Appendix D

Geotechnical Memorandum

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Television City Studios, LLC
7800 Beverly Boulevard
Los Angeles, California 90036

Subject: Technical Memorandum – Modified Project Evaluation
TVC 2050 Project
7800 West Beverly Boulevard, Los Angeles, California
(Including 7716 – 7860 West Beverly Boulevard, Los Angeles, California)

References: *Reports by Geotechnologies, Inc.:*
Preliminary Geotechnical Engineering Investigation, revised April 22, 2021;
Addendum I – Response to Soils Report Review Letter, dated June 3, 2021;
Addendum II – Additional Geotechnical Comments, dated August 26, 2021;
Addendum III – Additional Explorations & Response to Draft EIR Review Comments, dated May 16, 2023;
Subsidence Evaluation based on Dewatering Simulations Evaluation, dated April 28, 2023.

City of Los Angeles, Department of Building and Safety:
Soils Report Review Letter (Log # 117112), dated May 21, 2021;
Soils Report Approval Letter (Log # 117112-01), dated August 4, 2021.

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 feature (Project Design Feature GEO-PDF-1), and mitigation measure (Mitigation Measure GEO-MM-1) as the Original Project.

This technical memorandum has been prepared as a supplemental analysis and to provide any updates to the work performed by Geotechnologies for the EIR due to the Modified Project and to evaluate implications to the hazards questions related to the California Environmental Quality Act (CEQA).

Geotechnologies performed field explorations at the Project Site in 2019 as part of the geotechnical engineering investigations. The geotechnical findings, conclusions, and recommendations are presented in Appendix E of the Draft EIR. Geotechnologies also performed additional explorations included in Appendix E of the Draft EIR and provided responses to comments received on the Draft EIR in 2023. Additionally, in response to comments on the Draft EIR, Geotechnologies performed a confirmatory subsidence evaluation based on the dewatering simulation and analysis for temporary excavation performed by Geosyntec in 2023 included in Appendix FEIR-13 of the Final EIR (Dewatering Report). The results of the subsidence evaluation are presented in Appendix D of the Dewatering Report.

Proposed Project Modifications and Impact on Prior Geotechnical Evaluations

Even though the Modified Project results in an overall decrease in the proposed floor area, height, and massing of the Project when compared to the Original Project, the proposed subterranean structures will remain relatively the same. Since the depth of excavations will remain relatively the same, there will be no changes or impacts to the conclusions and analyses provided in the above referenced geotechnical reports and addenda.

As discussed below, the conclusions and analyses as they relate to the geologic settings, fault ruptures, seismic ground shakings, earthquake related ground failures (including liquefaction and/or landslides), settlement effects, erosion or loss of topsoils, and expansive soils, remain the same as previously presented in the referenced geotechnical reports; that is, potential impacts would remain less than significant. The proposed modifications will not create substantial direct or indirect risks to life or property, provided the recommendations presented in the referenced reports are incorporated and implemented into the design and construction of the proposed development.

The subsidence evaluation under the Modified Project will remain unchanged since the excavation limits and depths of the excavation under the Modified Project did not change from the Original Project and did not affect the dewatering analysis performed by Geosyntec.

It is the opinion of this firm that the recommendations provided in the referenced geotechnical reports remain applicable for the proposed development.

Evaluation of CEQA Implications to Geologic and Geotechnical Hazards

The environmental impact analysis related to geology and soils that could occur during the Original Project construction and operation is included in Section IV.D, Geology and Soils, and Appendix E of the Draft EIR. Geotechnologies has evaluated the CEQA impacts related to geology and soils as a result of the Modified Project below.

A. Would the Modified Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

The Modified Project does not alter or impact the geologic settings of which the Project Site is located within. The geologic hazard analyses presented in Section IV.D, Geology and Soils, of the Draft EIR related to the fault rupture, strong ground shaking, liquefaction and/or landslides for the Original Project remain the same and are applicable for the Modified Project.

As illustrated in Figure IV.D-1 on page IV.D-9 of the Draft EIR, no known active or potentially active faults have been mapped within or immediately adjacent to the Project Site. In addition, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone.

As with the Original Project, the Modified Project will comply with the Los Angeles Building Code (LABC), which incorporates the current seismic design standards of the California Building Code (CBC), with City amendments, to minimize seismic ground shaking impacts, and to minimize losses from an earthquake and maximize earthquake safety. The Modified Project would be designed in accordance with the recommendations of the referenced geotechnical reports and the requirements of the LABC and would be required to comply with the plan review and permitting requirements of Los Angeles Department of Building and Safety (LADBS). The seismic design parameters presented in the geotechnical reports and the LABC will be enforced by the LADBS for the construction of the Modified Project.

The liquefaction analyses presented in the referenced geotechnical reports and Draft EIR remain the same for the Modified Project. The analyses presented in the geotechnical reports concluded that the liquefaction potential for the soils underlying the Project Site is low under the Maximum Considered Earthquake Peak Ground Motion (PGA_M), with a 2,475-year return period. Therefore, the potential for seismically induced ground failures and/or lateral spreading associated with liquefaction effects is also determined to be low.

The probability of seismically-induced landslides occurring on the Project Site remains low due to the minimal change in elevation throughout and adjacent to the Project Site.

Thus, as with the Original Project, the potential impact from 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.

B. Would the Modified Project result in substantial soil erosion or the loss of topsoil?

The Modified Project will not result in substantial soil erosion or the loss of topsoil. All grading activities will be required to comply with applicable provisions of the LABC, which addresses grading, excavations, and fills. The site grading will be permitted and enforced by the LADBS, which includes requirements and standards designed to ensure that substantial soil erosion does not occur. Additionally, the Modified Project would be required to comply with the City's Low Impact Development (LID) ordinance and implement standard erosion controls to limit stormwater runoff, which can contribute to erosion.

Once the Modified Project is constructed and operational, the potential for soil erosion is relatively low since the Project Site would be fully developed and landscaped, and no soils would be left exposed. Therefore, with compliance with regulatory requirements, the Modified Project would not result in substantial soil erosion or the loss of topsoil.

Thus, as with the Original Project, the potential impact from 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.

C. Would the Modified Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

The Project Site is not located in a landslide area as mapped by the State or the City. As discussed above, in the Draft EIR, and also in the above referenced Geotechnical Investigation (which is included in Appendix E of the Draft EIR), the probability of seismically-induced landslides occurring on the Project Site is considered low due to the minimal change in elevation throughout and adjacent to the Project Site.

As stated above, the analyses presented in the geotechnical reports concluded that the liquefaction potential for the soils underlying the Project Site is low under the PGA_M, with a 2,475-year return period. Therefore, the potential for seismically induced ground failures and/or lateral spreading associated with liquefaction effects is also determined to be low.

Temporary shoring and temporary construction dewatering will be required during excavation and construction of the proposed subterranean parking structure. As stated in the referenced Addendum I report (Appendix E.3 of the Draft EIR), a temporary cut-off wall system was preliminarily recommended for shoring and excavation of the proposed subterranean parking structure. The addendum report was submitted and approved by the City of Los Angeles Department of Building and Safety Grading Division (LADBS Grading) under Log # 117112-01.

Subsequently, in response to comments on the Draft EIR, a temporary dewatering simulation and analysis using the cut-off wall system was performed by Geosyntec in 2023. The results of the temporary dewatering analysis are presented in Geosyntec's Dewatering Report included in Appendix FEIR-13 of the Final EIR. Additionally, a confirmatory subsidence analysis was performed by Geotechnologies based on the dewatering analysis performed by Geosyntec in the Dewatering Report and was summarized in Appendix D of Appendix FEIR-13 of the Final EIR, titled "*Subsidence Evaluation based on Dewatering Simulations Excavation, Proposed TVC Project*."

Based on the referenced analyses, the groundwater drawdown effects (cone of depression) due to temporary dewatering for the Original Project will result in less than ½ inch of settlement for areas located in the immediate surrounding vicinity of the Project. The magnitude of any potential settlement will decrease with increased distance away from the excavation. For properties located further away from the excavation, where the depth of temporary dewatering drawdown will be approximately equal to the recorded long-term groundwater level fluctuation, the anticipated subsidence effects as a result of dewatering will be negligible. Through the dewatering simulation and analysis presented by Geosyntec, it has been demonstrated that with the implementation of regulatory groundwater infiltration control measures and shoring techniques, as necessary, the depth and extent of groundwater drawdown would be reduced and result in less than significant impacts, including subsidence effects on the surrounding properties and structures.

The dewatering analysis that Geosyntec conducted was based on the configuration of the subterranean parking for the Original Project. The subterranean envelope is to remain unchanged in the Modified Project, meaning that excavation depths identified in the Original Project will not change. Therefore, the dewatering simulation and analysis and the subsidence analysis and conclusions are not affected by the proposed project modifications, and impacts would remain less than significant for the Modified Project.

Once the individual Modified Project buildings are designed and permitted, a dewatering consultant and a shoring engineer will be engaged, and the method of temporary dewatering system and shoring system will be evaluated as part of the City's regulatory building permit process to

ensure that any impact on the surrounding development is less than significant. As part of the regulatory requirements for temporary shoring and excavation, construction surveying and monitoring of the surrounding properties immediately surrounding the Project Site are required for compliance with this industry standard. The final dewatering system methods, and shoring design, which are subject to regulatory control for safety and subsidence, will be submitted to LADBS for review and approval as part of the building permit processes prior to construction.

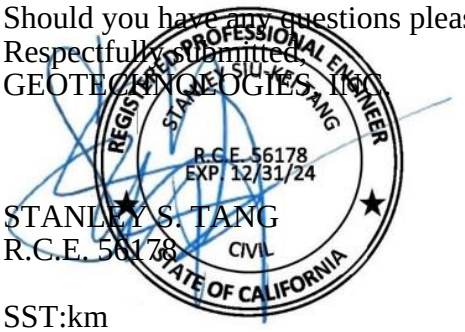
As discussed in the referenced Geotechnical Addendum II included in Appendix E.5 of the Draft EIR, the consolidation tests performed on collected soil samples as part of the Geotechnical Investigation did not exhibit hydro-collapse upon saturation. Accordingly, the soils underlying the Project Site are not considered prone to sudden collapse or hydroconsolidation. The existing fill soils will either be removed by the excavation of the subterranean structures or be removed and recompacted for support of at-grade structures. Therefore, the Modified Project would not be impacted by any unstable geologic unit or soil that is unstable or collapsible.

Thus, as with the Original Project, the potential impact from 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.

D. Would the Modified Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

As discussed in the referenced Preliminary Geotechnical Engineering Investigation report included in Appendix E.1 of the Draft EIR, the on-site geologic materials are in the low to very high expansion range. The Expansion Index for the on-site soils was found to vary between 35 to 130. Any required import materials are recommended to have an Expansion Index of less than 50. As with the Original Project, the Modified Project would comply with Project Design Feature GEO-PDF-1 as outlined in Section IV.D.3.c of the Draft EIR. Thus, as with the Original Project, the potential impact from 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.

Should you have any questions please contact this office.
Respectfully submitted,
GEOTECHNOLOGIES, INC.



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