

Appendix FEIR-3

Maximum Impact Scenarios

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Overview of Maximum Impact Scenarios Evaluated in the Draft EIR

Table II-2, Proposed Development Program, on page II-13 of Section II, Project Description, of the Draft EIR provides the proposed floor area for each of the studio-related land uses that are proposed by the Project (sound stage, production support, production office, general office, and retail). This is referred to in the Draft EIR and herein as the “proposed development program” and is shown in the table below.

Proposed Development Program

Use	Floor Area
Sound Stage	350,000 sf
Production Support	104,000 sf
Production Office	700,000 sf
General Office	700,000 sf
Retail	20,000 sf
Total	1,874,000 sf

In addition, Section II, Project Description, of the Draft EIR also describes the proposed Land Use Exchange Program included in the proposed Specific Plan. Under the Land Use Exchange Program, sound stage and production support floor area may be increased up to a maximum of 450,000 square feet each in exchange for an equivalent decrease in the floor area of other studio land uses, provided that the total floor area does not exceed 1,874,000 square feet. In response to comments on the Draft EIR, the Land Use Exchange Program was revised to limit production support floor area to a maximum of 450,000 square feet (there was no maximum limit in the Draft EIR); refer to Section III, Revisions, Clarifications, and Corrections to the Draft EIR, of this Final EIR. Therefore, the Land Use Exchange Program in the draft Specific Plan and Section III of this Final EIR, which limits sound stage and production support floor area to a maximum of 450,000 square feet each, is more restrictive than the program analyzed in the Draft EIR. This change does not affect any of the environmental analyses or impact conclusions in the Draft EIR. The impact analyses in the Draft EIR analyzed the proposed development program included in Table II-2 on page II-13 of Section II, Project Description, of the Draft

EIR, as well as the most impactful development scenario that could result with a permitted land use exchange (referred to as the “maximum impact scenario”).¹ The development scenarios that were evaluated for each impact analysis are presented by topic in the table below.

Environmental Topic	Land Use Mix Evaluated
Air Quality	The analysis of localized and regional emissions in Section IV.A, Air Quality, of the Draft EIR evaluated both the proposed development program as well as a maximum impact scenario wherein 100,000 square feet of production support floor area is exchanged for 100,000 square feet of additional sound stage floor area. The emissions from the proposed development program and the maximum impact scenario are shown on pages IV.A-64 and IV.A-70 of the Draft EIR, respectively. The analysis is based on specified default factors set forth in the CalEEMod modeling program promulgated by the South Coast Air Quality Management District (SCAQMD) that are based on square footage and land use type. When reviewing the proposed uses and associated CalEEMod factors that best represent each of the proposed studio-related uses, the exchange for 100,000 square feet of sound stage floor area is the maximum impact scenario that results in the maximum emissions. ² As the land use exchanges in the draft Specific Plan are consistent with those on page II-16 of Section II, Project Description, of the Draft EIR, no additional impacts could occur.
Cultural Resources (Historic and Archaeological Resources)	The cultural resources analysis in Section IV.B, Cultural Resources, of the Draft EIR was based on the proposed development program as shown in the Conceptual Site Plan (Figure II-4 on page II-14 of the Draft EIR). The evaluation of historical and archaeological resources would not be affected by the Land Use Exchange Program, as the specific floor area mix of the proposed studio uses does not affect the environmental analysis for cultural resources. Rather, this topic is driven by the physical location of grading and development and not by a particular land use. The permitted land use exchanges do not affect any of the construction assumptions, including the depth or amount of excavation. Additionally, maximum building heights on-site, including those near the Primary Studio Complex, would be determined by the height zones set forth on pages II-17 through II-19 of Section II, Project Description, of the Draft EIR (which are the same as those set forth in the draft Specific Plan). These height zones would not be

¹ Note that the clarifications to the permitted uses set forth in Section III, Revisions, Clarification, and Corrections to the Draft EIR, of this Final EIR do not affect any of the analyses of the most impactful development scenarios in the Draft EIR since these clarifications merely reduced the uses that are permitted.

² As shown in Appendix FEIR-9, Confirmatory Air Quality, GHG, and Energy Analysis in Response to Public Comments, of this Final EIR, when accounting for the most recent version of CalEEMod that was approved for use by the City after publication of the Draft EIR, the maximum impact scenario for the analysis of air quality emissions during operation continues to be the exchange of 100,000 square feet of production support floor area for the sound stage floor area.

Environmental Topic	Land Use Mix Evaluated
Energy	<p>modified under any of the land use exchanges.</p> <p>Energy demand was evaluated in Section IV.C, Energy, of the Draft EIR based on the proposed development program as well as a maximum impact scenario that generates the maximum demand for natural gas and electricity, as discussed on page IV.C-27 of the Draft EIR. Demand for electricity and natural gas was based in part on default factors set forth in the CalEEMod modeling program promulgated by the SCAQMD. These factors are based on square footage and vary by land use type. Factors that best represent each of the studio-related land uses are utilized. Using these CalEEMod factors, for natural gas, the maximum impact scenario is the exchange of 100,000 square feet of production support floor area for 100,000 square feet of additional sound stage floor area. Using these CalEEMod factors for electricity, the maximum impact scenario is the exchange of 446,000 square feet of production office and/or general office floor area for an additional 100,000 square feet of sound stage floor area and 346,000 square feet of production support floor area. However, when accounting for project design features that reduce the demand for electricity (e.g., Project Design Features GHG-PDF-1 and GHG-PDF-2), and using the CalEEMod factors, the proposed development program would generate the greatest electricity demand. Note that as set forth in Appendix FEIR-9 of this Final EIR, using the factors from the latest version of CalEEMod (CalEEMod 2022, which the City approved for use after the Draft EIR was published) to calculate energy demand, the exchange of 100,000 square feet of production support floor area for sound stage floor area results in the greatest demand for both natural gas and electricity. In addition, the Project would comply with the City's Ordinance No. 187,714 (passed in December 2022 after the Draft EIR was published), which requires all newly constructed buildings to be all electric, with limited exceptions permitted by the ordinance. As shown in Appendix FEIR-9 of this Final EIR, when accounting for implementation of this Ordinance and use of the CalEEMod factors, the maximum impact scenario related to the demand for electricity continues to be the exchange of 100,000 square feet of production support floor area for sound stage floor area.</p>
Geology and Soils (Geology and Soils)	<p>The analysis of geology and soils in Section IV.D, Geology and Soils, of the Draft EIR was based on the proposed development program as shown in the Conceptual Site Plan (Figure II-4 on page II-14 of the Draft EIR). This analysis is determined by existing geological conditions, and by proposed grading, building types and building locations. The Land Use Exchange Program does not change any of the construction assumptions in the Draft EIR, including the depth or amount of excavation.</p>
Geology and Soils (Paleontological Resources)	<p>The analysis of paleontological resources in Section IV.D, Geology and Soils, of the Draft EIR was based on the proposed development program as shown in the Conceptual Site Plan (Figure II-4 on page II-14 of the Draft EIR). This analysis is driven by the location and depth of grading and is not influenced by the type of land use. The Land Use Exchange Program does not change any of the construction assumptions in the Draft EIR, including the depth or amount of excavation.</p>

Environmental Topic	Land Use Mix Evaluated
Greenhouse Gas Emissions	The analysis of GHG emissions in Section IV.E, Greenhouse Gas Emissions, of the Draft EIR evaluated both the proposed development program, as discussed on page IV.E-78 of the Draft EIR, as well as a maximum impact scenario wherein 100,000 square feet of production support floor area is exchanged for 100,000 square feet of additional sound stage floor area, as discussed on page IV.E-84 of the Draft EIR. The analysis was based on specified default factors set forth in the CalEEMod modeling program promulgated by the SCAQMD that are based on square footage and land use type as discussed above under Air Quality and Energy. As shown on page IV.E-84 of Section IV.E of the Draft EIR, based on the CalEEMod factors that best represent each of the studio-related uses, the exchange for 100,000 square feet of sound stage floor area results in the maximum GHG emissions. ³ As the land use exchanges in the draft Specific Plan are consistent with those on page II-16 of Section II, Project Description, of the Draft EIR, no additional impacts could occur.
Hazards and Hazardous Materials	The analysis of hazards and hazardous materials is generally based on the historical use and existing condition of the area to be developed, depth of excavation, and the potential for a project to involve the substantial use of hazardous materials. The Land Use Exchange Program would not affect the hazards analysis in Section IV.F, Hazards and Hazardous Materials, of the Draft EIR, as none of the land use exchange scenarios affect the construction assumptions, including the depth or amount of excavation.
Hydrology and Water Quality	The analysis in Section IV.G, Hydrology and Water Quality, of the Draft EIR was based on the proposed development program as shown in the Conceptual Site Plan. The analysis of hydrology and water quality is generally based on drainage patterns, changes in the amount of pervious surfaces, the depth of excavation, and the potential for a project to involve the substantial use of hazardous materials. The Land Use Exchange Program would not affect this analysis, as none of the land use exchange scenarios affect the construction assumptions, including the depth or amount of excavation.
Land Use and Planning	The analysis in Section IV.H, Land Use and Planning, of the Draft EIR was based on the Project as described in Section II, Project Description, of the Draft EIR. All physical aspects of the Project, including the proposed Specific Plan and Sign District, among other approvals, were disclosed and analyzed in the Draft EIR in accordance with CEQA. The Land Use Exchange Program (i.e., exchanging sound stage and production support uses for other studio uses) would not alter the impact conclusions within Section IV.H, Land Use and Planning, of the Draft EIR. Specifically, implementation of the Land Use Exchange Program does not affect the maximum permitted floor area, the types of uses proposed, or the general physical

³ As shown in Appendix FEIR-9 of this Final EIR, when accounting for the most recent version of CalEEMod that was approved for use by the City after publication of the Draft EIR, the maximum impact scenario for the analysis of GHG emissions during operation continues to be the exchange of 100,000 square feet of production support floor area for the sound stage floor area.

Environmental Topic	Land Use Mix Evaluated
	development envelope of the Project, nor does it change the overall intent of the Project to continue to use the Project Site as a studio.
Noise	The analysis in Section IV.I, Noise, of the Draft EIR was based on the proposed development program as shown in the Conceptual Site Plan. The Land Use Exchange Program would not affect the construction assumptions or building heights, massing and siting. The only component of the noise analysis that is affected by the specific mix of land uses is related to vehicle noise, as certain land uses (such as office and retail) generate greater trips than other uses (such as production support). As set forth in the Transportation Assessment included as Appendix M.1 of the Draft EIR, the proposed development program generates the most vehicle trips, as the Land Use Exchange Program would not permit any increases in office or retail floor area. As such, trip generation from the proposed development project was used for the analysis of traffic noise.
Public Services (Fire Protection)	The analysis in Section IV.J.1, Public Services—Fire Protection, of the Draft EIR was based on the Project as described in Section II, Project Description, of the Draft EIR. The Land Use Exchange Program would not alter the impact conclusions within Section IV.J.1, Public Services—Fire Protection, of the Draft EIR, as impacts are based on consideration of fire flows, locations of fire stations, and emergency access.
Public Services (Police Protection)	The analysis in Section IV.J.2, Public Services—Police Protection, of the Draft EIR was based on the Project as described in Section II, Project Description, of the Draft EIR. The Land Use Exchange Program would not alter the impact conclusions within Section IV.J.2, Public Services—Police Protection, of the Draft EIR, as impacts are based on consideration of existing police protection facilities and staffing, proposed security features, daytime population, and emergency access.
Transportation	The analysis in Section IV.K, Transportation, of the Draft EIR analyzed the proposed development program as well as two maximum impact scenarios. The analysis was based on trip generation rates for sound stages, production support, production office, and general office uses that were based on empirical data from other studios in Los Angeles. As discussed in the Transportation Assessment (Appendix M.1 of the Draft EIR) and Section IV.K, Transportation, of the Draft EIR, maximum impact scenario 1 includes the exchange of 100,000 square feet of production support floor area for an additional 100,000 square feet of sound stage floor area. This scenario would result in the greatest daily VMT. In addition, maximum impact scenario 2 exchanged 350,000 square feet of sound stage floor area for an additional 350,000 square feet of production support floor area. This scenario generated a reduced daily VMT when compared with the proposed development program but resulted in a larger average VMT per employee. As the land use exchanges in the draft Specific Plan are consistent with those on page II-16 of Section II, Project Description, of the Draft EIR, no additional impacts could occur.
Tribal Cultural Resources	The analysis of tribal cultural resources is generally based upon excavation depths and quantities. As such, the Land Use Exchange Program would not affect the analysis in Section IV.L, Tribal Cultural Resources, of the Draft EIR, as none of the land use exchange

Environmental Topic	Land Use Mix Evaluated
	scenarios would affect the construction assumptions, including the depth or amount of excavation.
Utilities and Service Systems (Water Supply and Infrastructure)	As part of the water supply assessment (WSA) for the Project, LADWP evaluated various scenarios under the land use exchange set forth on page II-16 of Section II, Project Description, of the Draft EIR (and consistent with the draft Specific Plan) and determined the maximum demand scenario based on a mix of land uses that would result in the highest wastewater generation. Based on the WSA, the analysis in Section IV.M.1, Utilities and Service Systems—Water Supply and Infrastructure, of the Draft EIR evaluated both the proposed development program (refer to Table IV.M.1-5 on page IV.M.1-35 of the Draft EIR), as well as a maximum demand scenario wherein 15,000 square feet of additional production support or sound stage floor area would be developed in exchange for 15,000 square feet of retail floor area (refer to Table IV.M.1-6 on page IV.M.1-37 of the Draft EIR). The maximum water demand was determined by LADWP based in part on demand factors for each of the proposed studio-related uses that are set forth by the City Department of Public Works, Bureau of Sanitation (LASAN). The Land Use Exchange Program evaluated is consistent with the exchange set forth in the draft Specific Plan.
Utilities and Service Systems (Wastewater)	As with the water demand analysis described above, the analysis of wastewater in Section IV.M.2, Utilities and Service Systems—Wastewater, of the Draft EIR was based on the proposed development program (refer to Table IV.M.2-2 on page IV.M.2-14 of the Draft EIR) as well as a maximum demand scenario wherein 15,000 square feet of additional production support or sound stage area would be developed in exchange for 15,000 square feet of retail area (refer to Table IV.M.2-3 on page IV.M.2-16 of the Draft EIR). The maximum demand scenario was determined based in part on demand factors for each of the studio-related uses set forth by LASAN. The Land Use Exchange Program evaluated is consistent with the exchange set forth in the draft Specific Plan.
Utilities and Service Systems (Electric Power)	Refer to Energy, above.
Utilities and Service Systems (Natural Gas)	Refer to Energy, above.
Utilities and Service Systems (Telecommunications Systems)	The analysis of telecommunications systems is based upon whether service providers are present in the area or not. The analysis is not based on a specific use of floor area. As such, the Land Use Exchange Program would not affect the analysis of telecommunications infrastructure in Section IV.M.3, Utilities and Service Systems—Electric Power, Natural Gas, and Telecommunications Infrastructure, of the Draft EIR.