

# **Appendix F**

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## Utilities Technical Memorandum



## **TECHNICAL MEMORANDUM**

DATE: February 2024

TO: Stephanie Eyestone-Jones; Eyestone Environmental

FROM: Brian Powers, PE; KPFF

RE: Modified Project Evaluation  
Television City (TVC) 2050 Project  
7716-7860 West Beverly Boulevard  
Los Angeles, California 90036

### **Introduction**

KPFF has prepared this Technical Memorandum to identify needed updates to KPFF's work from the TVC 2050 Draft and Final Environmental Impact Report (EIR) due to modifications to the Original Project. KPFF has also analyzed whether the Modified Project would result in any new significant impacts or substantially increase the severity of previously identified impacts pursuant to the California Environmental Quality Act (CEQA) with regards to KPFF's work.

### **KPFF Work**

KPFF developed two technical reports to analyze the Original Project's CEQA impacts on both water resources as well as utilities. Those technical reports are the *Hydrology and Water Quality Report*, dated October 2021, included in Appendix H of the Draft EIR (*Hydrology and Water Quality Report*), and the *Utility Infrastructure Technical Report: Water, Wastewater and Energy*, dated May 2022, included in Appendix O of the Draft EIR (*Utility Infrastructure Technical Report*). Additionally, KPFF calculated the earthwork estimates (cut, fill, earthmoving, and depth of excavation) associated with the Original Project to support various impact analysis performed by others. Further, KPFF was engaged to help respond to the comments made on the Draft EIR for the Final EIR as they pertain to the scope of KPFF's work.

### **Modified Project**

Subsequent to the completion of the Final 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 and Project design feature (Project Design Feature WAT-PDF-1) as the Original Project.

KPFJ has reviewed the Initial Development Plans associated with the Modified Project to determine if KPFJ's work is affected by the Modified Project or if any updates are required.

### **Hydrology and Water Quality Report**

The *Hydrology and Water Quality Report* analyzed the Original Project's impact on surface water hydrology, surface water quality, groundwater quality, and groundwater hydrology with regards to construction, operation, and cumulative impacts. An additional dewatering analysis was completed by Geosyntec in response to comments received on the Draft EIR and documented in the *Dewatering Simulation and Analysis for Temporary Excavation and Underground Parking Structure Construction*, dated April 28, 2023, included in Appendix FEIR-13 of the Final EIR.

The Original Project's analysis on surface water hydrology determined that the Original Project would maintain or slightly decrease the imperviousness of the Project Site, which is currently approximately 90% impervious. The storm water discharge for the 50-Year storm event per the Los Angeles County Hydrology Manual is 53.53 cubic feet per second (cfs) under existing conditions and would have remained the same under the Original Project. Based on Foster + Partners Pervious and Impervious Areas Exhibit (see attached), the Modified Project would decrease the level of imperviousness to approximately 83%, which would decrease the 50-Year storm event discharge to below 53.53 cfs. In other words, the Modified Project would increase the amount of pervious landscaped surfaces. This increase in pervious surface will be beneficial since it will allow more storm water to permeate into the soil, reduce urban runoff by increasing biomass, and reduce the concentration of pollutants of concern due to the reduction in paved surfaces. Therefore, the Original Project's analysis is conservative for this scenario.

The Original Project's analysis on surface water quality calculates a 625,000-gallon capture and reuse storm water treatment system to comply with the City of Los Angeles' Low Impact Development (LID) Ordinance. Similarly, the Modified Project would also use a 625,000-gallon cistern for storm water capture and reuse to comply with the LID ordinance, so the Original Project's analysis is applicable to the Modified Project.

The analysis contained in the Hydrology and Water Quality Report also applies to the Modified Project because the scope of below grade work is the same as the Original Project. Also refer to the Technical Memorandum by Geosyntec dated January 22, 2024, for an analysis of the Modified Project impacts on geologic or groundwater hazards.

### Utility Infrastructure Technical Report

The *Utility Infrastructure Technical Report* analyzed the Original Project's impact on water, wastewater, and energy with regards to construction, operation, and cumulative impacts.

The Original Project's water analysis included a Water Supply Assessment (WSA) by the Los Angeles Department of Water and Power (LADWP) dated September 15, 2021, included in Appendix N of the Draft EIR. Calculations associated with the Original Project determined the incremental increase in overall annual water consumption between the existing condition and the Original Project. These calculations followed a three-step methodology. Step one determined the amount of existing water consumption which will be removed as part of the demolition of existing uses. This amount of water consumption may be applied as a credit to the overall proposed water consumption calculation. Step two determined the estimated water consumption based on the proposed uses. In this step, water conservation measures were considered. Finally, step three determined the net incremental increase in water consumption associated with the Original Project. For the Modified Project, this analysis compares the change in the demolition of existing uses to determine if the net incremental increase of the Modified Project is greater or less than the Original Project.

The total water consumption to be removed under the Original Project was estimated to be 29,745 gallons per day (gpd). Under the Modified Project, the quantity of sound stages to be demolished was reduced from approximately 41,360 sf to approximately 30,975 sf and the quantity of production support to be demolished was reduced from approximately 302,340 sf to approximately 296,168 sf. Correspondingly, the total amount of existing water uses to be removed was reduced from approximately 29,745 gpd under the Original Project to approximately 28,785 gpd under the Modified Project.

The net incremental increase in proposed water consumption under the Original Project was estimated to be 268,514 gpd when subtracting the 29,745 gpd of water consumption from existing uses to be removed. The net incremental increase in proposed water consumption under the Modified Project is estimated to be 251,567 gpd when subtracting the 28,785 gpd of water consumption from existing uses to be removed. The reduction in proposed water consumption associated with the Modified Project considers the following changes from the Original Project:

- Reduction of proposed new sound stage area from approximately 295,820 sf (which corresponded to approximately 14,791 gpd) to approximately 173,999 sf (which corresponds to approximately 8,700 gpd)
- Increase in proposed new production support area from approximately 80,890 sf (which corresponded to approximately 4,045 gpd) to approximately 186,154 sf (which corresponds to approximately 9,308 gpd)
- Reduction in proposed new general office area from approximately 594,070 sf (which corresponded to approximately 71,288 gpd) to approximately 444,070 sf (which corresponds to approximately 53,289 gpd)
- Reduction in basecamp area from the incremental increase between the existing condition and the Original Project of approximately 194,600 sf (which corresponded to approximately 5,838 gpd) to an incremental decrease between the existing condition and the Modified Project of approximately 15,190 sf (which corresponds to an approximate decrease of 456 gpd)
- Increase in landscape from approximately 104,008 sf (which corresponded to an irrigation demand of approximately 9,872 gpd) to approximately 180,000 sf (which corresponds to an irrigation demand of approximately 17,086 gpd)

Since the Modified Project will result in less annual water consumption than the Original Project, no new impacts associated with water consumption have been identified. In addition, the fire flow scenario analyzed in the Original Project is equivalent to the fire flow scenario under the Modified Project. Therefore, no new impacts associated with water infrastructure have been identified.

The Original Project's wastewater analysis also used the removal of water use for the value associated with the removal of wastewater demand and subtracted that from the added wastewater generation based on the Original Project's proposed development program. The Original Project included the removal or demolition of existing uses which generate approximately 29,745 gpd of wastewater. The Modified Project will include the removal or demolition of existing uses which generate approximately 28,785 gpd of wastewater.

The net incremental increase in proposed wastewater generation under the Original Project was estimated to be 217,123 gpd when subtracting the approximately 29,745 gpd of wastewater from existing uses to be removed. The net incremental increase in proposed wastewater generation under the Modified Project is estimated to be 185,461 gpd when subtracting the approximately 28,785 gpd of wastewater from existing uses to be removed. The reduction in proposed wastewater generation associated with the Modified Project considers the following changes from the Original Project:

- Reduction of proposed new sound stage area from approximately 295,820 sf (which corresponded to approximately 14,791 gpd) to approximately 173,999 sf (which corresponds to approximately 8,700 gpd)
- Increase in proposed new production support area from approximately 80,890 sf (which corresponded to approximately 4,045 gpd) to approximately 186,154 sf (which corresponds to approximately 9,308 gpd)
- Reduction in proposed new general office area from approximately 594,070 sf (which corresponded to approximately 100,992 gpd) to approximately 444,070 sf (which corresponds to approximately 75,492 gpd)
- Reduction in basecamp area from the incremental increase between the existing condition and the Original Project of approximately 194,600 sf (which corresponded to approximately 5,838 gpd) to an incremental decrease between the existing condition and the Modified Project of approximately 15,190 sf (which corresponds to an approximate decrease of 456 gpd)

Since the Modified Project will result in less annual wastewater generation than the Original Project no new impacts associated with wastewater generation have been identified.

## **Evaluation of CEQA Impacts Based on Modified Project**

### **Hydrology and Water Quality**

The potential impacts related to hydrology and water quality that could occur during the Original Project's construction and operation were analyzed in Section IV.G, Hydrology and Water Quality, and Appendix H, *Hydrology and Water Quality Report*, of the Draft EIR. KPFJ has evaluated the hydrology and water quality-related CEQA impacts of the Modified Project below.

As stated above, 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. Thus, as with the Original Project, potential impacts related to hydrology and water quality during construction of the Modified Project would be less than significant.

*Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The Modified Project does not change the analysis and conclusions presented in the Draft EIR related to hydrology and water quality. The implementation of a Storm Water Pollution Prevention Plan (SWPPP) and a Project Site specific Erosion Control Plan during construction, and a LID-compliant storm water treatment system post-construction, would not result in discharges that would violate any surface water quality standards or waste discharge requirements. Thus, impacts related to surface water and ground water quality 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 substantially increase the severity of a previously identified impact presented in the EIR.

*Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Similar to the analysis of the Original Project, infiltration is infeasible as a LID best management practice (BMP) strategy for the Modified Project. Additionally, the Modified Project will be approximately 83 percent impervious, so limited groundwater recharge will occur. Thus, the Modified Project's potential impact related to groundwater supply and recharge would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

*Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- *Result in substantial erosion or siltation on- or off-site;*
- *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*
- *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*
- *Impede or redirect flood flows?*

Similar to the Original Project, the Modified Project will not be constructing adjacent to a stream or a river. During construction, property SWPPP BMPs will be installed and managed to address erosion and siltation. Additionally, the Modified Project will be approximately 83 percent impervious, matching that of the existing condition and the Original Project. This will result in the same 50-Year storm event discharge of approximately 53.53 cfs from the existing condition to that of the Modified Project. The Modified Project

would seek to discharge storm water to the southwest corner of the Project Site, matching the drainage pattern of the existing site. The Modified Project would also implement storm water treatment in the form of LID BMPs which would address pollutant runoff. The overall drainage pattern, with the majority of the Project Site discharging to the southwest portion of the Project Site, will remain the same in the Modified Project. Thus, the Modified Project's potential impact related to drainage would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

*In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The Project Site location is unchanged from the Original Project to the Modified Project, and the Project Site is not located in a flood hazard, tsunami, or seiche zone. As determined in the Draft EIR, the impact would be less than significant for the Original Project. Thus, the Modified Project's impact would also be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

*Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Modified Project would implement applicable regulatory requirements and LID BMPs which will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Thus, the Modified Project's potential impact related to water and groundwater plans would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

#### **Utilities and Service Systems – Water Supply and Infrastructure**

The potential impacts related to water supply and infrastructure that could occur during the Original Project's construction and operation were analyzed in Section IV.M.1, Utilities and Service Systems – Water Supply and Infrastructure, and Appendix O, *Utility Infrastructure Technical Report*, of the Draft EIR. KPFJ has evaluated the water supply and infrastructure-related CEQA impacts of the Modified Project below.

As stated above, 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. Thus, as with the Original Project, potential impacts related to water supply and infrastructure during construction of the Modified Project would be less than significant.

*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?*

Similar to the Original Project, the Modified Project would connect to the existing water infrastructure. Therefore, the Modified Project would not require or result in the relocation or construction of new water facilities or expansion of existing facilities that could cause a significant environmental effect. Thus, as with the Original Project, the Modified Project's potential impact would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

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

LADWP has sufficient water supplies available to serve the Original Project and reasonably foreseeable future development during normal, dry, and multiple dry years. The Modified Project lowers the water demand as compared to the Original Project, so the same conclusion applies to the Modified Project. Thus, the Modified Project's potential impact would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

#### **Utilities and Service Systems – Wastewater**

The potential impacts related to wastewater that could occur during the Original Project's construction and operation were analyzed in Section IV.M.2, Utilities and Service Systems – Wastewater, and Appendix O, *Utility Infrastructure Technical Report*, of the Draft EIR. KPFJ has evaluated the wastewater-related CEQA impacts of the Modified Project below.

As stated above, 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. Thus, as with the Original Project, potential impacts related to wastewater during construction of the Modified Project would be less than significant.

*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?*

As discussed above, the Modified Project wastewater would discharge a lower amount of sewage than that of the Original Project to the Hyperion Treatment Plant. Therefore, as with the Original Project, the Modified Project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects. Thus, the Modified Project's potential impact would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

*Would the project 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?*

As discussed above, the Modified Project wastewater would discharge a lower amount of sewage than that of the Original Project to the Hyperion Treatment Plant. Therefore, as with the Original Project, the Modified Project would result in a determination by the wastewater treatment provider that it has adequate capacity to serve the Modified Project's projected demand in addition to the provider's existing commitments. Thus, the Modified Project's potential impact would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

#### **Utilities and Service Systems – Electric Power, Natural Gas, and Telecommunications Infrastructure**

The potential impacts related to electric power, natural gas, and telecommunications infrastructure that could occur during the Original Project's construction and operation were analyzed in Section IV.M.3, Utilities and Service Systems – Electric Power, Natural Gas, and Telecommunications Infrastructure, and



Appendix O, *Utility Infrastructure Technical Report*, of the Draft EIR. KPFJ has evaluated the electric power, natural gas, and telecommunications infrastructure-related CEQA impacts of the Modified Project below.

As stated above, 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. Thus, as with the Original Project, potential impacts related to electric power, natural gas, and telecommunications infrastructure during construction of the Modified Project would be less than significant.

*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?*

Due to the reduction in the proposed building program between the Original Project and the Modified Project, the corresponding energy demand would also be reduced. Therefore, the analysis contained in the Original Project Draft EIR and Final EIR is conservative in comparison and remains applicable to the Modified Project, and impacts would be less than significant. The Modified Project would not result in a new significant impact or substantially increase the severity of a previously identified impact presented in the EIR.

BEVERLY BOULEVARD  
(PUBLIC)

N. FAIRFAX AVENUE  
(PUBLIC)

THE GROVE DRIVE  
(PUBLIC)

SOUTHERN SHARED ACCESS DRIVE  
(PRIVATE)

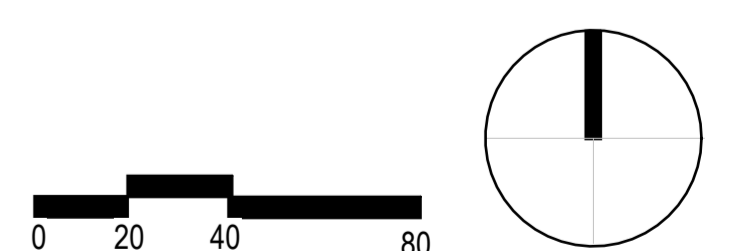
### LEGEND



PERVIOUS SURFACES : 180,000 SF



IMPERVIOUS SURFACES : 891,011 SF



Pervious and Impervious Areas