

# **Appendix E**

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## Hazards Memorandum

## Technical Memorandum

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Eyestone Environmental (Eyestone)

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Subject: Modified Project Evaluation  
Television City (TVC) 2050 Project  
7716-7860 West Beverly Boulevard, Los Angeles, California

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### INTRODUCTION

Subsequent to the completion of the Final Environmental Impact Report (EIR), modifications to the Project have been made in response to community input. These modifications are summarized in Table 1 of Erratum No. 1 to the EIR. These modifications, which are collectively referred to as the Modified Project, reduce the size of the Project by, among other things, decreasing the proposed floor area, height, and massing of the Original Project evaluated in the EIR. The modifications also include a reduction in parking spaces, basecamp areas and outdoor production activity areas; increased setbacks and stepbacks; doubling the transportation demand management (TDM) trip reduction commitment from 15 to 30 percent; refinement of building configurations and parking areas; and minor changes in Project Site access. In addition, as part of the Modified Project, the proposed General Plan land use designation for the Project Site would be changed to Community Commercial rather than Regional Commercial as proposed in the Original Project. These modifications have been incorporated into an updated draft of the proposed Specific Plan. As with the Original Project, the Modified Project would provide for the continuation of the existing studio use and the modernization and expansion of media production facilities within the Project Site. Under the Modified Project, no changes to the types of uses permitted are proposed. The Modified Project would continue to include only sound stage, production support, production office, general office, and retail uses. In addition, under the Modified Project, the Primary Studio Complex (designated HCM No. 1167; CHC-2018-476-HCM) located on-site would continue to be retained and rehabilitated. Note that no changes to proposed construction activities would occur

under the Modified Project, including as to excavation quantities, export of soil, haul routes, and depth of grading. In addition, the Modified Project would comply with the same applicable regulatory requirements, Project design features (Project Design Feature HAZ-PDF-1 through HAZ-PDF-6), and mitigation measures (Mitigation Measures HAZ-MM-1 and HAZ-MM-2) as the Original Project.

Geosyntec has prepared this Technical Memorandum to identify any updates to Geosyntec's Work Products, discussed below, due to the Modified Project and to analyze whether the Modified Project would result in any new significant impacts or substantially increase the severity of previously identified significant impacts in the EIR pursuant to the California Environmental Quality Act (CEQA). This Technical Memorandum was prepared by Lisa A. Hall, P.E. and reviewed by Andy Simons, P.G., both of Geosyntec, in accordance with Geosyntec's review policies.

## **GEOSYNTEC'S WORK PRODUCTS**

In October 2018, Geosyntec performed a limited Phase II environmental investigation at Television City that was followed by supplemental Phase II environmental investigations in November 2018, August 2019, and May 2020. Results of the investigations were documented in Geosyntec's Site Summary Report, dated 16 September 2021. A Soil Management Plan was included in the Site Summary Report as Appendix B. The Soil Management Plan was prepared to provide protocols to be implemented by the General Contractor or designated subcontractor to maintain the protection of human health and the environment when redevelopment activities involve soil disturbance. These reports are included in Appendix G of the Draft EIR.

In early 2023, Geosyntec conducted a dewatering analysis for the Original Project in response to comments received on the Draft EIR. This analysis included a dewatering simulation for a proposed excavation area to estimate drawdown and volume of water to be extracted during dewatering, and comparative estimates of the same for the other excavation areas. Results of the analysis were documented in the Dewatering Simulation and Analysis for Temporary Excavation and Underground Parking Structure Construction, dated 28 April 2023, included in Appendix FEIR-13 of the Final EIR.

## **EVALUATION OF GEOSYNTEC'S WORK PRODUCTS**

Subsequent to the Phase II environmental investigations and the dewatering simulation and analysis, modifications were made to the Original Project. Geosyntec reviewed the Modified Project to determine if Geosyntec's Work Products would be affected by the Modified Project and if they needed to be updated.

The Phase II environmental investigations and analyses conducted from 2018 to 2020 and conclusions documented in the Site Summary Report are not affected by the Modified Project. The results obtained during the investigations are representative of conditions at Television City at the time the data were collected.

The Soil Management Plan was prepared at the same time as the Site Summary Report. The Soil Management Plan specifies risk management protocols based on Geosyntec's understanding of the environmental conditions of the Project Site, environmental policies, laws and regulations, and the Original Project. While the Soil Management Plan should be reviewed periodically and updated, as needed and appropriate, to reflect any pertinent changes in conditions at the Project Site, relevant technical practices and environmental criteria, or legal requirements impacting the Project, the current Soil Management Plan is not affected by the Modified Project and does not require an update at this time.

The dewatering analysis that Geosyntec conducted was based on the configuration of the subterranean parking for the Original Project. The subterranean envelope would remain unchanged in the Modified Project, meaning that excavation depths, areas and quantities identified in the Original Project will not change. Therefore, the dewatering simulation and analysis are not affected by the Modified Project and will not change as a result of the Modified Project.

## **EVALUATION OF CEQA IMPACTS**

The potential impacts related to hazards and hazardous materials that could occur during the Original Project's construction and operation were prepared by Eystone and included in Section IV.F, Hazards and Hazardous Materials, of the Draft EIR (Section IV.F of the Draft EIR). Geosyntec has evaluated the hazards-related CEQA impacts of the Modified Project below.

*Would the Modified Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The Modified Project does not change the analysis presented in the EIR related to the routine transport, use, or disposal of hazardous materials.

By complying with the Soil Management Plan and applicable local, state, and federal laws and regulations related to environmental protection and the management of hazardous materials, and by implementing Project Design Features HAZ-PDF-1 through HAZ-PDF-4, presented in Section IV.F of the Draft EIR and Section IV, Mitigation Monitoring Program, of the Final EIR (MMP), impacts associated with the routine transport, use, or disposal of hazardous materials during construction and operation of the Modified Project would be less than significant. The Modified

Project would not result in a new significant impact or an increase in the severity of a previously disclosed impact in the EIR.

*Would the Modified Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The Modified Project does not change the analysis presented in Section IV.F of the Draft EIR related to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

By complying with the Soil Management Plan and applicable local, state, and federal laws and regulations related to environmental protection and the management of hazardous materials, the Modified Project would not exacerbate the risk of upset and accident conditions at the Project Site associated with underground and aboveground storage tanks, polychlorinated biphenyls (PCBs), and operation or re-abandonment of oil wells, and impacts would be less than significant.

By complying with applicable local, state, and federal laws and regulations related to asbestos-containing materials (ACMs) and by implementing Project Design Feature HAZ-PDF-5, presented in Section IV.F of the Draft EIR and the MMP of the Final EIR, impacts related to the removal of ACMs during demolition would be less than significant. Impacts associated with asbestos or ACMs would be less than significant during operation of the Modified Project.

By complying with applicable local, state, and federal laws and regulations related to lead-based paint (LBP) and by implementing Project Design Feature HAZ-PDF-6, presented in Section IV.F of the Draft EIR, impacts related to the removal of LBP during demolition would be less than significant. Impacts associated with LBP would be less than significant during operation of the Modified Project.

As discussed in Section IV.F of the Draft EIR and the Site Summary Report, the Project Site is located within a City of Los Angeles designated Methane Zone. The methane zone covers extensive areas of Southern California and is typically related to subsurface methane gas produced from naturally occurring petroleum fields. Sites nearby are known to be impacted by naturally occurring methane. Phase II environmental investigations revealed concentrations of naturally occurring methane up to 90.7 percent by volume. There was also evidence for the presence of naturally occurring hydrogen sulfide (odor). Based on this data, it is presumed that a design Level V methane mitigation system will be appropriate for any new construction at the Project Site as required by the Los Angeles Department of Building and Safety. By complying with the Soil Management Plan and applicable local, state, and federal laws and regulations related to environmental protection and the management of methane gas and hydrogen sulfide, and by

implementing Mitigation Measures HAZ-MM-1 and HAZ-MM-2, construction and operation of the Modified Project would not exacerbate the risk of upset and accident conditions associated with the release of hazardous materials into the environment, and impacts would be less than significant.

The Modified Project would not result in a new significant impact or an increase in the severity of a previously disclosed impact in the EIR.

*Would the Modified Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The Modified Project does not change the analysis presented in Section IV.F of the Draft EIR related to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

Ohel Chana High School and Morasha Hebrew Academy are located on Beverly Boulevard approximately 0.1 miles and 0.2 miles east of the Project Site, respectively. The nearest Los Angeles Unified School District schools, Hancock Park Elementary and Fairfax Senior High School, are located just over 0.25 miles to the south and north, respectively.

By complying with the Soil Management Plan and applicable local, state, and federal laws and regulations related to environmental protection and the management of hazardous materials, the Modified Project would not create a significant hazard to nearby schools, and impacts regarding potential emissions or the handling of hazardous materials and wastes within 0.25 miles of an existing school would be less than significant. The Modified Project would not result in a new significant impact or an increase in the severity of a previously disclosed impact in the EIR.

*Would the Modified Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Modified Project does not change the analysis presented in Section IV.F of the Draft EIR related to a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

There are currently no violations and no ongoing regulatory cases have been identified for the Project Site; however, the site is recorded on the “HIST CORTESE” list of sites compiled pursuant to Government Code Section 65962.5. By complying with the Soil Management Plan and applicable local, state, and federal laws and regulations related to residual impacts in soil and groundwater at the Project Site, and by implementing Mitigation Measures HAZ-MM-1 and HAZ-

MM-2, impacts related to the Modified Project would be less than significant. The Modified Project would not result in a new significant impact or an increase in the severity of a previously disclosed impact in the EIR.

## **LIMITATIONS**

The professional opinions and recommendations expressed in this Technical Memorandum are made in accordance with generally accepted standards of practice and were based largely on source information provided by others. No other warranty is either expressed or implied. Geosyntec is responsible for the findings contained in this Technical Memorandum based on the information available at the time of document publication and information relating only to the specific Modified Project and location discussed herein. If new data are collected or material changes in the proposed Modified Project are developed in the future, the changes may affect Geosyntec's interpretations and/or conclusions. Geosyntec is not responsible for use of the information contained in this Technical Memorandum for purposes other than those expressly stated herein. Geosyntec is not responsible for any conclusions or recommendations made by others based upon the data or conclusions contained herein unless given the opportunity to review them and concur with them in writing.