLEY (213) 367-1242**

ERFAN DANAEI	ERFAN DANAEI	166-168
Prepared by	**Approved by**	**Water Service Map**

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **105184**

Fire Service Pressure Flow Report

SERVICE NUMBER **644244**

For: **4200 RADFORD ST** Approved Date: **5-1-2024**

Proposed Service **10 INCH** off of the

12 inch main in **RADFORD AVE** on the **EAST** side approximately

200 feet **SOUTH** of **CENTERLINE** of **GUERIN ST** The System maximum pressure is

204 psi based on street curb elevation of **609** feet above sea level at this location.

The distance from the DWP street main to the property line is **56** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	139	5885	103	8560	67
1235	137	6060	101	8690	65
1795	135	6230	99	8815	63
2235	133	6400	97	8940	61
2615	131	6560	95	9000	60
2950	129	6720	93		
3255	127	6875	91		
3535	125	7030	89		
3800	123	7180	87		
4050	121	7330	85		
4285	119	7475	83		
4515	117	7615	81		
4730	115	7760	79		
4940	113	7895	77		
5140	111	8035	75		
5335	109	8165	73		
5525	107	8300	71		
5710	105	8430	69		

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

These values are subject to change due to changes in system facilities or demands.

Notes: Proposed 12" fire service with 9000 gpm. Single 12" tap with two 10" fire servie in parallel. combo domestic is not approved. Please be advised that this approval is based on the individual demand at this specific location without consideration to any other simultanous fire flows

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 05-01-24. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **E. VALLEY (213) 367-1242**

ERFAN DANAEI	**SHAHAN JANOYAN**	**164-168**
Prepared by	**Approved by**	**Water Service Map**

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

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

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

City of Los Angeles
Department of City Planning
Kathleen King, City Planner
(213) 847-3624
kathleen.king@lacity.org

EIR Consultant

Eyestone Environmental
Laura Rodriguez, Managing Principal
(424) 207-5339
l.rodriguez@eyestoneEIR.com

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.

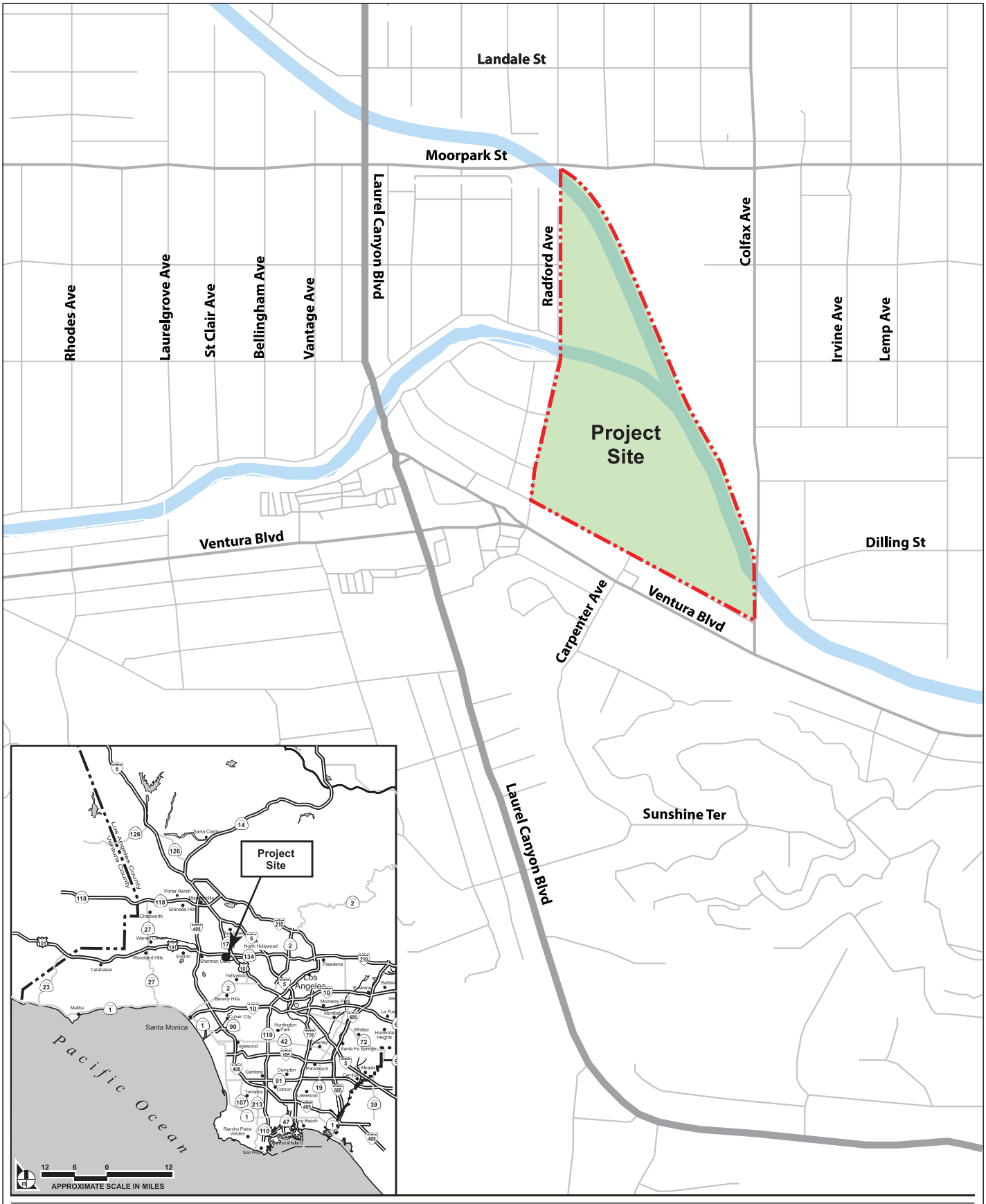
Sincerely,

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
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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
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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.

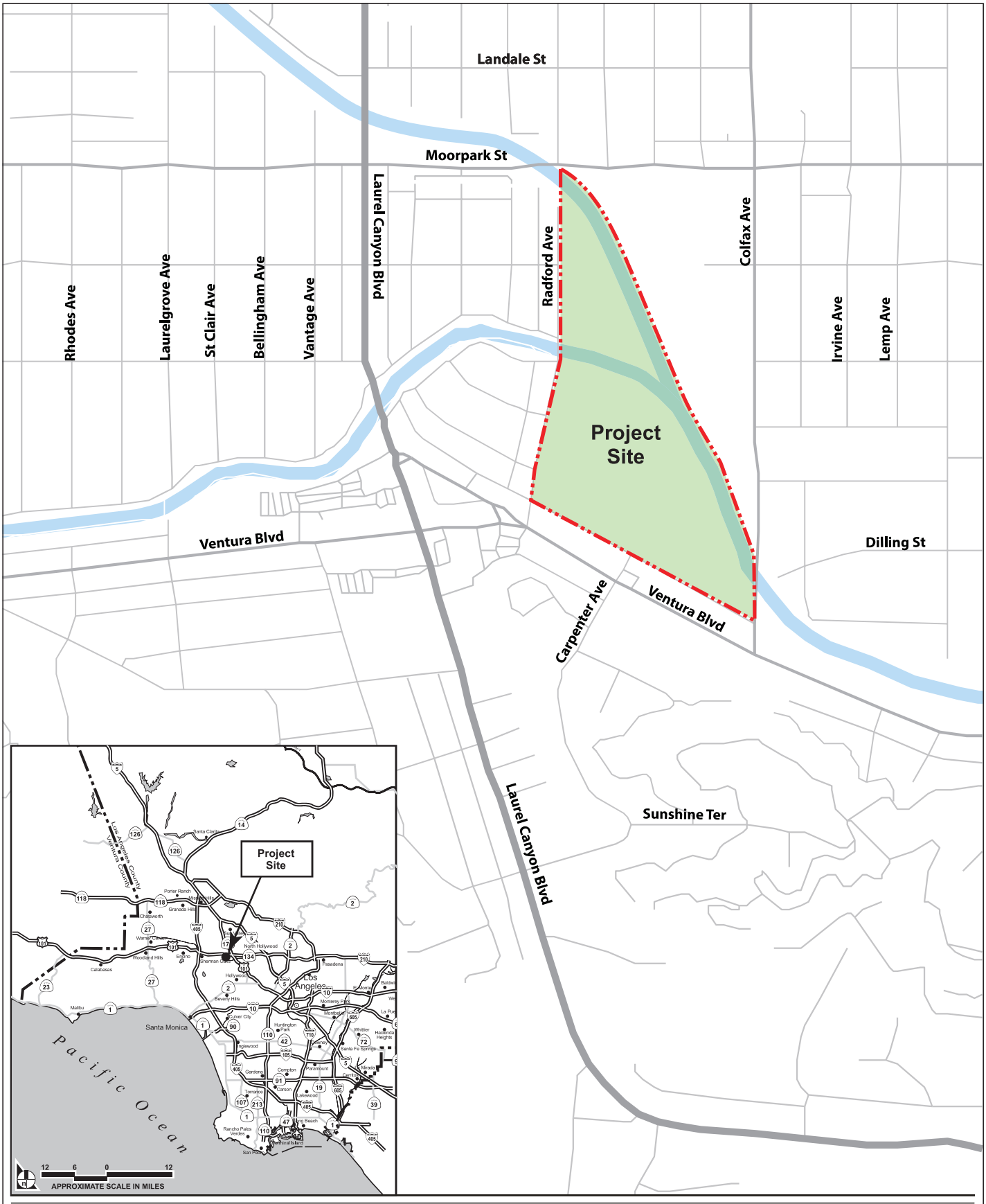
Should you have any questions, please do not hesitate to call at (310) 943-8742.

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.

EXHIBIT 3

Sewer Capacity Availability Report (SCAR) Results and Will Serve Letter

City of Los Angeles "Wastewater Services Information" Letter

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Job Address:	**4200 N RADFORD AVE**	Sanitation Scar ID:	**72-7119-0624**
Date Submitted	06/15/2024	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	ERIN YAMASHITA		
Address:	700 S FLOWER ST, SUITE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-266-5213	Fax:	
Email:	ERIN.YAMASHITA@KPFF.COM	BPA No.	
S-Map:	443	Wye Map:	1061-B 1061-C

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	RADFORD AVE	44305058	44305071	8	1.00	NORTH LOT - Parking 5,046 GPD (1.0%) - No sewer ejectors
2	RADFORD AVE	44305274	44305273	8	1.00	NORTH LOT - Production Support 5,046 GPD (1.0%) - No sewer ejectors
3	RADFORD AVE	44305117	44305109	10	98.00	SOUTH LOT 494,512 GPD (98%) - With sewer ejectors PID 4430511744305109A

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	STUDIO: FILM/TV - REGULAR USE INDOOR FILMING AREA *13	50	KGSF	226,580	11,329
2	STUDIO: FILM/TV - INDUSTRIAL USE *13 FILM PROCESS/MACHINE SHOP *7	50	KGSF	214,860	10,743
3	OFFICE BUILDING W/COOLING TOWER	170	KGSF	572,050	97,249
4	OFFICE BUILDING W/COOLING TOWER	170	KGSF	628,520	106,848
5	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	833	24,990
6	STUDIO: FILM/TV - INDUSTRIAL USE *13 FILM PROCESS/MACHINE SHOP *7	50	KGSF	54,200	2,710
7	AUTO PARKING	20	KGSF	1,736,730	34,735
8	SEWER EJECTOR		GPD	216,000	216,000
				Proposed Total Flow (gpd):	**504,604**

Scar Request Number: 5885

Remarks	1] Approved for the maximum allowable capacity of 504,604 GPD. 2] Maximum partial discharges as indicated on SCAR notes. 3] Sewer ejector approved to discharge into PID 4430511744305109A at a maximum allowable discharge of 216,000 GPD and maximum pumping flow rate of 150 gpm. 4] Developer has requested SRN 5885 and 5886 for the same project. Developer is allowed to use ONLY ONE of these SCARS for this project. 5] IWMD permit required.

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed:	07/03/2024	Expires On:	12/30/2024

Processed by:	Albert Lew Bureau of Sanitation Phone: 323-342-6207 Sanitation Status: Approved Reviewed by: Ricardo Avendano on 07/02/2024	Submitted by:	Carlos Aguilera Bureau of Engineering Valley District Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:709)	$3,135.00
Date Collected	06/25/2024	SCAR Status:	**Completed**

Scar Request Number: 5885

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Scar Request Number: 5885

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

TED ALLEN, PE
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://engineering.lacity.gov

07/03/2024

ERIN YAMASHITA
700 S FLOWER ST, SUITE 2100
LOS ANGELES, CA, 90017

Dear ERIN YAMASHITA,

SEWER AVAILABILITY: 4200 N RADFORD AVE

The Bureau of Sanitation has reviewed your request of 06/15/2024 for sewer availability at **4200 N RADFORD AVE**. Based on their analysis, it has been determined on 07/03/2024 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Scar Request Number: 5885

Sincerely,

Carlos Aguilera

Valley District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
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8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Job Address:	**4200 N RADFORD AVE**	Sanitation Scar ID:	**72-7120-0624**
Date Submitted	06/15/2024	Request Will Serve Letter?	Yes
BOE District:	Valley District		
Applicant:	ERIN YAMASHITA		
Address:	700 S FLOWER ST, SUITE 2100	City :	LOS ANGELES
State:	CA	Zip:	90017
Phone:	213-266-5213	Fax:	
Email:	ERIN.YAMASHITA@KPFF.COM	BPA No.	
S-Map:	443	Wye Map:	1061-D 1061-C

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	RADFORD AVE	44305058	44305071	8	1.00	NORTH LOT - Parking 5,046 GPD (1.0%) - No sewer ejectors
2	RADFORD AVE	44305274	44305273	8	1.00	NORTH LOT - Production Support 5,046 GPD (1.0%) - No sewer ejectors
3	RADFORD AVE	44305117	44305109	10	76.00	SOUTH LOT 383,499 GPD (76%) - With sewer ejectors
4	CARPENTER AVENUE ALLEY	44309024	44309033	8	22.00	SOUTH LOT 111,013 GPD (22%) - No sewer ejectors

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	STUDIO: FILM/TV - REGULAR USE INDOOR FILMING AREA *13	50	KGSF	226,580	11,329
2	STUDIO: FILM/TV - INDUSTRIAL USE *13 FILM PROCESS/MACHINE SHOP *7	50	KGSF	214,860	10,743
3	OFFICE BUILDING W/COOLING TOWER	170	KGSF	572,050	97,249
4	OFFICE BUILDING W/COOLING TOWER	170	KGSF	628,520	106,848
5	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	833	24,990
6	STUDIO: FILM/TV - INDUSTRIAL USE *13 FILM PROCESS/MACHINE SHOP *7	50	KGSF	54,200	2,710
7	AUTO PARKING	20	KGSF	1,736,730	34,735

Scar Request Number: 5886

8	SEWER EJECTOR		GPD	216,000	216,000

Proposed Total Flow (gpd): **504,604**

Remarks: 1] Approved for the maximum allowable capacity of 504,604 GPD. 2] Maximum partial discharges as indicated on SCAR notes. 3] Sewer ejector approved to discharge into PID 4430511744305109A at a maximum discharge of 216,000 GPD and maximum pumping flow rate of 150 gpm. 4] Developer has requested SRN 5885 and 5886 for the same project. Developer is allowed to use ONLY ONE for this discharge. 5] IWMD permit required.

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: 07/03/2024 Expires On: 12/30/2024

Processed by: Albert Lew
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Ricardo Avendano
on 07/02/2024

Submitted by: Carlos Aguilera
Bureau of Engineering
Valley District
Phone:

Fees Collected: Yes
Date Collected: 06/25/2024

SCAR FEE (W:37 / QC:709): $3,135.00
SCAR Status: **Completed**

Scar Request Number: 5886

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Scar Request Number: 5886

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

TED ALLEN, PE
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://engineering.lacity.gov

07/03/2024

ERIN YAMASHITA
700 S FLOWER ST, SUITE 2100
LOS ANGELES, CA, 90017

Dear ERIN YAMASHITA,

SEWER AVAILABILITY: 4200 N RADFORD AVE

The Bureau of Sanitation has reviewed your request of 06/15/2024 for sewer availability at **4200 N RADFORD AVE**. Based on their analysis, it has been determined on 07/03/2024 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Scar Request Number: 5886

Sincerely,

Carlos Aguilera

Valley District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
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4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

BUREAU OF SANITATION

BARBARA ROMERO
DIRECTOR AND GENERAL MANAGER

VACANT
CHIEF OPERATING OFFICER

SARAI BHAGA
CHIEF FINANCIAL OFFICER

JULIE ALLEN
NICOLE BERNSON
MAS DOJIRI
ALEXANDER E. HELOU
ROBERT POTTER
ASSISTANT DIRECTORS

HI SANG KIM
YPERION EXECUTIVE PLANT MANAGER

WASTEWATER ENGINEERING
SERVICES DIVISION
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

June 25, 2024

Ms. Erin Yamashita,
KPFF Consulting Engineers,
700 S Flower Street, # 2100
Studio City, CA 91604

Dear Ms. Yamashita,

RADFORD STUDIOS - REQUEST FOR WASTEWATER SERVICES INFORMATION

This is in response to your June 18, 2024 letter requesting a review of your proposed mixed-use project located at 4200 Radford Avenue, Studio City, CA 91604. The project will consist of TV stages, offices and amenities. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative capacity impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Proposed			
Sound Stages	50 KGSF	226,580 SF	11,329
Production Support	50 KGSF	214,860 SF	10,743
Production Office	170 KGSF	572,050 SF	97,249

Creative Office	170 KGSF	628,520 SF	106,848
Retail/Restaurant	30 GPD/SEAT	833 SEATS	24,990
Mobility Hub	50 KGSF	54,200 SF	2,710
Parking	20 KGSF	1,736,730 SF	34,735
Sewer Ejector	N/A	N/A	216,000
Total			**504,604 GPD**

SEWER AVAILABILITY

The developer is proposing two scenarios for this discharge, as follows:

Scenario 1 *- To discharge 9,870 GPD into an 8-inch line on Radford Avenue and the remainder (494,734 GPD) into a 10-inch line on Radford Ave.*

For the 8-inch line, the sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Radford Avenue. The sewage from the existing 8-inch line feeds into a 57-inch line on Woodbridge St Easement before discharging into a 48-inch sewer line on Aqua Vista St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow levels (d/D) in the 8-inch line, 57-inch line, and 48-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Radford Ave.	*	241,000 GPD
57	Woodbridge St. Easement	*	19.30 MGD
48	Aqua Vista St.	*	19.75 MGD

* No gauging available

For the 10-inch line, the sewer infrastructure in the vicinity of the proposed project includes an existing 10-inch line on Radford Avenue. The sewage from the existing 10-inch line feeds into a 15-inch line on Guerin St Alley. The sewage from the 15-inch line feeds into a 48-inch line on Woodbridge St before discharging into a 48-inch line on Aqua Vista St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow levels (d/D) in the 10-inch line, 15-inch line, and 48-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
10	Radford Ave.	*	509,000 GPD
15	Guerin St Alley	*	775,000 GPD
48	Woodbridge St.	*	17.77 MGD
48	Aqua Vista St	*	19.75 MGD

* No gauging available

Scenario 2 *- To discharge 9,870 GPD into an 8-inch line on Radford Ave, 383,001 GPD into a 10-inch line on Radford Ave, and to discharge 111,733 GPD into an 8-inch line on Carpenter Avenue Alley.*

For the 8-inch line, the sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Radford Avenue. The sewage from the existing 8-inch line feeds into a 57-inch line on Woodbridge St Easement before discharging into a 48-inch sewer line on Aqua Vista St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow levels (d/D) in the 8-inch line, 57-inch line, and 48-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Radford Ave.	*	241,000 GPD
57	Woodbridge St. Easement	*	19.30 MGD
48	Aqua Vista St.	*	19.75 MGD

* No gauging available

For the 10-inch line, the sewer infrastructure in the vicinity of the proposed project includes an existing 10-inch line on Radford Avenue. The sewage from the existing 10-inch line feeds into a 15-inch line on Guerin St Alley. The sewage from the existing 15-inch line feeds into a 48-inch line on Woodbridge St before discharging into a 48-inch line on Aqua Vista St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow levels (d/D) in the 10-inch line, 15-inch line, and 48-inch lines cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
10	Radford Ave.	*	509,000 GPD
15	Guerin St Alley	*	775,000 GPD
48	Woodbridge St.	*	17.77 MGD
48	Aqua Vista St	*	19.75 MGD

* No gauging available

For the 8-inch line on Carpenter Ave Alley, the sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line Carpenter Avenue Alley. The sewage from the existing 8-inch line feeds into an 18-inch line on Ventura Blvd. The sewage from the 18-inch line feeds into a 21-inch line on Valley Heart Dr. The sewage from the 21-inch line feeds into a 24-inch line on Lankershim Blvd R/W before discharging into a 42-inch line on Vista St. Figure 1 shows the details of the sewer system within the vicinity of the project.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Carpenter Ave Alley	16	324,000 GPD
18	Ventura Blvd	22	1.54 MGD
21	Valley Heart Dr.	27	1.65 MGD
24	Lankershim Blvd R/W	28	6.37 MGD
42	Vista St.	34	38.18 MGD

Based on estimated flows, it appears that in both scenarios the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

This response letter is not intended to address any potential utility conflicts associated with the wastewater or stormwater conveyance systems. Construction of any type near any wastewater or stormwater conveyance infrastructure in the public right of way, or in/near any conveyance easement must be evaluated separately.

If you have any questions, please call Than Win at (323) 342-6268 or email at than.win@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of

stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: https://eng2.lacity.org/techdocs/stdplans/index.htm

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers a Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of $1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from the Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

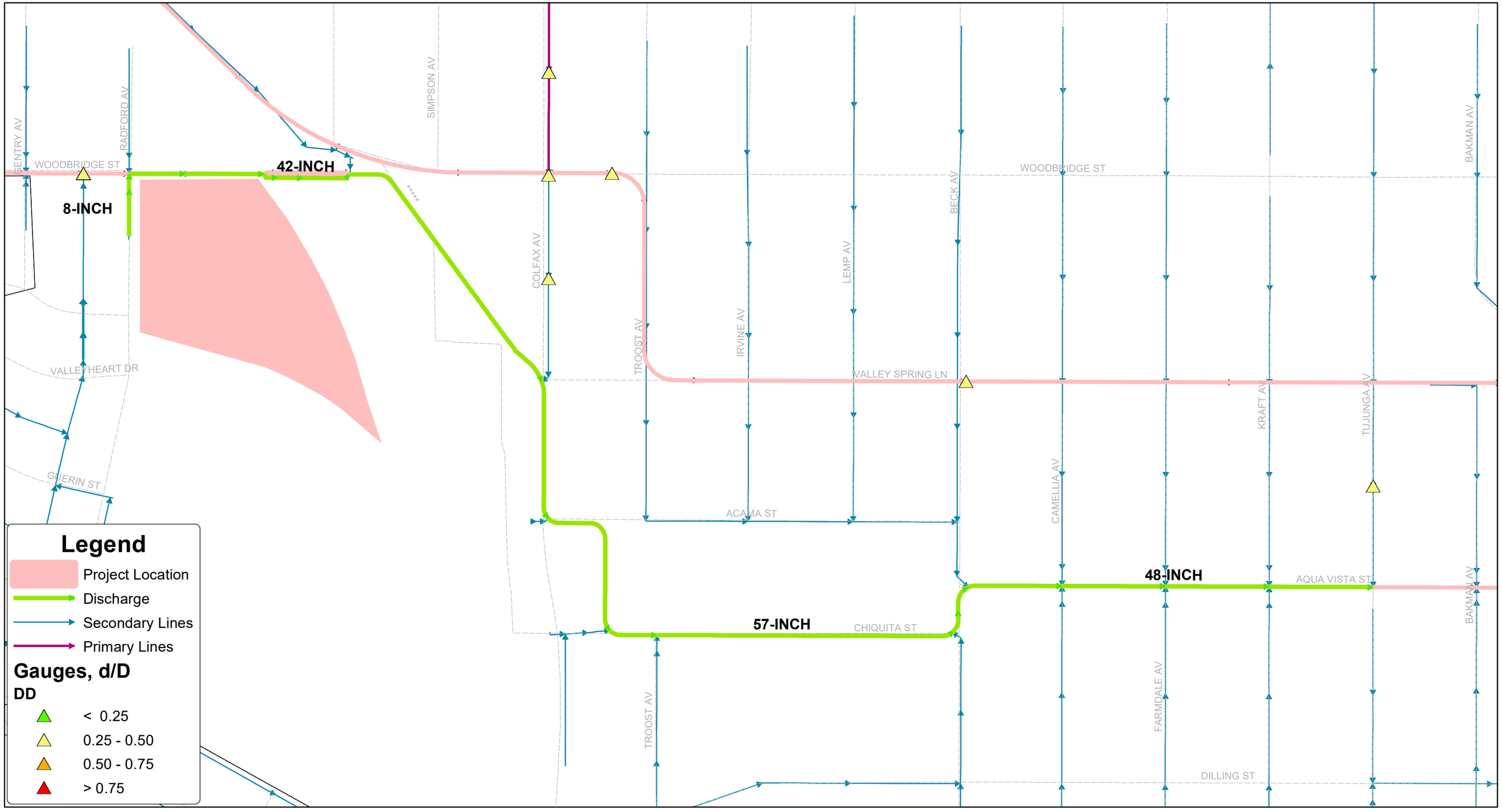
Sincerely,

Rowena Lau, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

RL/TW: ra

Attachment: Figures 1-3 - Sewer Maps

c: Julie Allen, LASAN
Michael Scaduto, LASAN
Spencer Yu, LASAN
Than Win, LASAN



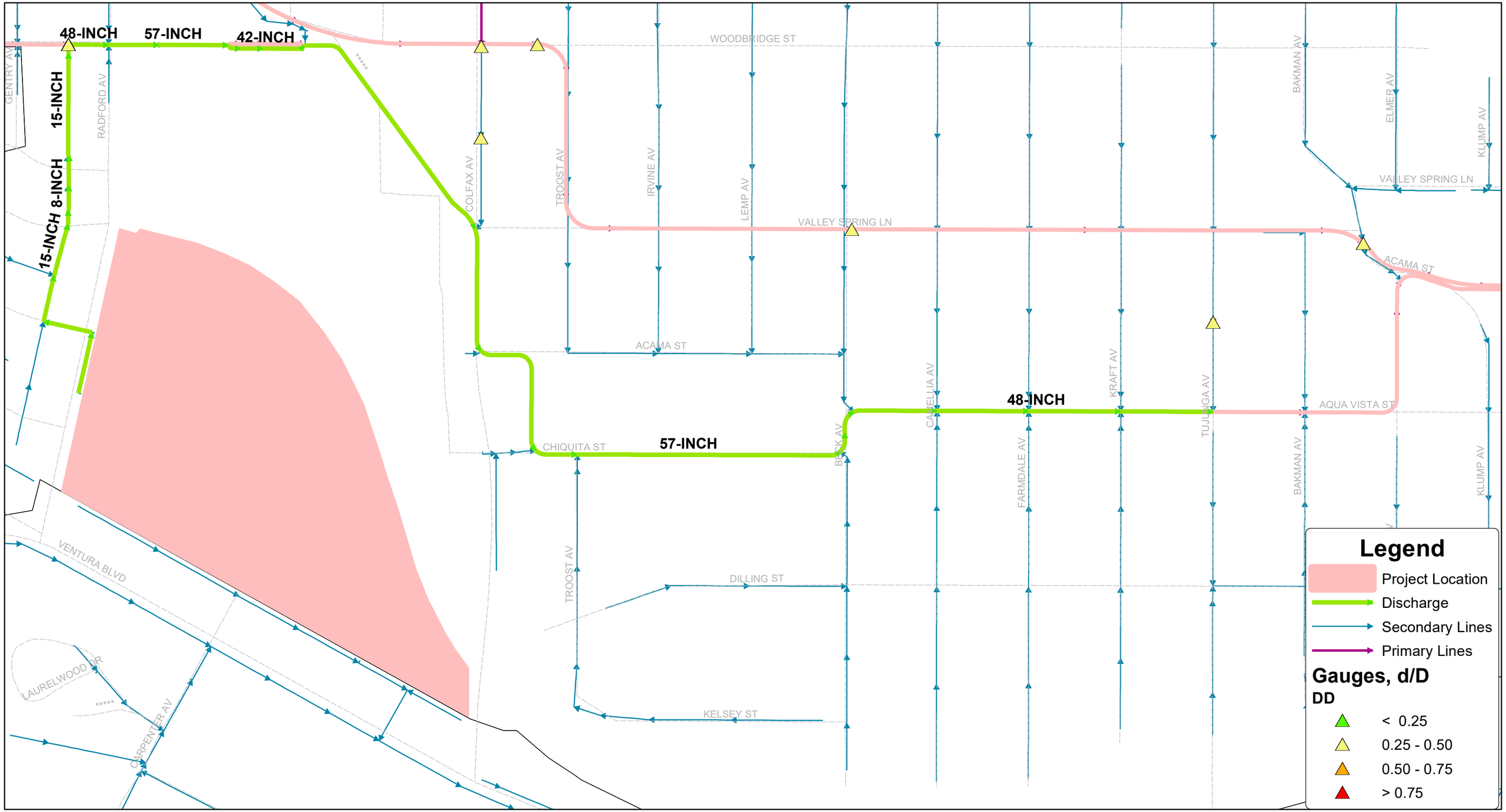
Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
RADFORD STUDIOS
8 INCH LINE ANALYSIS ON RADFORD AVE

Sewer Map

N
W E
S

0 125 250 500 750 1,000
Feet



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 2

RADFORD STUDIOS
10 INCH LINE ANALYSIS ON RADFORD AVE

Sewer Map

12-INCH
18-INCH
12-INCH
21-INCH
24-INCH
72-INCH
48-INCH
42-INCH

Legend

- Project Location
- Discharge
- Secondary Lines
- Primary Lines

Gauges, d/D

DD

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 3
RADFORD STUDIOS
CARPENTER AV ALLEY ANALYSIS
Sewer Map

N W E S

0 6251,250 2,500 3,750 5,000 Feet

EXHIBIT 4

LADWP Approved Power Will-Serve Letter

September 23, 2024

Ms. Erin Yamashita
KPFF
700 S Flower St. Suite 2100
Los Angeles, CA 90017

Dear Ms. Yamashita:

Subject: Will Serve
4200 Radford Av

This is in response to your letter dated on July 23, 2024 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Mr. Daniel Rostom, at (213) 367-8067.

Sincerely,

Daniel Rostom

Daniel Rostom
Electrical Engineer, Customer Station Design

c: Daniel Rostom

EXHIBIT 5

SoCalGas Approved Will-Serve Letter

October 17, 2023

KPFF
700 S Flower Street, Suite 2100
Los Angeles, CA 90017
Attn: Erin Yamashita

Subject: Maps - 4200 Radford Ave, Studio City

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Xavier Pulido

October 17, 2023

KPFF
700 S Flower Street, Suite 2100
Los Angeles, CA 90017
Attn: Erin Yamashita

Subject: Maps - 4064 Radford Ave, Studio City

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Xavier Pulido

October 17, 2023

KPFF
700 S Flower Street, Suite 2100
Los Angeles, CA 90017
Attn: Erin Yamashita

Subject: Maps - 4024 Radford Ave, Studio City

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

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If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Xavier Pulido

EXHIBIT 6

CalEE Mod Calculations

Radford Studio Center
Draft EIR
Appendix D
Energy Analysis Spreadsheets

- Appendix D: Energy Analysis
    - Energy Consumption Summary
    - Construction Energy Usage
        - Construction Electricity Consumption
        - Off-Road Equipment
        - On-Road Fuel Usage Rates
        - On-Road Vehicles
        - Construction Water Usage
    - Operational Energy Usage
        - Existing
        - Project Buildout
        - Project Buildout (Land Use Exchange)
        - EMFAC Operations
        - All Electric Calculations
        - Peak Electricity Demand Calculations
        - Total County Fuel Consumption

Please refer to Appendix B – Greenhouse Gas for Dewatering, EV charging, Solar Generation, Basecamp, Lighting, and Signage energy calculations

Radford Studio Center

Summary of Energy Use During Construction

Electricty		
Water Consumption	65,214	kWh
Temporary Power (lighting, tools)	35,129	kWh
Dewatering	29,798	kWh
Construction Equipment (Electric Powered)	16,056	kWh
Total:	**146,197**	kWh
Gasoline		
On Road	422,464	Gallons
Off Road	0	Gallons
Total:	**422,464**	Gallons
Diesel		
On Road	1,316,844	Gallons
Off Road	420,171	Gallons
Total:	**1,737,015**	Gallons
Total Mobile	**2,159,479**	

Summary of Energy Use During Operations

	Baseline (Buildout)	Project (Buildout)	Project (Buildout - Baseline)	Land Use Exchange	Land Use Exchange (Buildout - Baseline)	Units
Electricity						
Electricity (building) - Including Signage	20,137,621	49,441,401	29,303,780	49,854,584	29,716,963	kWh/year
Electricity (water)	1,181,868	2,114,503	932,635	2,221,493	1,039,626	kWh/year
EV Charging	38,767	1,725,959	1,687,192	1,725,959	1,687,192	kWh/year
Lighting	1,061,566	1,123,555	61,989	1,123,555	61,989	kWh/year
Basecamp	938,746	1,424,782	486,036	1,424,782	486,036	kWh/year
Solar Panel (Credit)	(676,000)	(2,028,000)	(1,352,000)	(2,028,000)	(1,352,000)	kWh/year
Electricity Total	**22,682,568**	**53,802,199**	**31,119,631**	**54,322,373**	**31,639,805**	**kWh/year**
Natural Gas	**19,386,722**	**11,739,686**	**(7,647,036)**	**11,739,686**	**(7,647,036)**	**cu ft/year**
Emergency Generators						
Diesel	3,219	6,440	3,221	6,440	3,221	Gallons/year
Mobile						
Gasoline	701,301	1,467,467	766,166	1,484,410	783,109	Gallons/year
Diesel	120,547	252,245	131,697	255,157	134,609	Gallons/year
Total (Including Emergency Generators)	**825,068**	**1,726,151**	**901,084**	**1,739,567**	**914,499**	**Gallons/year**

Construction Electricity Usage

Caterpillar 40-C4.4 Generator[a]

Peak Power Rating - Prime (kW)	36
Typical Load	70%
Average Output (kW)	25.2
Hours per Day	2
Average Daily Output (kWh)	50.4
Building Construction Phase Duration (days)	697
Total Construction (kWh)	35,129
Total Construction (MWh)	35.1

[a]https://www.albancat.com/content/uploads/2014/06/40-C4.4-Spec-Sheet.pdf

Calculation of Diesel Usage During Cosnstruciton (Offroad Equipment):

Phase Name	Off Road Equipment Type	Units	Hours	HP	Load Factor	Avg. Daily Factor	Number of Days	Diesel Fuel Usage	
Demolition	Air Compressors	1	8	37	0.48	0.6	195	831	
Demolition	Other Construction Equipment	1	8	82	0.42	0.6	195	1,612	
Demolition	Tractors/Loaders/Backhoes	3	8	84	0.37	0.6	195	4,364	
Grading	Graders	1	8	148	0.41	0.6	218	3,175	
Grading	Excavators	3	8	36	0.38	0.6	218	2,147	
Grading	Tractors/Loaders/Backhoes	2	8	84	0.37	0.6	218	3,252	
Grading	Bore/Drill Rigs	2	8	83	0.5	0.6	218	4,343	
Grading	Cranes	2	8	367	0.29	0.6	218	11,137	
Grading	Other Construction Equipment	2	8	82	0.42	0.6	218	3,604	
Grading	Pumps	2	8	11	0.74	0.6	218	852	
Grading	Rubber Tired Loaders	3	8	150	0.36	0.6	218	8,476	
Grading	Welders	2	8	46	0.45	0.6	218	2,166	
Building Exterior	Forklifts	4	8	82	0.2	0.6	697	10,974	
Building Exterior	Cranes	3	8	367	0.29	0.6	697	53,411	
Building Exterior	Welders	2	8	46	0.45	0.6	697	6,925	
Building Exterior	Tractors/Loaders/Backhoes	1	8	84	0.37	0.6	697	5,199	
Building Exterior	Aerial Lifts	10	8	46	0.31	0.6	697	23,854	
Building Exterior	Cranes	2	8	367	0.29	0.6	697	35,607	
Building Exterior	Other Construction Equipment	4	8	82	0.42	0.6	697	23,044	
Building Exterior	Rough Terrain Forklifts	4	8	96	0.4	0.6	697	25,694	
Foundation	Cranes	2	7	367	0.29	0.6	434	19,400	
Foundation	Pumps	6	8	11	0.74	0.6	434	5,087	
Paving	Paving Equipment	1	8	89	0.36	0.6	109	838	
Paving	Rollers	1	8	36	0.38	0.6	109	358	
Paving	Signal Boards	1	8	6	0.82	0.6	109	129	
Paving	Skid Steer Loaders	2	8	71	0.37	0.6	109	1,374	
Paving	Trenchers	2	8	40	0.5	0.6	109	1,046	
Architectural Coating	Air Compressors	6	8	37	0.48	0.6	653	16,700	
Architectural Coating	Aerial Lifts	10	8	46	0.31	0.6	653	22,348	
Architectural Coating	Cranes	2	8	367	0.29	0.6	653	33,359	
Architectural Coating	Cranes	3	8	367	0.29	0.6	653	50,039	
Architectural Coating	Forklifts	4	8	82	0.2	0.6	653	10,281	
Architectural Coating	Pumps	2	8	11	0.74	0.6	653	2,551	
Architectural Coating	Rough Terrain Forklifts	4	8	96	0.4	0.6	653	24,072	
						Total Diesel Usage for Construction (Offroad Equipment):		**420,171.4**	**gallons of diesel fuel**

gallons of diesel fuel per horsepower-hour=	0.05

Notes: Equipment assumptions are provide in the CalEEMod output files and fuel usage estimate of 0.05 gallons of diesel fuel per horsepower-hour is from the SCAQMD CEQA Air Quality Handbook, Table A9-3E.

EMFAC2021 Emissions Inventory
Region Type: County
Region: Los Angeles
Calendar Year: 2025
Season: Annual
Vehicle Classification: EMFAC2011 Categories

Region	Veh_Class	Fuel	Speed (miles/hr)	Population (vehicles)	VMT (miles/day)	Trips (trips/day)	Fuel_Gas (1000 gallons/day)	Fuel_DSL (1000 gallons/day)	Miles per Gallon
South Coast	LDA	Gasoline	Aggregate	3,337,440	132,004,234	15,494,312	4,510	0	29.3
South Coast	LDT1	Gasoline	Aggregate	313,469	11,445,443	1,380,698	468	0	24.5
South Coast	LDT2	Gasoline	Aggregate	1,623,397	67,107,095	7,642,462	2,812	0	23.9
						Construction Worker Trip (Composite LDA/LDT1/LDT2):			**26.7**
South Coast	HHDT	Diesel	Aggregate	55,408	6,966,404	865,912	0	1135.9	**6.1**

LDA - Light Duty Auto, LDT1 - Light Duty Truck 1 (<3,750 lbs), LDT2 - Light Duty Truck 2 (3,751-8,500 lbs)

Notes: Consistent with CalEEMod, a construction worker trip is assumed to be a composite of 50% LDA , 25% for LDT1, and 25% for LDT2. Used EMFAC 2011 Categories for construciton as EMFAC2011 has specific categories for vehicle class T7.

Calculation of Gasoline and Diesel Usage During Construction (Onroad Vehicles):

Phase Name	Daily Worker Trips	Daily Vendor Trips	Daily Haul Trips	Days	Total Worker Trips	Total Vendor Trips	Total Haul Trips	Trip Length (miles)			Total Length (miles)			Avg. Daily Factor	Gallons of Fuel	
								Worker	Vendor	Haul	Worker	Vendor	Haul	(worker and vendor)	Gasoline	Diesel
Demolition	56	0	24	195	10920	0	4680	18.5	10.2	34	202020	0	159120	0.6	4,537.3	25,944.8
Grading	40	0	846	218	8720	0	184428	18.5	10.2	34	161320	0	6270552	0.6	3,623.2	1,022,424.2
Foundation	456	140	0	697	317832	97580	0	18.5	10.2	20	5879892	995316	0	0.6	132,060.5	97,372.8
Building Exterior	822	206	0	434	356748	89404	0	18.5	10.2	20	6599838	911920.8	0	0.6	148,230.2	89,214.1
Paving	17.5	10	0	109	1907.5	1090	0	18.5	10.2	20	35288.75	11118	0	0.6	792.6	1,087.7
Architectural Coating	491	124	0	653	320623	80972	0	18.5	10.2	20	5931526	825914.4	0	0.6	133,220.2	80,800.1
														Total:	**422,463.9**	**1,316,843.7**

Worker Miles per gallon=	26.71	gasoline
Vedor/Haul miles per gallon=	6.13	diesel

Notes: Consistent with CalEEMod worker vehicles are assumed to be gasoline and 50% LDA, 25%LDT1, and 25% LDT2. Vendor and haul trips are assumed to be 100% diesel Heavy Duty Trucks (T7)

Trips presented are one-way trips

Water Usage for Control of Fugitive Dust during Construction:

Phase	Days	Average Daily Acreage Distrubed	Gallons Per Year	Electricity (kWhr)
Demolition	195	2.0	1,177,800	11,456
Grading	218	2.0	1,316,720	12,808
Foundation	697	2.0	4,209,880	40,950
Building Exterior	434	0	0	0
Paving	109	0	0	0
Architectural Coating	653	0	0	0
		Total:	**6,704,400**	**65,214**

Water application rate=	3020	gal/acre/day
kWhr equivalent=	0.01	kWhr

Notes: 1) Gallons per year of water usage for dust control is calculated based on a minimum control efficiency of 66% (three times daily) with an application rate of 3,020 gal/acre/day (Air & Waste Management Association Air Pollution Engineering Manual (1992 Edition)) and average of 26 construction days per month.
2) CalEEMod Default: Each gallon of delivered potable water in Southern California is associated with 0.009727 kWhr of electricity).

Radford Studio Center - Existing Operations
Los Angeles-South Coast County, Annual

Land Use Details

Land Uses	*Size*	*Metric*	*Lot Acreage*	*Floor Surface Area*	*Population*
General Office Building[1]	556.621	1000sqft	12.8	556,621	0
Industrial Park	359.730	1000sqft	8.3	359,730	0
High Turnover (Sit Down Restaurant)[1]	7.249	1000sqft	0.2	7,249	
Enclosed Parking with Elevator	2097	Space	18.9	709,508	
Strip Mall	255.510	1000sqft	5.7	255,510	
Parking Lot	998	Space	3.7		

Trip Summary Information[2]

Land Uses	*Average Daily Trip Rate*			*Annual VMT*
	Weekday	*Saturday*	*Sunday*	
All Land Uses	7,783	7,783	7,783	19,186,955
Total	**7,783**	**7,783**	**7,783**	**19,186,955**

Gasoline and Diesel Usage

	Buildout Year		Existing (Baseline) Year	
	Gasoline	*Diesel*	*Gasoline*	*Diesel*
Miles/Gallon	25.8	9.0	23.8	8.4
% Fleet Mix	94.4%	5.6%	94.9%	5.1%
Total (Gallons):	**701,301**	**120,547**	**763,682**	**116,812**

Energy by Land Use - Natural Gas

Land Uses	*kBTU/yr*	cu ft/year
General Office Building	11,183,551	10,651,000
Industrial Park	7,227,644	6,883,471
High Turnover (Sit Down Restaurant)	686,695	653,995
Enclosed Parking with Elevator		0
Strip Mall	1,258,168	1,198,255
Parking Lot		0
Total	**20,356,058**	**19,386,722**

Energy by Land Use - Electricity

Land Uses	*kWH/yr*
General Office Building	8,866,277
Industrial Park	5,730,049
High Turnover (Sit Down Restaurant)	236,101
Enclosed Parking with Elevator	2,619,100
Strip Mall	2,543,994
Parking Lot	142,100
Total	20,137,621

Water Detail

Land Uses	*Indoor Use (Mgal)*	*Outdoor Use (Mgal)*	*Electricity Use (kWh/yr)*
General Office Building	79.144	0.112	539,330
Industrial Park	66.550	0.112	453,602
High Turnover (Sit Down Restaurant)	1.760	0.006	19,613
Enclosed Parking with Elevator	0.000	0.000	0
Strip Mall	15.141	0.112	169,323
Parking Lot			0
Total	147.455	0.230	**1,181,868**

Notes: Indoor water results in 0.00687 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.005306 kWhr ofelectricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod).

[1] Existing General Office Building includes commissary uses which are modeled as High Turnover (Sit Down Restaurant) uses. Square footage for the commissary was subtracted from the General Office Building square footage

[2] Transportation Assessment for the Radford Studio Center Project Studio City, California. March 2024. Gibson Transportation Consulting

Radford Studio Center - Buildout Operations
Los Angeles-South Coast County, Annual

Land Use Details

Land Uses	*Size*	*Metric*	*Lot Acreage*	*Floor Surface Area*	*Population*
General Office Building[1]	1418	1000sqft	32.5	1,417,751	
Industrial Park	450	1000sqft	10.3	450,000	
High Turnover (Sit Down Restaurant)[1]	32	1000sqft	2	32,249	
Enclosed Parking with Elevator	5775	Space	52	1613761	
Strip Mall	300	1000sqft	6.89	300,000	
Parking Lot	275	Space	1.03	0	

Trip Summary Information[2]

Land Uses	*Average Daily Trip Rate*			*Mitigated*
	Weekday	*Saturday*	*Sunday*	
Total	16,435	16,435	16,435	40,148,540

Mitigated Gasoline and Diesel Usage

	Gasoline	*Diesel*
Miles/Gallon	25.8	9.0
% Fleet Mix	94.4%	5.6%
Total (Gallons):	**1,467,467**	**252,245**

Note: Fleet mix is 92.3% gasoline @ 30.6 miles/gallon and 7.7% diesel @ 12.1 miles/gallon.

Energy by Land Use - Natural Gas (Mitigated)

Land Uses	*kBTU/yr*	cu ft/year
General Office Building	4363570	4,155,781
Industrial Park	4488923	4,275,165
High Turnover (Sit Down Restaurant)	3054936	2,909,463
Enclosed Parking with Elevator	0	0
Strip Mall	419241	399,277
Parking Lot	0	0
Total	12,326,670	**11,739,686**

Energy by Land Use - Electricity (Mitigated)

Land Uses	*kWH/yr*
General Office Building	30,121,380
Industrial Park	7,550,914
High Turnover (Sit Down Restaurant)	1,050,353
Enclosed Parking with Elevator	5,957,088
Strip Mall	3,923,106
Parking Lot	838,560
Total	**49,441,401**

Note: Reduction in electricity usage reflects 2019 Title 24 energy efficiency standards and 25% for lighting.

Water Detail (Unmitigated)

Land Uses	*Indoor Use (Mgal)*	*Outdoor Use (Mgal)*	*Electricity Use (kWh/yr)*
General Office Building	201.586	0.112	1,372,790
Industrial Park	83.250	0.112	567,278
High Turnover (Sit Down Restaurant)	7.831	0.006	53,335
Enclosed Parking with Elevator	0.000	0.006	30
Strip Mall	17.777	0.006	121,041
Parking Lot	0.000	0.006	30
Total	310.44	0.25	**2,114,503**

Notes: Indoor water results in 0.00687 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.005306 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod). The City of Los Angeles Green Building Code (Chapter IX, Article 9, of the LAMC) requires newly constructed non-residential and high-rise residential buildings to reduce indoor water use by at least 20 percent by: (1) using water saving fixtures or flow restrictions; and/or (2) demonstrating a 20 percent reduction in baseline

[1] Existing General Office Building includes commissary uses which are modeled as High Turnover (Sit Down Restaurant) uses. Square footage for the commissary was subtracted from the General Office Building square footage

[2] Transportation Assessment for the Radford Studio Center Project Studio City, California. March 2024. Gibson Transportation Consulting

Radford Studio Center - Land Use Exchange
Los Angeles-South Coast County, Annual

Land Use Details

Land Uses	*Size*	*Metric*	*Lot Acreage*	*Floor Surface Area*	*Population*
General Office Building[1]	1418	1000sqft	32.5	1,417,751	0
Industrial Park	575	1000sqft	13.2	575,000	0
High Turnover (Sit Down Restaurant)[1]	32	1000sqft	2	32,249	0
Enclosed Parking with Elevator	5775	Space	52	1613761	0
Strip Mall	175	1000sqft	4.02	175,000	0
Parking Lot	275	Space	1.03	0	0

Trip Summary Information[2]

Land Uses	*Average Daily Trip Rate*			*Annual VMT*
	Weekday	*Saturday*	*Sunday*	
Total	16,623	16,623	16,623	40,612,090

Gasoline and Diesel Usage

	Gasoline	*Diesel*
Miles/Gallon	25.8	9.0
% Fleet Mix	94.4%	5.6%
Total (Gallons):	**1,484,410**	**255,157**

Note: Fleet mix is 92.3% gasoline @ 30.6 miles/gallon and 7.7% diesel @ 12.1 miles/gallon.

Energy by Land Use - Natural Gas

Land Uses	*kBTU/yr*	cu ft/year
General Office Building	4,363,570	4,155,781
Industrial Park	4,488,923	4,275,165
High Turnover (Sit Down Restaurant)	3,054,936	2,909,463
Enclosed Parking with Elevator	0	0
Strip Mall	419,241	399,277
Parking Lot	0	0
Total	12,326,670	**11,739,686**

Energy by Land Use - Electricity

Land Uses	*kWH/yr*
General Office Building	30,121,380
Industrial Park	9,753,289
High Turnover (Sit Down Restaurant)	1,050,353
Enclosed Parking with Elevator	5,957,088
Strip Mall	2,133,914
Parking Lot	838,560
Total	**49,854,584**

Water Detail (Unmitigated)

Land Uses	*Indoor Use (Mgal)*	*Outdoor Use (Mgal)*	*Electricity Use (kWh/yr)*
General Office Building	201.586	0.112	1,372,790
Industrial Park	106.375	0.112	724,690
High Turnover (Sit Down Restaurant)	7.831	0.006	53,335
Enclosed Parking with Elevator	0.000	0.006	30
Strip Mall	10.370	0.006	70,619
Parking Lot	0.000	0.006	30
Total	326.16	0.25	**2,221,493**

Notes: Indoor water results in 0.00687 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.005306 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod). The City of Los Angeles Green Building Code (Chapter IX, Article 9, of the LAMC) requires newly constructed non-residential and high-rise residential buildings to reduce indoor water use by at least 20 percent by: (1) using water saving fixtures or flow restrictions; and/or (2) demonstrating a 20 percent reduction in baseline water use.

[1] Existing General Office Building includes commissary uses which are modeled as High Turnover (Sit Down Restaurant) uses. Square footage for the commissary was subtracted from the General Office Building square footage

[2] Transportation Assessment for the Radford Studio Center Project Studio City, California. March 2024. Gibson Transportation Consulting

EMFAC2021 Emissions Inventory
Region Type: County
Region: Los Angeles
Calendar Year: 2028
Season: Annual
Vehicle Classification: EMFAC2007 Categories

Region	CalYr	Season	Veh_Class	Fuel	MdYr	Speed (miles/hr)	Population (vehicles)	VMT (miles/day)	Trips (trips/day)	Fuel_Gas (1000 gallons/day)	Fuel_DSL (1000 gallons/day)
Los Angeles	2028	Annual	HHDT	Diesel	Aggregated	Aggregated	58,802	7,268,319	923,761	0.00	1,133.53
Los Angeles	2028	Annual	HHDT	Gasoline	Aggregated	Aggregated	26	2,301	511	0.52	0.00
Los Angeles	2028	Annual	LDA	Diesel	Aggregated	Aggregated	5,944	181,299	24,998	0.00	4.26
Los Angeles	2028	Annual	LDA	Gasoline	Aggregated	Aggregated	3,213,384	125,421,546	14,894,855	4,082.09	0.00
Los Angeles	2028	Annual	LDT1	Diesel	Aggregated	Aggregated	29	585	82	0.00	0.02
Los Angeles	2028	Annual	LDT1	Gasoline	Aggregated	Aggregated	301,279	10,938,459	1,329,539	426.63	0.00
Los Angeles	2028	Annual	LDT2	Diesel	Aggregated	Aggregated	5,918	247,792	28,317	0.00	7.56
Los Angeles	2028	Annual	LDT2	Gasoline	Aggregated	Aggregated	1,722,542	70,095,593	8,098,768	2,789.33	0.00
Los Angeles	2028	Annual	LHDT1	Diesel	Aggregated	Aggregated	68,342	2,929,501	859,660	0.00	140.41
Los Angeles	2028	Annual	LHDT1	Gasoline	Aggregated	Aggregated	125,767	4,998,300	1,873,734	341.69	0.00
Los Angeles	2028	Annual	LHDT2	Diesel	Aggregated	Aggregated	31,735	1,322,864	399,180	0.00	74.65
Los Angeles	2028	Annual	LHDT2	Gasoline	Aggregated	Aggregated	18,808	698,178	280,210	54.90	0.00
Los Angeles	2028	Annual	MCY	Gasoline	Aggregated	Aggregated	163,868	1,054,761	327,735	25.31	0.00
Los Angeles	2028	Annual	MDV	Diesel	Aggregated	Aggregated	11,719	445,451	54,804	0.00	18.07
Los Angeles	2028	Annual	MDV	Gasoline	Aggregated	Aggregated	1,006,930	38,280,930	4,681,153	1,866.61	0.00
Los Angeles	2028	Annual	MH	Diesel	Aggregated	Aggregated	6,245	65,723	624	0.00	6.60
Los Angeles	2028	Annual	MH	Gasoline	Aggregated	Aggregated	14,378	149,468	1,438	30.86	0.00
Los Angeles	2028	Annual	MHDT	Diesel	Aggregated	Aggregated	64,376	2,619,668	793,116	0.00	288.66
Los Angeles	2028	Annual	MHDT	Gasoline	Aggregated	Aggregated	13,448	731,487	269,064	136.02	0.00
Los Angeles	2028	Annual	OBUS	Diesel	Aggregated	Aggregated	2,339	171,148	30,982	0.00	23.86
Los Angeles	2028	Annual	OBUS	Gasoline	Aggregated	Aggregated	3,293	120,645	65,877	23.06	0.00
Los Angeles	2028	Annual	SBUS	Diesel	Aggregated	Aggregated	1,692	34,406	24,496	0.00	4.60
Los Angeles	2028	Annual	SBUS	Gasoline	Aggregated	Aggregated	1,543	70,332	6,172	7.69	0.00
Los Angeles	2028	Annual	UBUS	Diesel	Aggregated	Aggregated	8	1,453	33	0.00	0.26
Los Angeles	2028	Annual	UBUS	Gasoline	Aggregated	Aggregated	432	30,444	1,727	6.55	0.00
Los Angeles	2028	Annual	LDA	Plug-in Hybrid	Aggregated	Aggregated	114,381	2,303,255	472,964	83.91	0.00
Los Angeles	2028	Annual	LDT1	Plug-in Hybrid	Aggregated	Aggregated	1,428	28,830	5,904	1.05	0.00
Los Angeles	2028	Annual	LDT2	Plug-in Hybrid	Aggregated	Aggregated	24,232	483,151	100,200	17.76	0.00
Los Angeles	2028	Annual	MDV	Plug-in Hybrid	Aggregated	Aggregated	14,853	276,882	61,417	10.33	0.00

					MPG	Gallons Per Mile
Totals	270,972,774.38		9,904.31	1,702.46	**23.3**	0.04
Total (GAS)	255,684,563.42	0.94			**25.8**	0.04
Total (DSL)	15,288,210.96	0.06			**9.0**	0.11

Baseline Year
Calendar Year: 2023
Season: Annual
Vehicle Classification: EMFAC2007 Categories

Region	CalYr	Season	Veh_Class	Fuel	MdYr	Speed (miles/hr)	Population (vehicles)	VMT (miles/day)	Trips (trips/day)	Fuel_Gas (1000 gallons/day)	Fuel_DSL (1000 gallons/day)
Los Angeles	2023	Annual	HHDT	Diesel	Aggregated	Aggregated	51,746	6,735,516	804,221	0.00	1,127.80
Los Angeles	2023	Annual	HHDT	Gasoline	Aggregated	Aggregated	52	3,245	1,050	0.82	0.00
Los Angeles	2023	Annual	LDA	Diesel	Aggregated	Aggregated	9,775	293,631	40,275	0.00	7.39
Los Angeles	2023	Annual	LDA	Gasoline	Aggregated	Aggregated	3,441,157	137,073,184	16,009,115	4,845.08	0.00
Los Angeles	2023	Annual	LDT1	Diesel	Aggregated	Aggregated	135	2,742	393	0.00	0.12
Los Angeles	2023	Annual	LDT1	Gasoline	Aggregated	Aggregated	323,318	11,785,010	1,422,834	497.89	0.00
Los Angeles	2023	Annual	LDT2	Diesel	Aggregated	Aggregated	4,736	207,450	22,903	0.00	6.82
Los Angeles	2023	Annual	LDT2	Gasoline	Aggregated	Aggregated	1,558,893	64,432,894	7,331,380	2,816.72	0.00
Los Angeles	2023	Annual	LHDT1	Diesel	Aggregated	Aggregated	54,739	2,400,706	688,551	0.00	118.37
Los Angeles	2023	Annual	LHDT1	Gasoline	Aggregated	Aggregated	126,299	4,975,896	1,881,670	379.01	0.00
Los Angeles	2023	Annual	LHDT2	Diesel	Aggregated	Aggregated	24,419	1,058,012	307,155	0.00	62.09
Los Angeles	2023	Annual	LHDT2	Gasoline	Aggregated	Aggregated	19,347	720,926	288,247	62.66	0.00
Los Angeles	2023	Annual	MCY	Gasoline	Aggregated	Aggregated	147,384	966,253	294,767	23.59	0.00
Los Angeles	2023	Annual	MDV	Diesel	Aggregated	Aggregated	10,935	433,865	51,746	0.00	18.92
Los Angeles	2023	Annual	MDV	Gasoline	Aggregated	Aggregated	951,501	36,274,737	4,402,600	1,944.85	0.00
Los Angeles	2023	Annual	MH	Diesel	Aggregated	Aggregated	5,471	56,805	547	0.00	5.69
Los Angeles	2023	Annual	MH	Gasoline	Aggregated	Aggregated	16,465	159,232	1,647	32.88	0.00
Los Angeles	2023	Annual	MHDT	Diesel	Aggregated	Aggregated	60,070	2,566,786	735,674	0.00	288.96
Los Angeles	2023	Annual	MHDT	Gasoline	Aggregated	Aggregated	15,250	833,770	305,130	163.55	0.00
Los Angeles	2023	Annual	OBUS	Diesel	Aggregated	Aggregated	2,107	170,067	27,221	0.00	24.73
Los Angeles	2023	Annual	OBUS	Gasoline	Aggregated	Aggregated	3,862	157,361	77,280	31.50	0.00
Los Angeles	2023	Annual	SBUS	Diesel	Aggregated	Aggregated	2,010	41,462	29,104	0.00	5.64
Los Angeles	2023	Annual	SBUS	Gasoline	Aggregated	Aggregated	1,386	64,114	5,545	7.17	0.00
Los Angeles	2023	Annual	UBUS	Diesel	Aggregated	Aggregated	45	7,197	180	0.00	1.18
Los Angeles	2023	Annual	UBUS	Gasoline	Aggregated	Aggregated	439	31,153	1,755	6.81	0.00
Los Angeles	2023	Annual	LDA	Plug-in Hybrid	Aggregated	Aggregated	86,566	2,058,404	357,950	75.01	0.00
Los Angeles	2023	Annual	LDT1	Plug-in Hybrid	Aggregated	Aggregated	309	7,382	1,279	0.27	0.00
Los Angeles	2023	Annual	LDT2	Plug-in Hybrid	Aggregated	Aggregated	11,316	271,382	46,790	9.96	0.00
Los Angeles	2023	Annual	MDV	Plug-in Hybrid	Aggregated	Aggregated	6,330	141,006	26,173	5.25	0.00

					MPG	Gallons Per Mile
Totals	273,930,189.78		10,903.00	1,667.71	**21.8**	0.05
Total (GAS)	259,955,950.25	0.95			**23.8**	0.04
Total (DSL)	13,974,239.53	0.05			**8.4**	0.12

Radford Studio Center - All Electric Conversion

Project Description - Land Use Summary

Land Use	Units	Existing	Demolition	Remain	New Construction	Project	Net Change
Sound Stages	KSF	359.73	136.31	223	227	450	90.27
Production Support	KSF	255.51	170.37	85	215	300	44.49
Production Office	KSF	450.06	297.11	153	572	725	274.94
Creative Office	KSF	113.81	42.33	71	629	700	586.19
Retail	KSF	0	0	0	25	25	25
Total	KSF	1179.11	646.12	532.99	1667.01	2200	1020.89
Parking	spaces	3095	925	2170	3880	6050	
Parking	KSF	871.723	207.064	664.659	993.927	1658.586	

Existing

			Energy Factors		Energy Demand (Annual)	
Land Use	**Units**	**Amount**	**kWh / sf**	**kbtu / sf**	**Annual kWh**	**Annual kbtu**
General Office Building	KSF	556.621	15.9	20.1	8,866,277	11,183,551
Industrial Park	KSF	359.73	15.9	20.1	5,730,049	7,227,644
Strip Mall	KSF	255.51	10.0	4.9	2,543,994	1,258,168
Enclosed Parking	KSF	709.508	3.7	0.0	2,619,100	0
Surface Parking	KSF	162.215	0.9	0.0	142,100	0
Restaurant/Commissary	KSF	7.249	32.6	94.7	236,101	686,695
Total (minus parking)		1179.11			**20,137,621**	**20,356,058**

Existing to Remain

			Energy Factors		Energy Demand (Annual)	
Land Use	**Units**	**Amount**	**kWh / sf**	**kbtu / sf**	**Annual kWh**	**Annual kbtu**
General Office Building	KSF	217	15.9	20.1	3,459,422	4,363,570
Industrial Park	KSF	223	15.9	20.1	3,558,801	4,488,923
Strip Mall	KSF	85	10.0	4.9	847,699	419,241
Enclosed Parking	KSF	619.834	3.7	0.0	2,288,075	0
Surface Parking	KSF	44.825	0.9	0.0	39,267	0
Restaurant/Commissary	KSF	7.249	32.6	94.7	236,101	686,695
Total (minus parking)		532.99			**10,429,365**	**9,958,430**

New Construction Only

			Energy Factors		Energy Demand (Annual)	
Land Use	**Units**	**Amount**	**kWh / sf**	**kbtu / sf**	**Annual kWh**	**Annual kbtu**
General Office Building	KSF	1,200.57	15.9	20.1	19,123,579	24,121,683
Industrial Park	KSF	226.58	11.34	20.1	2,569,417	4,552,413
Strip Mall	KSF	214.86	10.0	4.9	2,139,261	1,058,001
Enclosed Parking	KSF	993.93	3.7	0.0	3,669,014	0
Restaurant	KSF	25.00	32.6	94.7	814,252	2,368,241
Total (minus parking)		1,667.01			**28,315,523**	**32,100,338**

New Construction Only (All Electric)

			Energy Factors		Energy Demand (Annual)	
Land Use	**Units**	**Amount**	**kWh / sf**	**kbtu / sf**	**Annual kWh**	**Annual kbtu**
General Office Building	KSF	1,200.57	15.9	0.0	26,661,958	0
Industrial Park	KSF	226.58	11.3	0.0	3,992,113	0
Strip Mall	KSF	214.86	10.0	0.0	3,075,406	0
Enclosed Parking	KSF	993.93	3.7	0.0	3,669,014	0
Restaurant	KSF	25.00	32.6	94.7	814,252	2,368,241
Total (minus parking)		1,667.01			**38,212,743**	**2,368,241**

Summary (With Natural Gas)

	Existing	**Existing to Remain**	**New Construction**	**Total Project**	**Net Increase**
Electricity (kWh / year)	20,137,621	10,429,365	28,315,523	38,744,888	18,607,267
Natural Gas (kbtu / year)	20,356,058	9,958,430	32,100,338	42,058,768	21,702,710

Summary (All Electric)

	Existing	**Existing to Remain**	**New Construction**	**Total Project**	**Net Increase**
Electricity (kWh / year)	20,137,621	10,429,365	38,212,743	48,642,108	28,504,486
Natural Gas (kbtu / year)	20,356,058	9,958,430	2,325,951	12,284,381	(8,071,677)

Radford Studio Center

All Electric Calculation--Proposed Development Program

CAPCOA Consumption Rate [a]

Building Type	Natural Gas (Therm/yr/KSF)							Electricity (kWh/yr/KSF)						
	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.
Industrial Park	20	119	1		18	43	0	46	396	9		3103	2714	11
Strip Mall	1	4	0	0	7	34	3	24	28	27		1249	2867	162
General Office Building	20	119	1	0	18	43	1	46	396	9	0	3103	2714	11
High Turnover (Sit Down Restaurant)	90	37	702	0	48	67	4	35	268	1279		3254	8965	6236

[a] California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emissions Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. Appendix C. Table E-15. December 2021.

Project Energy Demand - New Construction Only

Project Uses	Amount (DU/KSF)	Natural Gas (Therm/yr/KSF)							Electricity (kWh/yr/KSF)							
		Water Heater	Primary Heat	Cooking	Cooling	Misc	Refrig.	Total	Water Heater	Primary Heat	Cooking	Cooling	Misc	Refrig.	Title 24 Total	Non-Title 24 Total	Total
Industrial Park (Sound Stages)	227	4,532	26,963	227	4,078	9,743	0	**45,543**	10,423	89,726	2,039	703,078	614,938	2,492	803,226	619,470	**1,422,696**
Strip Mall	215	215	859	0	1,504	7,305	645	**10,528**	5,157	6,016	5,801	268,360	616,004	34,807	279,533	656,612	**936,145**
General Office Building	1,201	24,011	142,868	1,201	21,610	51,625	1,201	**242,515**	55,226	475,426	10,805	3,725,369	3,258,347	13,206	4,256,021	3,282,358	**7,538,379**
High Turnover (Sit Down Restaurant)	25	2,250	925	17,550	1,200	1,675	100	**23,700**	875	6,700	31,975	81,350	224,125	155,900	88,925	412,000	**500,925**
Total	1,667	28,758	170,690	1,427	27,193	68,673	1,845	**298,586**	71,681	577,867	50,621	4,778,157	4,713,414	206,406	5,427,705	4,970,440	**10,398,145**

Total Annual Consumption

CalEEMod 2022 Default	Electricity				Natural Gas			
	Total (kWh/yr)	Title 24 (kWh/yr)	Non-Title 24 (kWh/yr)	KWh/sf/yr	Total (kBTU/yr)	Title 24 (kBTU/yr)	Non-Title 24 (kBTU/yr)	KBTU/sf/yr
Industrial Park (Sound Stages)	2,569,417	1,872,864	696,554	11.34	4,552,413	3,555,728	996,685	20.09
Strip Mall (Production Support)	2,139,261	1,380,201	759,061	10.0	1,058,001	248,777	809,224	4.92
General Office Building	19,123,57!	13,939,292	5,184,287	15.93	24,121,683	18,840,588	5,281,095	20.09
High Turnover (Sit Down Restaurant)	814,25:	389,808	424,444	32.57	2,368,241	435,178	1,933,063	94.73

Total Annual Consumption

With Adjustment for Input to	Electricity			Natural Gas
	Total (kWh/yr)	Title 24 (kWh/yr)	Non-Title 24 (kWh/yr)	Total (kBTU/yr)
Industrial Park (Sound Stages)	3,992,113	2,676,090	1,316,023	0
Strip Mall (Production Support)	3,075,406	1,659,733	1,415,673	
General Office Building	26,661,958	18,195,313	8,466,646	0
High Turnover (Sit Down Restaurant)	814,252	389,808	424,444	2,325,951
Enclosed Parking	3,669,014			
Total:	38,212,743	22,920,944	11,622,786	2,325,951

Radford Studio Center

Land Use Exchange - Energy Screening Calculations

Energy Factors

	Existing		Project	
Land Use	**kWh / sf**	**kbtu / sf**	**kWh / sf**	**kbtu / sf**
General Office Building	15.9	20.1	22.2	0.0
Industrial Park	15.9	20.1	17.6	0.0
Strip Mall	10.0	4.9	14.3	0.0
Restaurant	32.6	94.7	32.6	94.7

Square Footage Summary

Land Use Summary - Land Use Exchange

	Total Project (Existing to Remain + New Construction)							New Construction Only			
Land Use	**Existing**	**Existing to Remain**	**Project**	**Scenario 1[1]**	**Scenario 2[2]**	**Scenario 3[3]**	**Scenario 4[4]**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**
Sound Stages	359,730	223,420	450,000	575,000	175,000	575,000	450,000	351,580	-48,420	351,580	226,580
Production Support	255,510	85,140	300,000	175,000	575,000	300,000	575,000	89,860	489,860	214,860	489,860
Production Office	450,060	152,950	725,000	725,000	725,000	600,000	450,000	572,050	572,050	447,050	297,050
Creative Office	113,810	71,480	700,000	700,000	700,000	700,000	700,000	628,520	628,520	628,520	628,520
Retail	-	0	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Development	1,179,110	532,990	2,200,000	2,200,000	2,200,000	2,200,000	2,200,000	1,667,010	1,667,010	1,667,010	1,667,010

CalEEMod Categories

	Total Project (Existing to Remain + New Construction)							New Construction Only			
Land Use	**Existing**	**Existing to Remain**	**Project**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**
General Office Building	563,870	217,181	1,425,000	1,417,751	1,417,751	1,292,751	1,142,751	1,200,570	1,200,570	1,075,570	925,570
Industrial Park	359,730	223,420	450,000	575,000	175,000	575,000	450,000	351,580	-48,420	351,580	226,580
Strip Mall	255,510	85,140	300,000	175,000	575,000	300,000	575,000	89,860	489,860	214,860	489,860
Restaurant	0	7,249	32,249	32,249	32,249	32,249	32,249	25,000	25,000	25,000	25,000
Total (minus parking)	1,179,110	532,990	2,207,249	2,200,000	2,200,000	2,200,000	2,200,000	1,667,010	1,667,010	1,667,010	1,667,010
								0	0	0	0

Energy and VMT Comparisons

Electricity Usage (kWh/year)

	Total Project (Existing to Remain + New Construction)							New Construction Only			
Land Use	**Existing**	**Existing to Remain**	**Project**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**
General Office Building		3,459,422						26,652,654	26,652,654	23,877,654	20,547,654
Industrial Park		3,558,801						6,194,488	-771,270	6,194,488	3,992,113
Strip Mall		847,699						1,285,897	7,009,897	3,074,647	7,009,897
Restaurant		236,101						814,252	814,252	814,252	814,252
Total (minus parking)		**8,102,023**						**34,947,291**	33,705,533	33,961,041	32,363,916

Natural Gas Usage (kBtu/year)

	Total Project (Existing to Remain + New Construction)							New Construction Only			
Land Use	**Existing**	**Existing to Remain**	**Project**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**
General Office Building		4,363,570						0	0	0	0
Industrial Park		4,488,923						0	-972,848	0	0
Strip Mall		419,241						0	0	0	0
Restaurant		686,695						2,368,241	2,368,241	2,368,241	2,368,241
Total (minus parking)		**9,958,430**						**2,368,241**	1,395,393	2,368,241	2,368,241

VMT[5]

	Total Project (Existing to Remain + New Construction)						
Land Use	**Existing**	**Existing to Remain**	**Project**	**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**
Daily Trips				16,623	16,017	16,067	15,205
Daily VMT				111,266	107,168	107,504	106,589

Note: Values presented are for screening purposes only. Values not to be used for final evaluation.

[1] 125 ksf of additional sound stage with the same reduction in production support

[2] 275 ksf reduction in sound stage with the same increase in production support

[3] 125 ksf of additional sound stage with the same reduction in production office

[4] 275 ksf of additional production support with the same reduction in production office

[5] Transportation Assessment for the Radford Studio Center Project Studio City, California. March 2024. Gibson Transportation Consulting

Radford Studio Center

All Electric Calculation--Conceptual Development Plan Scenario

CAPCOA Consumption Rate[a]

	Natural Gas (Therm/yr/KSF							Electricity (kWh/yr/KSF						
Building Type	**Water Heater**	**Primary Heat**	**Cooking**	**Dryer**	**Cooling**	**Misc**	**Refrig**	**Water Heater**	**Primary Heat**	**Cooking**	**Dryer**	**Cooling**	**Misc**	**Refrig.**
Industrial Park	20	119	1		18	43	0	46	396	9		3103	2714	11
Strip Mall	1	4	0	0	7	34	3	24	28	27		1249	2867	162
General Office Building	20	119	1	0	18	43	1	46	396	9	0	3103	2714	11

[a] California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emissions Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. Appendix

Project Energy Demand - New Construction Only

		Natural Gas (Therm/yr/KSF							Electricity (kWh/yr/KSF								
Project Uses	**Amount (DU/KSF)**	**Water Heater**	**Primary Heat**	**Cooking**	**Cooling**	**Misc**	**Refrig.**	**Total**	**Water Heater**	**Primary Heat**	**Cooking**	**Cooling**	**Misc**	**Refrig.**	**Title 24 Total**	**Non-Title 24 Total**	**Total**
Industrial Park (Sound Stage	1	20	119	1	18	43	0	**201**	46	396	9	3,103	2,714	11	3,545	2,734	**6,279**
Strip Mall	1	1	4	0	7	34	3	**49**	24	28	27	1,249	2,867	162	1,301	3,056	**4,357**
General Office Building	1	20	119	1	18	43	1	**202**	46	396	9	3,103	2,714	11	3,545	2,734	**6,279**
Total		41	242	2	43	120	4	**452**	151	1,088	1,324	10,709	17,260	6,420	11,948	25,004	**36,952**

Energy Factor Adjustments

	Default[a]	Adjusted[b]
Land Use	kWh / sf	kWh / sf
General Office Building	15.9	22.2
Industrial Park	11.3	17.6
Strip Mall	10.0	14.3
Enclosed Parking	3.7	3.7
Restaurant	32.6	32.6
Total (minus parking)		

[a] Default electricity usage factors are based on CalEEMod defaults or factors calculated by Arup. These usage factors take into account uses normally powered by electricity (air conditioning, lighting, appliances) ARUP, Peer Review of Draft EIR Energy Analysis for Radford Studio Center Project, May 3, 2024.

[b] Adjusted electricity usage factors include default factors, plus uses which are typically powered by natural gas (water heater, heating, cooking, clothes dryer)

Peak Electricity Demand Calculations

Electrical Load Factor Equation

$$f_{Load} = \frac{\text{Average load}}{\text{Maximum load in given time period}}$$

Load Factor (%)[1] **52%**

Project Electricity Demand (Operational)

Annual Demand	Baseline (Existing)	Project	Net Increase
Building (MWh)	21,501	52,551	31,050
Water (MWh)	1,182	2,115	933
Total (MWh)	22,683	54,665	31,983
Average Daily Demand			
Building (kWh)	58,906	143,974	85,068
Water (kWh)	3,238	5,793	2,555
Total (kWh)	62,144	149,768	87,624
Average Load			
Building (kW)	2,454	5,999	3,545
Water (kW)	135	241	106
Total (kW)	2,589	6,240	3,651

Peak Load Calculation

Peak Load (kW)	4,855	11,778	11,778
Systemwide Peak Load (MW)	5,832	5,832	5,832
Percent of Peak			0.202%

[1]2017 Report: System Efficiency of California's Electric Grid. California Public Utilities Comm 2017. Page 11, Figure 6. Visual estimate.

EMFAC Emission inventories for County

EMFAC2021 (v1.0.1) Emissions Inventory
Region Type: County
Region: Los Angeles
Calendar Year: **2025** (Construction Start Year)
Season: Annual
Vehicle Classification: EMFAC2011 Categories

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Fuel_Gasoline (1000 gallons/day)	Fuel_DSL (1000 gallons/day)
Los Angeles	2025	HHDT	Aggregated	Aggregated	Diesel	0.00	1135.88
Los Angeles	2025	HHDT	Aggregated	Aggregated	Gasoline	0.66	0.00
Los Angeles	2025	LDA	Aggregated	Aggregated	Diesel	0.00	6.07
Los Angeles	2025	LDA	Aggregated	Aggregated	Gasoline	4510.33	0.00
Los Angeles	2025	LDT1	Aggregated	Aggregated	Diesel	0.00	0.09
Los Angeles	2025	LDT1	Aggregated	Aggregated	Gasoline	467.87	0.00
Los Angeles	2025	LDT2	Aggregated	Aggregated	Diesel	0.00	7.24
Los Angeles	2025	LDT2	Aggregated	Aggregated	Gasoline	2812.39	0.00
Los Angeles	2025	LHDT1	Aggregated	Aggregated	Diesel	0.00	130.34
Los Angeles	2025	LHDT1	Aggregated	Aggregated	Gasoline	365.06	0.00
Los Angeles	2025	LHDT2	Aggregated	Aggregated	Diesel	0.00	68.74
Los Angeles	2025	LHDT2	Aggregated	Aggregated	Gasoline	59.76	0.00
Los Angeles	2025	MCY	Aggregated	Aggregated	Gasoline	24.45	0.00
Los Angeles	2025	MDV	Aggregated	Aggregated	Diesel	0.00	18.74
Los Angeles	2025	MDV	Aggregated	Aggregated	Gasoline	1916.15	0.00
Los Angeles	2025	MH	Aggregated	Aggregated	Diesel	0.00	6.12
Los Angeles	2025	MH	Aggregated	Aggregated	Gasoline	31.92	0.00
Los Angeles	2025	MHDT	Aggregated	Aggregated	Diesel	0.00	291.43
Los Angeles	2025	MHDT	Aggregated	Aggregated	Gasoline	152.44	0.00
Los Angeles	2025	OBUS	Aggregated	Aggregated	Diesel	0.00	24.49
Los Angeles	2025	OBUS	Aggregated	Aggregated	Gasoline	27.83	0.00
Los Angeles	2025	SBUS	Aggregated	Aggregated	Diesel	0.00	5.27
Los Angeles	2025	SBUS	Aggregated	Aggregated	Gasoline	7.44	0.00
Los Angeles	2025	UBUS	Aggregated	Aggregated	Diesel	0.00	0.93
Los Angeles	2025	UBUS	Aggregated	Aggregated	Gasoline	6.64	0.00
Los Angeles	2025	LDA	Aggregated	Aggregated	Plug-in Hybrid	81.26	0.00
Los Angeles	2025	LDT1	Aggregated	Aggregated	Plug-in Hybrid	0.55	0.00
Los Angeles	2025	LDT2	Aggregated	Aggregated	Plug-in Hybrid	13.39	0.00
Los Angeles	2025	MDV	Aggregated	Aggregated	Plug-in Hybrid	7.56	0.00
						3,827,284,508	618,800,887
					Fuel Usage for Project Construction	422,464	1,586,659
					Percentage of County for Construction	0.0110%	0.256%

EMFAC Emission inventories for County

EMFAC2021 (v1.0.1) Emissions Inventory
Region Type: County
Region: Los Angeles
Calendar Year: **2028** (Operational Start Year)
Season: Annual
Vehicle Classification: EMFAC2011 Categories

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Fuel_Gasoline (1000 gallons/day)	Fuel_DSL (1000 gallons/day)
Los Angeles	2028	HHDT	Aggregated	Aggregated	Diesel	0.00	1133.53
Los Angeles	2028	HHDT	Aggregated	Aggregated	Gasoline	0.52	0.00
Los Angeles	2028	LDA	Aggregated	Aggregated	Diesel	0.00	4.26
Los Angeles	2028	LDA	Aggregated	Aggregated	Gasoline	4082.09	0.00
Los Angeles	2028	LDT1	Aggregated	Aggregated	Diesel	0.00	0.02
Los Angeles	2028	LDT1	Aggregated	Aggregated	Gasoline	426.63	0.00
Los Angeles	2028	LDT2	Aggregated	Aggregated	Diesel	0.00	7.56
Los Angeles	2028	LDT2	Aggregated	Aggregated	Gasoline	2789.33	0.00
Los Angeles	2028	LHDT1	Aggregated	Aggregated	Diesel	0.00	140.41
Los Angeles	2028	LHDT1	Aggregated	Aggregated	Gasoline	341.69	0.00
Los Angeles	2028	LHDT2	Aggregated	Aggregated	Diesel	0.00	74.65
Los Angeles	2028	LHDT2	Aggregated	Aggregated	Gasoline	54.90	0.00
Los Angeles	2028	MCY	Aggregated	Aggregated	Gasoline	25.31	0.00
Los Angeles	2028	MDV	Aggregated	Aggregated	Diesel	0.00	18.07
Los Angeles	2028	MDV	Aggregated	Aggregated	Gasoline	1866.61	0.00
Los Angeles	2028	MH	Aggregated	Aggregated	Diesel	0.00	6.60
Los Angeles	2028	MH	Aggregated	Aggregated	Gasoline	30.86	0.00
Los Angeles	2028	MHDT	Aggregated	Aggregated	Diesel	0.00	288.66
Los Angeles	2028	MHDT	Aggregated	Aggregated	Gasoline	136.02	0.00
Los Angeles	2028	OBUS	Aggregated	Aggregated	Diesel	0.00	23.86
Los Angeles	2028	OBUS	Aggregated	Aggregated	Gasoline	23.06	0.00
Los Angeles	2028	SBUS	Aggregated	Aggregated	Diesel	0.00	4.60
Los Angeles	2028	SBUS	Aggregated	Aggregated	Gasoline	7.69	0.00
Los Angeles	2028	UBUS	Aggregated	Aggregated	Diesel	0.00	0.26
Los Angeles	2028	UBUS	Aggregated	Aggregated	Gasoline	6.55	0.00
Los Angeles	2028	LDA	Aggregated	Aggregated	Plug-in Hybrid	83.91	0.00
Los Angeles	2028	LDT1	Aggregated	Aggregated	Plug-in Hybrid	1.05	0.00
Los Angeles	2028	LDT2	Aggregated	Aggregated	Plug-in Hybrid	17.76	0.00
Los Angeles	2028	MDV	Aggregated	Aggregated	Plug-in Hybrid	10.33	0.00

	3,573,808,379	621,398,931
Net Fuel Usage for Project Operation	766,166	131,697
Percentage of County for Operation	0.0214%	0.0212%