Appendix O

Utility Infrastructure Technical Report:
Water, Wastewater and Energy

TVC 2050 PROJECT

UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER AND ENERGY

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PREPARED BY:

KPFF Consulting Engineers

700 South Flower St., Suite 2100

Los Angeles, CA 90017

213-418-0201

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The TVC 2050 Project (Project) would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the modernization and expansion of media production facilities within the approximately 25-acre Television City studio located at 7716-7860 West Beverly Boulevard in Los Angeles, California (Project Site). The proposed Specific Plan would permit a total of up to approximately 1,874,000 square feet of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. More specifically, the Specific Plan would permit approximately 1,626,180 square feet of new development, the retention of an estimated 247,820 square feet of existing uses, and the demolition of up to approximately 495,860 square feet of existing media production facilities. The designated Historic-Cultural Monument (HCM; CHC-2018-476-HCM) located on-site would be retained. In addition, a Sign District would be established to permit studio-specific on-site signs.

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report (EIR) for the Project, the purpose of this report is to analyze the potential impacts of the Project on the existing water, wastewater, and energy infrastructure systems.

2. REGULATORY FRAMEWORK

2.1. WATER

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with local, state, and federal regulations.

Below are the state and regional water supply regulations:

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional Urban Water Management Plan, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- California Code of Regulations, Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014, requires a water use reduction of 20 percent above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).

- LADWP's 2015 Urban Water Management Plan outlines the City's long-term water resources management strategy. The Plan was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

    1) A proposed residential development of more than 500 dwelling units
    2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
    3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
    4) A proposed hotel or motel of more than 500 rooms
    5) A proposed 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) A mixed-use project that falls in one or more of the above-identified categories
    7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project

As this Project is a commercial development that meets items 2, 3, and 6 above, a WSA is required for the Project.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world, which includes more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System. To comply with Waste Discharge Requirements (WDRs), a Sewer System Management Plan (SSMP) was prepared for each of these systems.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In January 2019, a SSMP was prepared for the Hyperion Sanitary Sewer System

pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General WDRs.[1]

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. The Ordinance established an additional annual allotment of 5.0 million gallons per day (gpd), of which 34.5 percent (1.725 million gpd) is allocated for priority projects, eight percent (0.4 million gpd) is allocated for public benefit projects, and 57.5 percent (2.875 million gpd) is allocated for non-priority projects (of which 65 percent is for residential projects and 35 percent is for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations to assure available sewer capacity for new projects, including payment of fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) when any person seeks a sewer permit to connect a property to the City's sewer collection 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 is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

The City has begun requiring projects in the entitlement phase to apply for a Wastewater Service Information Request (WWSI) to allow the Los Angeles Bureau of Sanitation (LASAN) to review the project as described above without confusing construction projects from projects in the planning stages. WWSIs serve a similar function as SCARs for the purposes of CEQA analysis.

LAMC Section 64.11.2 requires the payment of fees for new connections to the 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 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. Fees paid to the 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.

In addition, 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. SO06-0691). Per the Special Order, lateral sewers,

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

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 flow depth during their planning period shall not exceed one-half the pipe diameter.

In 2006, the City approved the Integrated Resources Plan (IRP), which incorporates a Wastewater Facilities Plan.[2] The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City decided to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

In 2018, the City of Los Angeles completed the One Water LA 2040 Plan.[3] The One Water LA 2040 Plan is a roadmap connecting plans, ideas, and people to arrive at better and fiscally-responsible water planning solutions. Some of the objectives are:

- Integrate management of water resources and policies
- Balance environment, economic and social goals
- Improve health of local watershed
- Improve local water supply reliability
- Implement, monitor, and maintain a reliable watershed system
- Increase climate resilience
- Increase community awareness and advocacy for sustainable water

The One Water LA 2040 Plan builds on the premise of the Integrated Resource Plan to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities through the year 2040. As with the Integrated Resource Plan, such efforts would be organized in three phases over a 23-year period from 2018 to the planning horizon of 2040. The "Near-term" phase will be 2018-2020, the "Mid-term" phase will be 2021-2030, and the "Long-term" phase will be 2031-2040. The phasing plan will comprise of 35 integration opportunities that will demonstrate how water management benefits can be integrated in a project through multi-agency collaboration. The One Water LA 2040 Plan is currently in the "Mid-term" phase.

2.3. ENERGY

2.3.1. ELECTRICITY

[2] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

[3] City of Los Angeles Department of Public Works, Bureau of Sanitation, One Water LA 2040 Plan Wastewater Facilities Plan, April 2018.

The *2017 Power Strategic Long-Term Resource Plan* (SLTRP)[4] serves as a comprehensive 20-year roadmap that guides the LADWP Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. The 2017 SLTRP re-examines and expands its analysis in the 2016 IRP recommended case with updates in line with the latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio standard by 2050.

The 2017 SLTRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar and various levels of transportation electrification. In analyzing the IRP cases and recommending a strategy to best meet the future electric needs of Los Angeles, 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 our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment is not as detailed and extensive as the financial analysis to be completed for the ongoing rate action for the 2018/19 fiscal year and beyond, it clearly outlines the general requirements. As a long-term planning process, the SLTRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill the City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the power system, including Assembly Bill (AB) 32, Senate Bill (SB) 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. The 2017 SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

2.3.2. NATURAL GAS

The *2020 California Gas Report*[5] 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 Decision D.95-01-039. The

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

[5] California Gas and Electric Utilities, 2020 California Gas Report, 2020.

projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of one percent per year up to 2035.[6] The forecast decline is a combination of moderate growth in the Natural Gas Vehicle (NGV) market and across-the-board declines in natural gas usage in all other market segments: including residential, commercial, electric generation, and industrial markets.

Residential gas demand is expected to decrease at an annual average rate of 1.7 percent. Demand in the commercial and industrial markets are expected to decline at an annual rate of 1.7 percent and 0.2 percent. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets. For the purpose of load-following as well as backstopping intermittent renewable resource generation, gas-fired generation will continue to be the primary technology to meet the ever-growing demand for electric power.

In 2015, California enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as SB 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will provide California building owners with a better and more effective way to access whole-building information and at the same time will help to address climate change and deliver cost-effective savings for ratepayers. Last, the Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.[7]

[6] California Gas and Electric Utilities, 2020 California Gas Report, 2020.

[7] C.A. Legislative Assembly, SB 32, 2015-2016.

Last, the California Global Warming Solutions Act of 2006 (SB 32) requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40 percent below the 1990 level by 2030.[8]

3. ENVIRONMENTAL SETTING

The Project Site is an approximately 25-acre site located at the southeast corner of Beverly Boulevard and Fairfax Avenue. The Project Site is bounded by Beverly Boulevard to the north, The Grove Drive and Broadcast Center Apartments to the east, The Original Farmers Market and The Grove shopping and entertainment center to the south, and Fairfax Avenue to the west. An approximately 0.63-acre portion of the Project Site (APN 5512-002-001) is located outside the boundary of the City in unincorporated Los Angeles County (County) and is proposed for annexation to the City as part of the Project. The Project Site is currently developed with studio-related uses, including sound stages and related production support, office buildings, and surface parking.

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 (LAA), 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 supply from the Los Angeles Aqueduct has been limited due to environmental concerns, and the City's water supply has relied heavily (an average of 41 percent from 2016-2021)[9] on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local groundwater 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 levels and contamination issues. The City's recycled water supply is currently limited to specific projects within the City.[10]

3.1.2. LOCAL

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[8] C.A. Legislative Assembly, SB 32, 2015-2016.

[9] LADWP, 2020 Urban Water Management Plan, ladwp.com/UWMP.

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

LADWP maintains the water infrastructure to the Project Site. Based on the available record data provided by LADWP, there is an eight-inch water line in Fairfax Avenue that heads south and turns at 1st Street. Per record drawings, the Project has two points of connection which come from a 12-inch water line in Fairfax Avenue and an eight-inch water line in Beverly Boulevard.[11]

Per Navigate LA, there are multiple existing fire hydrants along the Project Site boundaries. Six existing hydrants were analyzed by LADWP for the fire flow availability study. The existing fire hydrants that were analyzed are, two existing fire hydrants along the northern property line on Beverly Boulevard, two existing fire hydrants along the western property line on Fairfax Avenue and two existing fire hydrants along the eastern property line on The Grove Drive. F-37746 is located on the east side of Fairfax Avenue approximately 58 feet south of the centerline of 1st street. F-34976 is located southwest of the intersection of Beverly Boulevard and Fairfax Avenue. F-44236 is located on the south side of Beverly Boulevard approximately 14 feet west of the Ogden Drive center line. F-44238 is located on the south side of Beverly Boulevard approximately two feet west of Spaulding Avenue. F-80316 is located on the west side of The Grove Drive approximately 882 feet north of 3rd Street. F-81960 is located on the west side of The Grove Drive approximately 492 feet south of the Beverly Boulevard center line.

The existing water consumption estimates were prepared based on the Project Site's five-year billing records from January 2015 to December 2019 and are presented in Table 1 below.

Table 1 – Estimated Water Demand of Existing Uses to be Removed

Existing Use	Quantity	Unit	Total Demand (gpd)
Sound Stages	41,360	sf	
Production Support	302,340	sf	
Production Office	98,480	sf	
General Office	53,670	sf	
Estimated Existing Uses to be Removed Total[1]			**29,745**

1 As discussed in the certified WSA prepared for the Project by LADWP, an estimated 6,608 sf of existing production office and 38,068 sf of existing general office space, not part of the existing uses to be removed, may be converted to basecamp/parking uses, which would result in a lower net additional water demand. Also, for a conservative estimate, it is assumed that the plumbing fixtures for existing uses to remain will not be replaced. Existing water demand generated by the land uses to be removed was estimated by applying a ratio of demolished area to the average water use from the five-year billing records from January 2015 to December 2019. At LADWP's discretion, the water billing records from 2020 and 2021 were excluded due to potential effects on operations related to the COVID-19 pandemic. Extrapolating LADWP's demand estimate for the existing uses to be removed, the total water demand associated with all existing uses on-site is estimated to be approximately 44,662 gpd.

sf – square feet

gpd – gallons per day

[11] LADWP Water Service Map 140-177 and 138-177.

3.2. WASTEWATER

3.2.1. REGIONAL

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 would flow to the Hyperion Treatment Plant System. The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd) (consisting of 450 mgd at the Hyperion Treatment Plant, 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 estimated to be 283 mgd by 2040.[12]

3.2.2. LOCAL

Sanitary sewer service to the Project Site from the surrounding streets is provided by LASAN. The existing sanitary sewer connection to the Project Site appears to be from both Beverly Boulevard and the southern property line.

Based on the available record drawings, there are two existing sewer lines flowing west in Beverly Boulevard: an existing eight-inch sewer within the sidewalk along the Project Site and a 27- to 30-inch sewer line north of the center line. The existing eight-inch vitrified clay pipe (VCP) ties into the 30-inch sewer line west of Orange Grove Avenue. The line runs south to a primary line in La Cienega Boulevard. Per LASAN and the initial WWSI, it appears that the gauge readings of the current flow levels (d/D) are less than 0.25.

The Project Site also appears to connect to an existing 10- to 12-inch sewer line along the southern property line. The 12-inch sewer line flows west to a 12-inch main line in Fairfax Avenue. This sewer main flows south to a primary 15-inch line in Wilshire Boulevard. This line discharges into a 48-inch sewer line in Crescent Heights Boulevard. According to the WWSI, the current flow levels (d/D) in the 12-inch line in Fairfax Avenue cannot be determined. The flow levels in the 15-inch line in Wilshire Boulevard is 39 percent and 33 percent for the 48-inch line in Crescent Heights Boulevard (the WWSI is attached as Exhibit 4).

These existing sanitary sewer lines convey wastewater to the Hyperion Water Reclamation Plant system.

[12] City of Los Angeles Department of Public Works, Bureau of Sanitation, One Water LA 2040 Plan Wastewater Facilities Plan, April 2018.

Table 2 below provides the estimated wastewater generation from the existing uses to be removed based on the five-year billing records from January 2015 to December 2019 and applying the 100 percent factor for water and wastewater estimates.

Table 2 – Estimated Wastewater Generation from Existing Uses to be Removed

Existing Use	Quantity	Unit	Total Generation (gpd)
Sound Stages	41,360	sf	
Production Support	302,340	sf	
Production Office	98,480	sf	
General Office	53,670	sf	
Estimated Existing Uses to be Removed Total[1]			**29,745**

1 As discussed in the certified WSA prepared for the Project by LADWP, an estimated 6,608 sf of existing production office and 38,068 sf of existing general office space, not part of the existing uses to be removed, may be converted to basecamp/parking uses, which would result in a lower net additional water demand and thus a reduced net wastewater generation. Also, for a conservative estimate, it is assumed that the plumbing fixtures for existing uses to remain will not be replaced. Existing water demand (and thus wastewater generation) associated with the land uses to be removed was estimated by applying a ratio of demolished area to the average water use from the five-year billing records from January 2015 to December 2019. (At LADWP's discretion, the water billing records from 2020 and 2021 were excluded due to potential effects on operations related to the COVID-19 pandemic.) Extrapolating LADWP's demand estimate for the existing uses to be removed, the total wastewater generation associated with all existing uses on-site is estimated to be approximately 44,662 gpd.
sf – square feet
gpd – gallons per day

3.3. ENERGY

3.3.1. ELECTRICITY AND TELECOMMUNICATIONS

LADWP is responsible for providing power supply to the City while complying with County, state, and federal regulations. According to the City of Los Angeles utility purveyor records, AT&T, DirecTV, Dish Network, Frontier Communications, Charter Spectrum, and Verizon all have telecommunications services throughout the City.

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 the Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles' 1.4 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 7,460 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 6,800 miles of overhead distribution lines and 3,597 miles of underground distribution cables.[13]

3.3.1.2. LOCAL

Based on available substructure maps from the City of Los Angeles Bureau of Engineering's Navigate LA online database, it appears that the surrounding area near the Project Site receives electrical power service from LADWP via existing underground conduits in Beverly Boulevard and Fairfax Avenue. Per the Project survey dated October 2, 2017, there are existing telecommunication lines running within the sidewalk on Beverly Boulevard and the sidewalk on Fairfax Avenue.

3.3.1.2. PROJECT SITE

The Project Site is currently developed with studio-related uses, including sound stage, production support, production office and general office uses, and therefore has existing electrical demands. An electrical use analysis was conducted by Eyestone Environmental which summarizes the existing electricity usage at the Project Site, included in Exhibit 7.

3.3.2. NATURAL GAS

The Southern California Gas Company (SoCal Gas) 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

SoCal Gas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCal Gas's natural gas system is the nation's largest natural gas distribution utility and serves a 24,000 square-mile area in Central and Southern California. The system supplies natural gas to 21.8 million customers through 5.9 million meters in more than 500 communities.

3.3.2.2. LOCAL

Based on available substructure maps from the City of Los Angeles Bureau of Engineering Navigate LA online database and SoCal Gas map 12270-123720, it appears that there are two sources of natural gas that could supply the Project Site.

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[13] LADWP, 2015 Power Integrated Resource Plan, December 2015.

There is an existing 10-inch SoCal Gas line in Beverly Boulevard and an existing three-inch SoCal Gas line that travels south on Ogden Drive and turns east within the north sidewalk in Beverly Boulevard. Both gas lines appear to have laterals that terminate within the Project Site.[14]

3.3.2.3. PROJECT SITE

As stated above, the Project Site is currently developed with sound stage, production support, production office and general office uses and has existing natural gas demands. A natural gas use analysis was conducted by Eyestone Environmental which summarizes the existing natural gas usage at the Project Site, included in Exhibit 7.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) provides a set of sample questions that address impacts with regard to utilities and service systems, with the following question applicable to water supply and infrastructure:

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 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;

[14] SoCal Gas Asset Map 12270-123720.

- 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 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 water distribution capacity would be inadequate to serve the proposed use after making appropriate infrastructure improvements.

In assessing impacts related to water supply and infrastructure, the City uses Appendix G as the thresholds of significance. The criteria identified above from the L.A. CEQA Thresholds Guide is used where applicable and relevant to assist in analyzing the Appendix G thresholds.

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 would 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.

In assessing impacts related to wastewater, the City uses Appendix G as the thresholds of significance. The criteria identified above from the L.A. CEQA Thresholds Guide is used where applicable and relevant to assist in analyzing the Appendix G thresholds.

4.3. ENERGY

Appendix F of the CEQA Guidelines states that the potential energy impacts 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 a 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 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; and
- Description of the water conditions for the Project 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; and
- 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 Project Site and Project information and utilizes 100 percent of the LASAN 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 consisted of analyzing their water system model near the Project Site. Based on the results, LADWP determined that they can meet the Project's anticipated fire hydrant flow needs with the existing infrastructure. See Exhibit 2 for 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 the Project. LADWP's approach consisted 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 determined that they can meet the Project's anticipated water conveyance needs with the existing infrastructure. See Exhibit 3 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 point 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; and
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs, taking into account design or operational features that would reduce or offset service impacts; and
- 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's Wastewater Engineering Division conducted a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance capacity exists for the Project. 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. Refer to Exhibit 4, which contains the WWSI response letter from LASAN.

5.3. ENERGY

The methodology for determining the significance of a project as it relates to a project's impact on energy 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; and
- 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 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; and
- Consult with the DWP or SoCal Gas, 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 SoCal Gas (Exhibits 5 and 6) demonstrate the availability of sufficient energy resources to supply the Project's estimated demand.

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

Water demand during construction of the Project would include, but would not be limited to, dust control, cleaning of equipment, excavation/export, removal and re-compaction. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water uses ranges from 1,000 to 2,000 gallons per day (gpd). Based on measured data of the existing Project Site, the existing total water use is approximately 60,000 gpd. Therefore, the existing water infrastructure has the capacity to meet the limited and temporary water demand associated with construction of the Project.

The Project would include the construction of new, on-site water distribution lines to serve the new buildings. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution

lines below ground and would be limited to on-site water distribution and minor off-site work associated with connections to the public main lines. 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 any proposed ground disturbance activities to avoid water lines and disruption of water service.

6.1.2. WASTEWATER

Wastewater generation would occur incrementally throughout construction of the Project as a result of construction workers on-site. However, such use would be temporary and less than the wastewater that is anticipated to be generated by the Project during operation, which, as explained below, could be accommodated by the existing infrastructure. In addition, construction workers would typically utilize portable restrooms, which would not contribute directly to the wastewater system that serves the Project Site but would eventually be deposited at the Hyperion Treatment Plant. Thus, wastewater generation from Project construction activities would not cause a significant increase in wastewater flows. The Hyperion Treatment Plant has the capacity to treat the sewer generation flows generated from the Project during construction.

6.1.3. ENERGY

Electrical power will be needed in order to construct the proposed new buildings and facilities on the Project Site. Typical energy uses include, but are not limited to, temporary power for lighting, equipment, and construction trailers. 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. Construction equipment and trailers typically do not use natural gas; therefore, no natural gas usage is expected to occur during Project construction actives.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements would comply with all applicable LADWP, SoCal Gas and City regulatory requirements, which would minimize impacts to the existing energy systems and adjacent properties. To reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel.

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. A conservative analysis for both fire suppression and domestic water flows was approved by LADWP for the Project. See Exhibits 2 and 3 for the IFFAR and SAR, respectively.

6.2.1.2 FIRE WATER DEMAND

The Project Site is located in the City's Wilshire Community Plan area and includes General Plan land use designations of Community Commercial, Neighborhood Commercial, Limited Commercial and Major Commercial. Based on the fire flow standards set forth in Section 57.507.3 of the LAMC, the Project appears to fall within "Industrial and Commercial" category. This category has a required fire flow of 6,000 to 9,000 gallons per minute (gpm) from four to six fire hydrants running simultaneously. An IFFAR was submitted to LADWP regarding the available fire hydrant flow. The IFFAR analyzed six fire hydrants along the Project Site boundaries. Two fire hydrants located on Beverly Boulevard, two located on Fairfax Avenue and two located on The Grove Drive. The IFFAR states that each existing fire hydrant can provide 1,500 gpm for a total of 9,000 gpm flowing simultaneously from six fire hydrants.

Furthermore, Section 57.513 of the LAMC, 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 would incorporate a fire sprinkler suppression system to reduce the public fire hydrant demands, which would be subject to LAFD review and approval during the design and permitting phase of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference the National Fire Protection Association (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, a 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 appears to be 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

The proposed Project's water demand estimates reflect the results of the certified WSA conducted by LADWP. Table 3 summarizes the estimated water demand for the Project based on the conceptual development program.

The proposed Specific Plan would provide development flexibility by allowing for exchanges between certain categories of permitted 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 set forth in the Specific Plan are met. In particular, the total permitted floor area on-site must not exceed 1,874,000 square feet, and the sitewide floor area ratio must not exceed 1.75:1. Table 4 demonstrates a land use exchange scenario that would generate the highest potential water demand for the Project.

As shown in Table 4 below, based on the proposed uses and standard generation factors, the Project would generate a maximum water demand of approximately 369,239 gpd prior to the implementation of voluntary water conservation measures and compliance with applicable regulatory requirements. As the Project would comply with City of Los Angeles Ordinance No. 186488, Ordinance No. 184248, and the 2020 Los Angeles Green Building Code, the estimated required water savings for the Project would be 66,815 gpd, reducing the Project's maximum estimated water demand to approximately 302,424 gpd prior to the implementation of additional voluntary water conservation measures.[15] Finally, when accounting for additional water conservation reflected in the certified WSA and the removal of existing uses, the Project would result in a net increase of approximately 269,123 gpd of water usage over existing conditions.

The approved SAR, which is inclusive of the Project's anticipated domestic water demands, shows that the existing infrastructure is sufficient to meet the estimated maximum water demand of the Project.

[15] Based on data from LADWP, the existing uses to remain under the Project result in a water demand of approximately 14,917 gpd. Thus, the total water demand generated by the Project under the maximum demand scenario, including the existing uses to remain, would be approximately 317,341 gpd.

Table 3 – Estimated Water Demand – Conceptual Development Program				
Proposed Use	**Quantity**	**Unit**	**Water Use Factor[1] (gpd/unit)**	**Total Demand (gpd)**
Sound Stages	295,820	sf	0.05	14,791
Production Support	80,890	sf	0.05	4,045
Production Office	635,400	sf	0.12	76,248
General Office	594,070	sf	0.12	71,288
Retail[2]	15,000	sf	0.025	375
Restaurant[2]	334	seat	30.0	10,020
Basecamp[3]	194,600	sf	0.03	5,838
Mobility Hub[4]	36,000	sf	0.05	1,800
Base Demand Adjustment[5]				4,065
Landscaping[6]	104,008	sf		9,872
Covered Parking[7]	1,503,600	sf	0.02	989
Cooling Tower Total	8,050	ton	21.06	169,533
			Subtotal Water Demand	**368,864**
			Required Ordinances Water Savings[8]	(67,071)
			Project Water Demand	**301,793[9]**
			Existing to be Removed	(29,745)
			Additional Conservation[10]	(3,534)
			Net Increase Project Water Demand	**268,514**

1 Indoor water uses are based on the 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf.
2 Out of 20,000 sf of total Retail uses proposed, 15,000 sf assumed to be retail uses, and 5,000 sf (334 seats) is assumed to be restaurant uses for a conservative estimate.
3 Basecamp areas are dedicated to media production uses, parking, loading and storage, where mobile facilities related to production are temporarily staged. Basecamp areas are not included in the total floor area.
4 Mobility Hub areas are not included in the total floor area.
5 Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for the current version of Bureau of Sanitation Sewer Generation Rates.
6 Landscaping water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.
7 Automobile parking water uses are based on City of Los Angeles Department of Publics Works, Bureau of Sanitation Generation Rates table, assuming 12 times/year cleaning.
8 The Project would comply with City of Los Angeles Ordinance No. 186488, Ordinance No. 184248, the 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code.
9 The existing uses on-site generate a total water demand of approximately 44,662 gpd based on billing records obtained by LADWP. When accounting for the existing uses to be removed, the existing uses to remain under the Project result in a water demand of approximately 14,917 gpd. Thus, the total water demand generated by the Project under the maximum demand scenario, including the existing uses to remain, would be approximately 317,341 gpd.
10 Water conservation due to additional conservation commitments agreed to by the Applicant. See Table II of the certified WSA.
sf – square feet
gpd – gallons per day

Table 4 – Estimated Water Demand – Maximum Demand Scenario				
Proposed Use	**Quantity**	**Unit**	**Water Use Factor[1] (gpd/unit)**	**Total Demand (gpd)**
Sound Stages	295,820	sf	0.05	14,791
Production Support	80,890	sf	0.05	4,045
Additional Sound Stages or Production Support	15,000	sf	0.05	750
Production Office	635,400	sf	0.12	76,248
General Office	594,070	sf	0.12	71,288
Restaurant[2]	334	seat	30.0	10,020
Basecamp[3]	194,600	sf	0.03	5,838
Mobility Hub[4]	36,000	sf	0.05	1,800
Base Demand Adjustment[5]				4,065
Landscaping[6]	104,008	sf		9,872
Covered Parking[7]	1,503,600	sf	0.02	989
Cooling Tower Total	8,050	ton	21.06	169,533
			Subtotal Water Demand	**369,239**
			Required Ordinances Water Savings[8]	(66,815)
			Project Water Demand	**302,424[9]**
			Existing to be Removed	(29,745)
			Additional Conservation[10]	(3,556)
			Net Project Water Demand	**269,123**

1 Indoor water uses are based on the 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf.
2 5,000 sf of retail uses are assumed to be 5,000 sf (334 seats) of restaurant uses for a conservative estimate.
3 Basecamp areas are dedicated to media production uses, parking, loading and storage, where mobile facilities related to production are temporarily staged. Basecamp areas are not included in the total floor area.
4 Mobility Hub areas are not included in the total floor area.
5 Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for the current version of Bureau of Sanitation Sewer Generation Rates.
6 Landscaping water use is estimated per California Code of Regulations Title 23. Division 2. Chapter 2.7. Model Water Efficient Landscape Ordinance.
7 Automobile parking water uses are based on City of Los Angeles Department of Publics Works, Bureau of Sanitation Generation Rates table, assuming 12 times/year cleaning.
8 The Project would comply with City of Los Angeles Ordinance No. 186488, Ordinance No. 184248, the 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code.
9 The existing uses on-site generate a total water demand of approximately 44,662 gpd based on billing records obtained by LADWP. When accounting for the existing uses to be removed, the existing uses to remain under the Project result in a water demand of approximately 14,917 gpd. Thus, the total water demand generated by the Project under the maximum demand scenario, including the existing uses to remain, would be approximately 317,341 gpd.
10 Water conservation due to additional conservation commitments agreed to by the Applicant. See Table II of the certified WSA.
sf – square feet
gpd – gallons per day

6.2.2. WASTEWATER

In accordance with the L.A. CEQA Thresholds Guide, the Project's estimated sewer flows were based on the sewer generation factors for the Project's proposed uses. Based on the type of uses and generation factors, the Project would generate a maximum total of approximately 247,243 gpd of wastewater (a net increase of approximately 217,498 gpd of wastewater). Wastewater generation estimates were prepared based on the LASAN sewer

generation factors for commercial categories and are summarized in Tables 5 and 6. Table 5 summarizes the Project's estimated wastewater generation based on the conceptual development program, and Table 6 summarizes the estimated maximum wastewater generation scenario.

Table 5 – Estimated Wastewater Generation – Conceptual Development Program

Proposed Use	Quantity	Unit	Sewer Generation Factor[1] (gpd/unit)	Total Generation (gpd)
Sound Stages	295,820	sf	0.05	14,791
Production Support	80,890	sf	0.05	4,045
Production Office	635,400	sf	0.17*	108,018
General Office	594,070	sf	0.17*	100,992
Retail[2]	15,000	sf	0.025	375
Restaurant[2]	334	seat	30.0	10,020
Basecamp[3]	194,600	sf	0.03	5,838
Mobility Hub[4]	36,000	sf	0.05	1,800
Covered Parking[5]	1,503,600	sf	0.02	989
Estimated Proposed Project Total[6]				**246,868**
Estimated Existing Uses to be Removed[7]				**(29,745)**
Estimated Net Increase				**217,123**

1 Indoor water uses are based on the 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf.
2 Out of 20,000 sf of total Retail uses proposed, 15,000 sf assumed to be retail uses, and 5,000 sf (334 seats) is assumed to be restaurant uses for a conservative estimate.
3 Basecamp areas are dedicated to media production uses, parking, loading and storage, where mobile facilities related to production are temporarily staged. Basecamp areas are not included in the total floor area.
4 Mobility Hub areas are not included in the total floor area.
5 Automobile parking water uses are based on City of Los Angeles Department of Publics Works, Bureau of Sanitation Generation Rates table, assuming 12 times/year cleaning. LASAN assumed a peak flow of 30,072 gpd (WWSI attached as Exhibit 4).
6 Based on data from LADWP, the existing uses to remain under the Project result in a wastewater generation of approximately 14,917 gpd. Thus, the total wastewater generation for the Project, including the existing uses to remain, would be approximately 261,785 gpd.
7 Refer to Table 2.
** This assumes the use of a cooling tower using the rate of 170 gpd/KGSF for a cooling tower with office as defined in the LASAN Sewer Generation Rates table.*
sf – square feet
gpd – gallons per day

Table 6 – Estimated Wastewater Generation – Maximum Generation Scenario				
Proposed Use	**Quantity**	**Unit**	**Sewer Generation Factor[1] (gpd/unit)**	**Total Generation (gpd)**
Sound Stages	295,820	sf	0.05	14,791
Production Support	80,890	sf	0.05	4,045
Additional Sound Stages or Production Support	15,000	sf	0.05	750
Production Office	635,400	sf	0.17*	108,018
General Office	594,070	sf	0.17*	100,992
Restaurant[2]	334	seat	30.0	10,020
Basecamp[3]	194,600	sf	0.03	5,838
Mobility Hub[4]	36,000	sf	0.05	1,800
Covered Parking[5]	1,503,600	sf	0.02	989
			Estimated Proposed Project Total[6]	**247,243**
			Estimated Existing Uses to be Removed[7]	**(29,745)**
			Estimated Net Increase	**217,498**

1 Indoor water uses are based on the 2012 City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table available at https://engpermitmanual.lacity.org/sites/default/files/documents/Sewage%20Generation%20Factors%20Chart.pdf.
2 5,000 sf of the retail uses are assumed to be 5,000 sf (334 seats) of restaurant uses for a conservative estimate.
3 Basecamp areas are dedicated to media production uses, parking, loading and storage, where mobile facilities related to production are temporarily staged. Basecamp areas are not included in the total floor area.
4 Mobility Hub areas are not included in the total floor area.
5 Automobile parking water uses are based on City of Los Angeles Department of Publics Works, Bureau of Sanitation Generation Rates table, assuming 12 times/year cleaning. LASAN assumed a peak flow of 30,072 gpd (WWSI attached as Exhibit 4).
6 Based on data from LADWP, the existing uses to remain under the Project result in a wastewater generation of approximately 14,917 gpd. Thus, the total wastewater generation for the Project, including the existing uses to remain, would be approximately 262,160 gpd.
7 Refer to Table 2.
** This assumes the use of a cooling tower using the rate of 170 gpd/KGSF for a cooling tower with office as defined in the LASAN Sewer Generation Rates table.*
sf – square feet
gpd – gallons per day

As discussed above, the existing design capacity of the Hyperion Service Area is approximately 550 mgd (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).[16] The Project's maximum potential wastewater generation is approximately 0.217 mgd. This is substantially less than one percent of the Hyperion Service Area capacity where the Project's wastewater would be treated, even under the maximum wastewater scenario. Thus, the Hyperion Treatment Plant has the capacity to treat the additional wastewater flows generated from the Project.

Pursuant to LAMC Section 64.15, LASAN's Wastewater Engineering Division (WED) conducted a preliminary analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for the Project.

The potential impacts of the Project on the existing public sewer infrastructure were analyzed by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities. Based on the results of the WWSI, the existing City of Los Angeles sewer pipes in Beverly Boulevard and in the existing easement along the south side of the Project Site would have sufficient capacity for the proposed Project.

Two WWSI request letters were submitted to LASAN. One analyzed the available capacity in the existing eight-inch line in Beverly Boulevard for a portion of the Project wastewater discharge and one for the available capacity in the existing 12-inch line along the southern property line. Due to the existing topography of the Project Site, it is anticipated that the Project would discharge the total anticipated wastewater flow to the 12-inch main line along the southern property line, which could be adequately accommodated per the WWSI findings. Alternatively, the net increase in the Project's wastewater flows may be directed to a combination of the Beverly Boulevard line and the southern property line, which could also be accommodated per the WWSI.

The existing sewer gauging information for the proposed Fairfax Avenue connection from LASAN is summarized in Table 7 below. Additionally, a sewer capacity analysis was performed to determine the impact of the Project's anticipated sewage generation as shown in the tables above.

Table 7 – Estimated Existing Sewer Capacity Analysis

Pipe Diameter (inches)	Pipe Location	Gauging d/D (%)	Existing GPD	50% Design Capacity	75% Design Capacity	Existing Plus Project	d/D (%) with Project
10[1]	Fairfax Avenue R/W	20.4	75,907 gpd	416,000 gpd	758,682 gpd	217,498 gpd	34.9
12[1]	Fairfax Avenue	16.1	75,907 gpd	676,000 gpd	1.23 mgd	217,498 gpd	27.1
15	Wilshire Boulevard	39	0.82 mgd	1.27 mgd	2.32 mgd	1.03 mgd	44.3
48	Crescent Heights Boulevard	33	13.60 mgd	28.91 mgd	52.72 mgd	13.81 mgd	33.3

1 The current gauging for the existing 10-inch line in Fairfax Avenue R/W and the existing 12-inch line in Fairfax Avenue was not provided by LASAN. Based on the existing sewer map provided by LASAN, the current gauging and current gpd assumes that only the existing wastewater currently generated by the Project Site flows into this pipe. The Project Site's current demand is estimated to be 75,907 gpd.
gpd – gallons per day
mgd – million gallons per day

Based on the City of Los Angeles Sewer Design Manual Part F, the trigger flow in a sanitary sewer is the quantity of flow that, once reached, would initiate the planning for a relief or replacement sewer. Currently, this trigger flow is considered when the depth of flow reaches three-fourths of the pipe diameter, or a d/D of 75 percent. As shown in Table 5 above, the Project's additional sewer flow is not anticipated to exceed this trigger flow in any of the sewer lines included in the WWSI. Therefore, impacts to sewer infrastructure would be less than significant.

6.2.3. ENERGY

6.2.3.1 ELECTRICITY

The Project would increase the demand for electricity resources. An analysis was conducted by Eyestone Environmental to determine the Project's estimated projected electrical demand using CalEEMod software, attached as Exhibit 7. Eyestone Environmental conducted an analysis for multiple Project scenarios, including the conceptual development program and a maximum demand scenario based on the proposed land use exchange program.

The conceptual development program would result in a net estimated electricity demand of 18,445,439 kWh/yr with the implementation of the proposed Project design features. Such features would include energy efficiency and conservation measures capable of achieving the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Gold rating or equivalent green building standards, including energy efficient lighting and HVAC equipment and the use of Energy Star appliances, as well as the installation of photovoltaic panels on the Project Site capable of generating a minimum of 2,000,000 kWh annually. The land use mix that would generate the maximum electricity demand (without Project design features) reflects an exchange of a combined total of 446,000 square feet of production office and/or general office space for an additional 100,000 square feet of sound stages and an additional 346,000 square feet of production support uses. However, when accounting for the energy conservation benefits of the Project design features as applied within CalEEMod to each proposed land use and associated floor area, the conceptual development program would result in greater electricity demand than the aforementioned land use mix.

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 5), there is sufficient electrical service available to serve the Project.

6.2.3.2 NATURAL GAS

The Project would increase the demand for natural gas resources, based on the analysis performed by Eyestone Environmental using CalEEMod software, attached to this report as Exhibit 7. Eyestone Environmental conducted an

analysis for multiple Project scenarios, including the conceptual development program and a maximum demand scenario based on the proposed land use exchange program.

The conceptual development program would result in a net estimated annual natural gas demand of 13,654,855 cf (14,337,598 KBtu/yr). The land use mix that would generate the maximum natural gas demand involves an exchange of 100,000 square feet of production support uses for 100,000 additional square feet of sound stages, generating an estimated 14,522,855 cf (15,248,998 KBtu /yr) of net new natural gas demand.

A will-serve letter was sent to SoCal Gas to determine if there is sufficient capacity to serve the Project. Based on the response from SoCal Gas (see Exhibit 6), there is sufficient existing natural gas infrastructure in the area to service the Project.

6.3. CUMULATIVE IMPACTS

6.3.1. WATER INFRASTRUCTURE

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 an Urban Water Management Plan (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 2040.

Additionally, under the provisions of SB 610, LADWP is required to prepare a comprehensive WSA 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 2015 UWMP. The WSA would evaluate the quality and reliability of the existing and projected water supply, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2015 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 2040 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, the City's Green Building Code, and AB 32, would help ensure 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. Additionally, per the certified WSA for the Project, "LADWP anticipates the projected water demand from the TV City Project can be met during normal, single-dry, and multiple-dry water years, in addition to the existing and planned future demands on LADWP." Therefore, cumulative impacts on water supply would be less than significant.

6.3.2. WASTEWATER

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

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from LASAN, the existing design capacity of the Hyperion Service Area is approximately 550 mgd and the existing average daily flow for the system is estimated to be 283 mgd by 2040.[17] The maximum estimated wastewater generation of the proposed Project (247,243 gpd) is less than the available capacity in the system and roughly 0.07 percent of the allotted annual wastewater flow increase for the Hyperion Treatment Plant. It is expected that the related projects would also be required to adhere to the LASAN's annual wastewater flow increase allotment.

Based on these forecasts, the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the LASAN's analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the proposed Project. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities.

6.3.3. ENERGY

[17] City of Los Angeles Department of Public Works, Bureau of Sanitation, One Water LA 2040 Plan Wastewater Facilities Plan, January 2018.

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 SoCal Gas' service area. Similarly, the geographic context for transportation energy use is the City of Los Angeles. Growth within these collective areas 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.

The Project would increase electricity consumption during Project construction and operation above existing electricity consumption, and would therefore contribute cumulatively to the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its commercial sector energy sales in the 2026-27 fiscal year (the Project's anticipated buildout year) will be 13,718 gigawatt-hours (GWh) of electricity.[18] Based on the Project's maximum estimated net new electrical consumption of 18.44 GWh/year, the Project would account for approximately 0.13 percent of LADWP's projected total sales for the Project's buildout year. While Project buildout is anticipated in 2026, the Project Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2043. While the Project's estimated energy demand would not be expected to vary with a later buildout year, the Project's proportion of future demand throughout the service area would change based on regional growth over time. Accordingly, in 2043, the Project's net new demand would represent 0.09 percent of the anticipated 2039-40 total sales.[21] Therefore, a later buildout date would not affect the impacts or significance conclusions presented above. Although future development would result in the 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 2015 Power Integrated 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. LADWP has indicated that the Power Integrated Resource Plan incorporates the estimated electricity demand for the Project. 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

[18] LADWP, 2015 Power Integrated Resource Plan, Appendix A, Table A-1.

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. 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 in SoCal Gas' service area is expected to increase natural gas consumption during Project operation and, thus, contribute cumulatively to the need for natural gas supplies and infrastructure capacity. Based on the 2020 California Gas Report, the California Energy Commission estimates natural gas consumption within SoCal Gas' service area will be approximately 2,317 million cubic feet/day in 2026.[19] The Project's estimated maximum net consumption of 0.04 million cubic feet/day would account for less than 0.002 percent of the 2026 forecasted consumption in SoCal Gas's planning area. SoCal Gas' forecasts consider the projected population growth and development based on local and regional plans. Although future development projects would result in the 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 SoCal Gas' service area. Furthermore, like the Project, during project 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 natural gas consumption would be less than significant.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCal Gas occur as needed. It is expected that SoCal Gas would continue to expand its delivery capacity if necessary to meet demand increases within its service area. As such, the Project's cumulative impacts with respect to natural gas infrastructure would be less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, the existing municipal water, wastewater and energy infrastructure is adequate to meet the anticipated demands of the Project. The results from the IFFAR and the SAR completed by LADWP show that the existing water infrastructure is adequate to meet the anticipated water demand of the Project. The results of the WWSI letter from LASAN show that the existing wastewater infrastructure is sufficient to meet the Project's estimated wastewater demand. The will-serve letter from LADWP shows that the existing electrical infrastructure is sufficient to meet the anticipated electrical demand of the Project. The will-serve letter from SoCal Gas shows that the existing gas infrastructure is sufficient to meet the estimated gas demand of the Project.

---

[19] California Gas and Electric Utilities, 2020 California Gas Report, p. 145.

Therefore, the existing municipal water, wastewater, and energy infrastructure has sufficient capacity to accommodate the Project and no significant off-site improvements would be required.

EXHIBIT 1

TVC 2050 EXISTING UT EXHIBIT

TVC 2050 PROJECT SITE

BEVERLY BOULEVARD

FAIRFAX AVENUE

THE GROVE DRIVE

1 ST STREET

SOUTHERN SHARED ACCESS DRIVE

UNNAMED DRIVEWAY

THE GROVE

TRACT NO. 15680
M.R. 424/3-4

FD 2 INCH IP PLUB & TAG, LS 5573 PER CEFB PE-1A PG 777

FD 2" BRASS TAG PER CEFB PE-1A PG 778

SCALE: 1"=50'

P:\2020\2000616 TV City Entitlements\3 CAD\Sheets\Exhibit\2000616-C-EXHB-COMB-SURVEY.dwg, May 14, 2021 - 10:18am

EXHIBIT 2

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

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 9,000 GPM from six fire hydrants flowing simultaneously

Water Service Map No.: 138, 140-177

LAFD Signature:

Date Signed:

Applicant: Charlotte Harrop

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street

Telephone: 213-587-7105

Email Address: charlotte.harrop@kpff.com

	F- 44236	F- 44238	F- 81960
Location:	S/S Beverly Blvd, 14' WW Ogden Dr	S/S Beverly Blvd, 1' WE Spaulding Ave	W/S The Grove Dr, 492' SS Beverly Blvd
Distance from Neareast Pipe Location (feet):	70'	70'	15'
Hydrant Size:	2 1/2 x 4" D	2 1/2 x 4" D	2 1/2 x 4" D
Water Main Size (in):	8"	8"	12"
Hi Static Pressure (psi):	166 psi	163 psi	163 psi
Lo Residual Pressure (psi):	131 psi	130 psi	132 psi
Flow at 20 psi (gpm):	1,500 gpm	1,500 gpm	1,500 gpm

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: 7800 Beverly Blvd

ECMR No. W20220506021

Please run (6) hydrants simultaneously.

LAFD has requested 9,000 GPM as this project is considered a high rise.

Water Purveyor: **Los Angeles Department of Water & Power**

Date: May 5, 2022

9000 gpm simultaneous flow from 6 fire hydrants, 1,500 gpm each.

Signtature: Elia Sun

Title: CE 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

LAFD Fire Flow Requirement: 9,000 GPM from six fire hydrants flowing simultaneously

Water Service Map No.: 138, 140-177

LAFD Signature:

Date Signed:

Applicant: Charlotte Harrop

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street

Telephone: 213-587-7105

Email Address: charlotte.harrop@kpff.com

	F- 37746	F- 34976	F- 80316
Location:	E/S Fairfax Ave, 58' SS 1st St	W/S Beverly Blvd, 80' SS Fairfax Ave	W/S The Grove Dr, 882' NN 3rd St
Distance from Neareast Pipe Location (feet):	28'	approx 60'	approx 15'
Hydrant Size:	2 1/2 x 4" D	4D	2 1/2 x 4" D
Water Main Size (in):	12"	8"	12"
Hi Static Pressure (psi):	171 psi	84 psi	165 psi
Residual Pressure (psi):	149 psi	67 psi	134 psi
Flow at 20 psi (gpm):	1,500 gpm	1,500 gpm	1,500 gpm

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: 7800 Beverly Blvd

ECMR No. W20220506020

Please run (6) hydrants simultaneously.

LAFD has requested 9,000 GPM as this project is considered a high rise.

Water Purveyor: **Los Angeles Department of Water & Power**

Date: May 5, 2022

9000 gpm simultaneous flow from 6 fire hydrants, 1500 gpm each.

Signtature: Elia Sun

Title: CE Associate

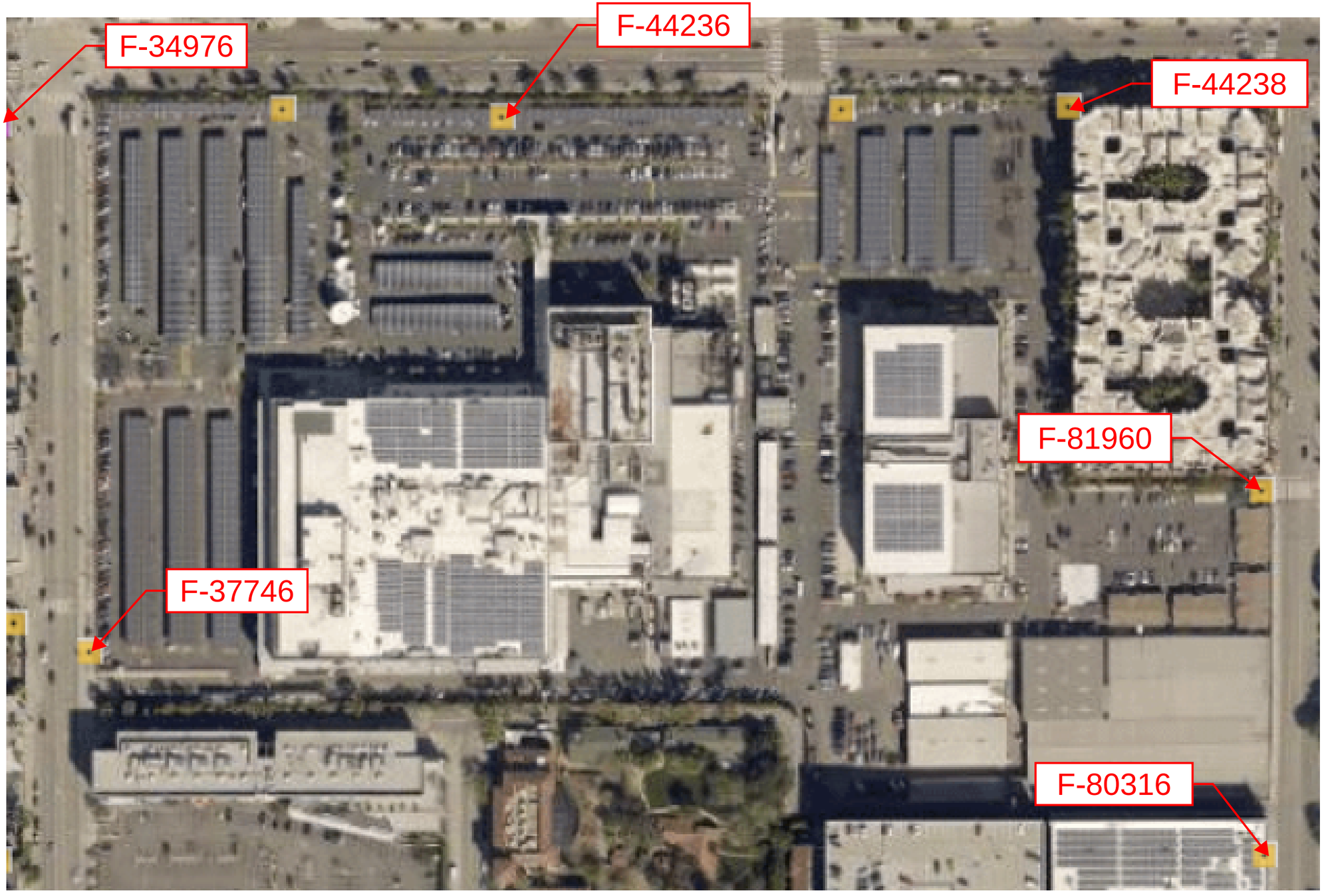
Requests must be made by submitting this completed application, along with a $271.00 check payable to:

"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.**

NavigateLA - Fire Hydrants



Television City - 7800 Beverly Blvd

EXHIBIT 3

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **93452**

Fire Service Pressure Flow Report

SERVICE NUMBER **637463**

For: **7800 BEVERLY BLVD** Approved Date: **8-4-2021**

Proposed Service **10 INCH** off of the

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

85 feet **SOUTH** of **SOUTH** of **1ST ST L/W** The System maximum pressure is

176 psi based on street curb elevation of **184** feet above sea level at this location.

The distance from the DWP street main to the property line is **57** 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	148	4725	130		
990	147	4865	129		
1440	146	5000	128		
1795	145				
2095	144				
2365	143				
2610	142				
2835	141				
3050	140				
3250	139				
3440	138				
3620	137				
3795	136				
3960	135				
4125	134				
4280	133				
4430	132				
4580	131				

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: 10" FS only.Do not sell combo. The maximum available flow is 5250 gpm.

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

This SAR is valid for one year from 08-04-21. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN	ELIA SUN	138-177
Prepared by	**Approved by**	**Water Service Map**

140-177

138-174

138-180

TVC 2050 PROJECT SITE

TR 15680
FR
LT 1
M B 424-5/4

PART OF
RANCHO LA BREA
PATENTS, BK. 1-289

TRACT No.45628
M.B. 1265-33

TR 215
PT
12
M B 14-42/43

TR 34035
M B 1077-1/11
21

TR 7355
M B 79-46/49
M B 86-80/81

TR 7555
M B 88-79/84

TR 34327-C
M B 927-1/2

TR 36941-C
M B 983-1/2

TR 7945
M B 86-80/81

TR 48417-C
M B 1187-8/10

PAT 1-289/290

1

N.1,848,181

E.6,450,749

136-177

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.

LEGEND MAP SCALE 1" = 1500'	SYMBOLS AND NOTATIONS	SCALE: 1" = 100'	PLOTTED	DATE	CHK'D.	DATE
	AS SHOWN	MAP	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx
		CONVERTED MAINS	D.LEE	06-10-2002	NAME	xx-xx-xxxx
		CONVERTED SERVICES	J.LU	04-15-2006	NAME	xx-xx-xxxx
		MISC	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx
		APPROVED				

FIRE HYDRANTS	
2 1/2" SINGLE	
2 1/2" S. BUILT UP	
2 1/2" DOUBLE	
4" SINGLE	
4" S. BUILT UP	
4" DOUBLE	
2 1/2" x 4" DOUBLE	

REFERENCES	
MAPS REPLACED	GATE BK.:
335 NS	138-178 , 138-183
	LANDBASE:
	1358177 , 1388177
DATUM: N.A. 1983, ZONE 5	
LEVELS: U.S.G.S.	

WATER GEOGRAPHIC INFORMATION SYSTEMS & GRAPHICS GROUP
DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES

WATER SERVICE MAP

SERVICE ZONE ELEVATION: 386 / 579

DISTRICT: CENTRAL

138-177

WaterGIS

Questions or Comments, contact: WaterGIS Group, Rm. 1439, JFB

6/26/2019 10:33:44 AM, skrueger

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **93453**

Fire Service Pressure Flow Report

SERVICE NUMBER **637464**

For: **7800 BEVERLY BLVD** Approved Date: **8-4-2021**

Proposed Service **6 INCH** off of the

8 inch main in **BEVERLY BLVD** on the **SOUTH** side approximately

54 feet **WEST** of **WEST** of **GENESEE AVE** The System maximum pressure is

176 psi based on street curb elevation of **184** feet above sea level at this location.

The distance from the DWP street main to the property line is **67** 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	136				
305	135				
440	134				
550	133				
640	132				
725	131				
800	130				
865	129				
930	128				
995	127				
1050	126				
1105	125				
1160	124				
1210	123				
1260	122				
1310	121				
1355	120				
1400	119				

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: With 700 gpm simultaneous flow from 6" domestic service

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

This SAR is valid for one year from 08-04-21. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN	**ELIA SUN**	**140-177**
Prepared by	**Approved by**	**Water Service Map**

142-177

140-174

140-180

138-177

N. 1,850,181

E. 6,450,756

TR 6190 M B 74-32

TR 15680 LT 1 M B 424-3/4

TR 6568 M B 72-32/33

TR 5127 M B 109-36/37

TR 215 M B 14-42/43

TR 6143 M B 68-90/91

PAT 1-289/290 RANCHO LA BREA

TVC 2050 PROJECT SITE

The Los Angeles Department of Water and Power (LADWP) assumes no responsibility for the accuracy of the substructure information herein provided. The user assumes responsibility for verifying substructure locations before excavation and assumes all liabilities for damage to LADWP facilities as a result of such excavation. Call Underground Service alert on 1-800-227-2600 two (2) days before excavating.

LEGEND MAP	SYMBOLS AND NOTATIONS	SCALE: 1" = 100'	PLOTTED	DATE	CHK'D.	DATE	FIRE HYDRANTS	REFERENCES	
SCALE 1" = 1500'	AS SHOWN	MAP	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx	2 1/2" SINGLE	MAPS REPLACED	GATE BK.
		CONVERTED MAINS	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx	2 1/2" S. BUILT UP	0000 OS	000-000
		CONVERTED SERVICES	J.LU	04-20-2006	NAME	xx-xx-xxxx	2 1/2" DOUBLE		
		MISC	NAME	xx-xx-xxxx	NAME	xx-xx-xxxx	4" SINGLE		LANDBASE:
							4" S. BUILT UP		0008000
		APPROVED					4" DOUBLE	DATUM N.A. 1983, 2ONE 5	
							2 1/2" x 4" DOUBLE	LEVELS: U.S.G.S.	

WATER GEOGRAPHIC INFORMATION SYSTEMS & GRAPHICS GROUP
DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES

WATER SERVICE MAP

SERVICE ZONE ELEVATION: 386 / 579 / 0000 / 0000

DISTRICT: 140-177 DISTRICT NAME

WaterGIS

Questions or Comments, contact: WaterGIS Group, Rm. 1439, JFB

6/28/2019 7:32:10 AM, skrueger

EXHIBIT 4

CITY OF LOS ANGELES
CALIFORNIA

MAYOR

BUREAU OF SANITATION

BARBARA ROMERO
DIRECTOR AND GENERAL MANAGER

TRACI J. MINAMIDE
CHIEF OPERATING OFFICER

LISA B. MOWERY
CHIEF FINANCIAL OFFICER

MAS DOJIRI
JOSE P. GARCIA
ALEXANDER E. HELOU
ASSISTANT DIRECTORS

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

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

December 13, 2021

Mr. Kevin Yu
KPFF Consulting Engineers,
700 South Flower Street, Suite 2100
Los Angeles, CA 90017

TVC 2050 PROJECT - REQUEST FOR WASTEWATER SERVICES INFORMATION (DECEMBER 2021)

This is in response to your December 9, 2021 letter requesting a review of your proposed mixed-use project located at 7716-7860 West Beverly Boulevard, Los Angeles, CA 90036. The project will consist of TV studios and facilities. 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 sewer 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)
Existing			
Sound Stages	50 GPD/KGSF	41,360 SF	(2,068)
Production Support	50 GPD/KGSF	302,340 SF	(15,117)
Production Office	170 GPD/KGSF	98,490 SF	(16,743)
General Office	170 GPD/KGSF	53,670 SF	(9,124)

Proposed			
Sound Stages	50 GPD/KGSF	295,820 SF	14,791
Production Support	50 GPD/KGSF	80,890 SF	4,045
Additional Sound Stages	50 GPD/KGSF	15,000 SF	750
Production Office	170 GPD/KGSF	635,400 SF	108,018
General Office	170 GPD/KGSF	594,070 SF	100,992
Restaurant	30 GPD/SEAT	334 SEATS	10,020
Base Camp	30 GPD/KGSF	194,600 SF	5,838
Mobility Hub	50 GPD/KGSF	36,000 SF	1,800
Covered Parking	20 GPD/KGSF	1,503,600 SF	30,072
Total			**233,274**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 10-inch line on Fairfax Ave R/W. The sewage from the existing 10-inch line feeds into a 12-inch line on Fairfax Av. The sewage from the 12-inch line feeds into a 15-inch line on Wilshire Blvd before discharging into a 48-inch sewer line on Crescent Heights Blvd. 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 and the 12-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
10	Fairfax Av R/W	*	416,000 GPD
12	Fairfax Av.	*	676,000 GPD
15	Wilshire Blvd.	39	1.27 MGD
48	Crescent Heights Blvd.	33	28.91 MGD

* No gauging available

Based on estimated flows, it appears 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.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@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: www.eng2.lacity.org/techdocs/stdplans/

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,

Lenise Marrero, Acting Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

LM/CD: ra

Attachment: Figure 1 - Sewer Map

c: Shahram Kharaghani, LASAN
Michael Scaduto, LASAN
Wing Tam, LASAN
Christopher DeMonbrun, LASAN

Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
TVC 2050 PROJECT (120921)
Sewer Map

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

0 375 750 1,500 2,250 3,000 Feet

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

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

July 13, 2021

Ms. Charlotte Harrop, Project Engineer
KPFF
700 South Flower Street, Suite 2100
Los Angeles, CA 90036

Dear Ms. Harrop,

TVC 2050 PROJECT - REQUEST FOR WASTEWATER SERVICES INFORMATION

This is in response to your June 18, 2021 letter requesting a review of your proposed mixed-use project located at 7716-7860 West Beverly Blvd, Los Angeles, CA 90036. The project will consist of recording production improvements. 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 sewer 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 GPD/1000 SQ.FT	350,000 SQ.FT	17,500
Production Support	50 GPD/1000 SQ.FT	104,000 SQ.FT	5,200
Production Offices	120 GPD/1000 SQ.FT	700,000 SQ.FT	84,000
General Office	120 GPD/1000 SQ.FT	700,000 SQ.FT	84,000
Retail Area	25 GPD/1000 SQ.FT	15,000 SQ.FT	375
Restaurant	30 GPD/SEAT	334 SEATS	10,020
Total			**201,095**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Beverly Blvd. The sewage from the existing 8-inch line feeds into a 30-inch line on Beverly Blvd. The sewage from the 30-inch line feeds into a 33-inch line on Sweetzer Ave before discharging into a 42-inch sewer line on La Cienega Blvd. 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 and the 30-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	Beverly Blvd.	*	269,000 GPD
30	Beverly Blvd.	*	9.92 MGD
33	Sweetzer Ave.	24	12.09 MGD
42	La Cienega Blvd.	40	17.08 MGD

* No gauging available

Based on estimated flows, it appears 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.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@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: www.eng2.lacity.org/techdocs/stdplans/

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.

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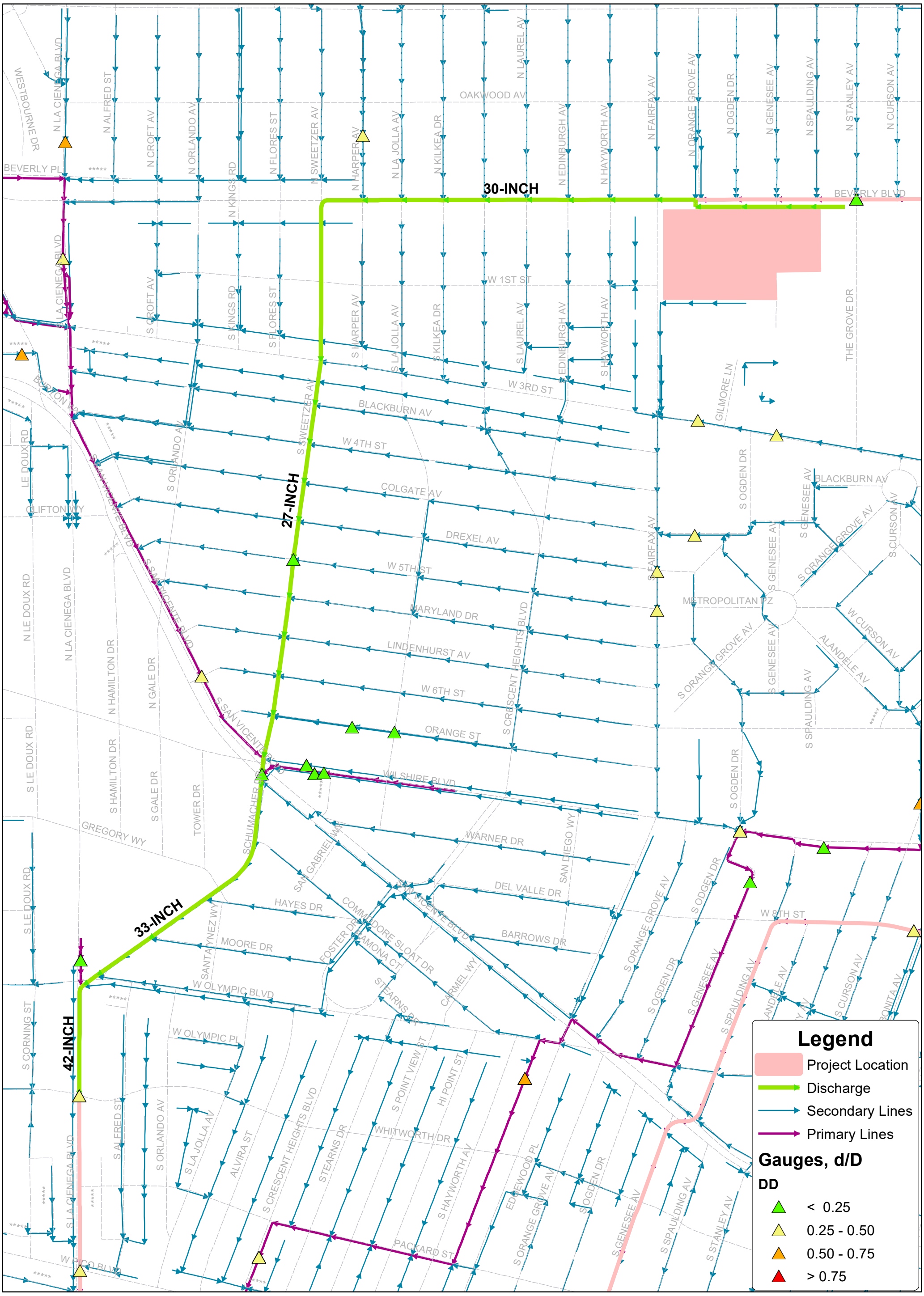
Sincerely,

Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

AP/CD: ra

Attachment: Figure 1 - Sewer Map

c: Shahram Kharaghani, LASAN
Michael Scaduto, LASAN
Wing Tam, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
TVD 2050 PROJECT
Sewer Map

EXHIBIT 5

December 7, 2021

Ms. Charlotte Harrop
KPFF
700 S Flower St, Suite 2100
Los Angeles, CA 90017

Dear Ms. Harrop:

Subject: Will Serve
7800 Beverly Blvd, Los Angeles, CA - Commercial Building

This is in response to your letter dated on December 7, 2021 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. Victor Perez, at (213) 367-6231.

Sincerely,

Marco Maldonado/AV

Marco Maldonado
District Engineer, Metro West Service Planning

c: Victor Perez

EXHIBIT 6

701 N. Bullis Rd.
Compton, CA 90224-9099

July 31, 2021

KPFF
700 South Flower St, Suite 2100
Los Angeles, CA 90017
Attn: Charlotte Harrop

Subject: Will Serve - 7800 Beverly Blvd Los Angeles, CA

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,

Jason Sum

Jason Sum
Pipeline Planning Assistant
SoCalGas-Compton HQ

EXHIBIT 7

Television City

Summary of Energy Use During Operations -- Conceptual Development Program

		Baseline (Buildout)	Buildout Without Project Features/MXD	Buildout With Project Features/MXD and TDM		Percent Reduction due to Project Features	Project Without Project Features - Baseline (Buildout)	Project (Buildout - Baseline (Buildout)
Electricity								
Electricity (building)		11,153,546	27,779,880	25,336,807	kWh/year	-9%	16,626,334	14,183,261
Electricity (water)		2,060,869	5,451,446	5,451,446	kWh/year	0%	3,390,577	3,390,577
EV Chargers		29,064	1,283,665	1,283,665	kWh/year		1,254,601	1,254,601
Solar		-1,617,000	0	-2,000,000	kWh/year		1,617,000	(383,000)
	Electricity Total	**11,626,479**	**34,514,991**	**30,071,918**	**kWh/year**	**-13%**	**22,888,512**	**18,445,439**
Natural Gas								
Natural Gas (building)		5,733,265	19,388,120	19,388,120			13,654,855	13,654,855
	Natural Gas Total	**5,733,265**	**19,388,120**	**19,388,120**	**cu ft/year**	**0%**	**13,654,855**	**13,654,855**

Television City

Summary of Energy Use During Operations -- Max Demand Scenario

		Baseline (Buildout)	Buildout Without Project Features/MXD	Buildout With Project Features/MXD and TDM		Percent Reduction due to Project Features	Project Without Project Features - Baseline (Buildout)	Project (Buildout - Baseline (Buildout)
Electricity								
Electricity (building)		11,153,546	27,606,880	25,320,307	kWh/year	-8%	16,453,334	14,166,761
Electricity (water)		2,060,869	5,451,446	5,451,446	kWh/year	0%	3,390,577	3,390,577
EV Chargers		29,064	1,283,665	1,283,665	kWh/year		1,254,601	1,254,601
Solar		-1,617,000	0	-2,000,000	kWh/year		1,617,000	(383,000)
	Electricity Total	**11,626,479**	**34,341,991**	**30,055,418**	**kWh/year**	**-12%**	**22,715,512**	**18,428,939**
Natural Gas								
Natural Gas (building)		5,733,265	20,256,120	20,256,120			14,522,855	14,522,855
	Natural Gas Total	**5,733,265**	**20,256,120**	**20,256,120**	**cu ft/year**	**0%**	**14,522,855**	**14,522,855**

Land Use	Floor Area		Demand Rate (KWh/sf/yr)	Natural Gas Usage (KBTU/sf/yr)	Rate LU Category	Rate Source	Indoor Water Usage (Mgal)	Outdoor Water Usage (Mgal)	Electricity from Water Usage (KWh/yr)	Total Demand (Building) (KWh/yr)	Total Demand with 25% Reduction in Lighting LEED and Solar (KWh/yr)	Total Natural Gas Demand (KBtu/yr)
Existing Uses												
Sound Stages	95,540	sf	15.22	12.44	Sound Stages	CalEEMod 2020	22	-	245,482	1,454,119	NA	1,188,518
Production Support	325,450	sf	13.07	1.63	Strip Mall	CalEEMod 2020	75	-	836,217	4,253,632	NA	530,484
Production Office	163,090	sf	15.24	12.44	General Office Building	CalEEMod 2020	29	18	489,585	2,485,492	NA	2,028,840
General Office	159,600	sf	15.24	12.44	General Office Building	CalEEMod 2020	29	18	489,585	2,432,304	NA	1,985,424
Parking Lot	600,000	sf	0.88	0.00	Enclosed PS with Elevator	CalEEMod 2020	-	-	-	528,000	NA	0
SubTotal	**743,680**	sf							**2,060,869**	**11,153,546**	**0**	**5,733,265**
Solar Array						2019 Output				-1,617,000	NA	NA
EV Chargers										29,064	0	NA
TOTAL										**9,565,610**		**5,733,265**
									Total Electricity from Water and Building (KWh/yr):	**11,626,479**		

-Demand rates are based on CalEEMod default historical data with Sound Stages as Industrial Park.
-Water usage rates are from CalEEMod output files. Indoor water results in 0.0111 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.009727 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod).

Land Use	Floor Area		Demand Rate (KWh/sf/yr)	Natural Gas Usage (KBTU/sf/yr)	Rate LU Category	Rate Source	Indoor Water Usage (Mgal)	Outdoor Water Usage (Mgal)	Electricity from Water Usage (KWh/yr)	Total Demand (KWh/yr)	Total Demand with 25% Reduction in Lighting LEED and Solar (KWh/yr)	Total Natural Gas Demand (KBtu/yr)	
Conceptual Land Use Program													
Sound Stages	350,000	sf	11.34	10.31	Sound Stages	MBS (2017-2018 average demand)	81	-	899,297	3,969,000	3,969,000	3,608,500	No reduction for lighting as MBS facilities are assumed to reflect use of efficient lighting.
Production Support	104,000	sf	13.07	1.63	Strip Mall	CalEEMod 2020	24	-	267,220	1,359,280	1,196,520	169,520	
Production Office	700,000	sf	12.50	10.31	General Office Building	CalEEMod 2020	124	76	2,124,078	8,750,000	8,090,250	7,217,000	
General Office	700,000	sf	12.50	10.31	General Office Building	CalEEMod 2020	124	76	2,124,078	8,750,000	8,090,250	7,217,000	
Retail*	15,000	sf	13.07	1.63	Strip Mall	CalEEMod 2020	1	1	18,969	196,050	172,575	24,450	
Restaurant*	5,000	sf	43.27	230.33	Restaurant	CalEEMod 2020	2	0	17,805	216,350	206,512	1,151,650	
Enclosed Parking Structure	1,040,000	sf	2.35	0.00	Enclosed PS with Elevator	CalEEMod 2020				2,444,000	1,989,000	0	
Unenclosed Parking Structure	1,080,000	sf	1.94	0.00	Unenclosed PS with Elevator	CalEEMod 2020				2,095,200	1,622,700	0	
SubTotal	**1,874,000**								**5,451,446**	**27,779,880**	**25,336,807**	**19,388,120**	
Solar Array					To Be Determined					0	-2,000,000	NA	
EV Chargers										1,283,665	1,283,665	NA	
TOTAL										**29,063,545**	**24,620,472**	**19,388,120**	
									Total Electricity from Water and Building (KWh/yr):	**34,514,991**	**30,071,918**		

-Assumes 5k of permitted retail may be developed as ancillary restaurant/commissary uses.
-Water usage rates are from CalEEMod output files. Indoor water results in 0.0111 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.009727 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod).

Land Use	Floor Area		Demand Rate (KWh/sf/yr)	Natural Gas Usage (KBTU/sf/yr)	Rate LU Category	Rate Source	Indoor Water Usage (Mgal)	Outdoor Water Usage (Mgal)	Electricity from Water Usage (KWh/yr)	Total Demand (KWh/yr)	Total Demand with 25% Reduction in Lighting LEED and Solar (KWh/yr)	Total Natural Gas Demand (KBtu/yr)	
Land Use Exchange--Max Electricity Demand Scenario													
Sound Stages	450,000	sf	11.34	10.31	Sound Stages	MBS (2017-2018 average demand)	104	-	1,156,238	5,103,000	5,103,000	4,639,500	No reduction for lighting as MBS facilities are assumed to reflect use of efficient lighting.
Production Support	450,000	sf	13.07	1.63	Strip Mall	CalEEMod 2020	104	-	1,156,238	5,881,500	5,177,250	733,500	
Production Office	477,000	sf	12.50	10.31	General Office Building	CalEEMod 2020	85	52	1,447,407	5,962,500	5,512,950	4,917,870	
General Office	477,000	sf	12.50	10.31	General Office Building	CalEEMod 2020	85	52	1,447,407	5,962,500	5,512,950	4,917,870	
Retail*	15,000	sf	13.07	1.63	Strip Mall	CalEEMod 2020	1	1	18,969	196,050	172,575	24,450	
Restaurant*	5,000	sf	43.27	230.33	Restaurant	CalEEMod 2020	2	0	17,805	216,350	206,512	1,151,650	
Enclosed Parking Structure	1,040,000	sf	2.35	0.00	Enclosed PS with Elevator	CalEEMod 2020				2,444,000	1,989,000	0	
Unenclosed Parking Structure	1,080,000	sf	1.94	0.00	Unenclosed PS with Elevator	CalEEMod 2020				2,095,200	1,622,700	0	
SubTotal	**1,874,000**								**5,244,066**	**27,861,100**	**25,296,937**	**16,384,840**	
Solar Array					To Be Determined					0	-2,000,000	NA	
EV Chargers										1,283,665	1,283,665	NA	
TOTAL										**29,144,765**	**24,580,602**	**16,384,840**	
									Total Electricity from Water and Building (KWh/yr):	**34,388,831**	**29,824,668**		

-Assumes 5k of permitted retail may be developed as ancillary restaurant/commissary uses.
-Water usage rates are from CalEEMod output files. Indoor water results in 0.0111 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.009727 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod).

Land Use	Floor Area		Demand Rate (KWh/sf/yr)	Natural Gas Usage (KBTU/sf/yr)	Rate LU Category	Rate Source	Indoor Water Usage (Mgal)	Outdoor Water Usage (Mgal)	Electricity from Water Usage (KWh/yr)	Total Demand (KWh/yr)	Total Demand with 25% Reduction in Lighting LEED and Solar (KWh/yr)	Total Natural Gas Demand (KBtu/yr)	
Land Use Exchange--Max Natural Gas Usage Scenario													
Sound Stages	450,000	sf	11.34	10.31	Sound Stages	MBS (2017-2018 average demand)	104	-	1,156,238	5,103,000	5,103,000	4,639,500	No reduction for lighting as MBS facilities are assumed to reflect use of efficient lighting.
Production Support	4,000	sf	13.07	1.63	Strip Mall	CalEEMod 2020	1	-	10,278	52,280	46,020	6,520	
Production Office	700,000	sf	12.50	10.31	General Office Building	CalEEMod 2020	124	76	2,124,078	8,750,000	8,090,250	7,217,000	
General Office	700,000	sf	12.50	10.31	General Office Building	CalEEMod 2020	124	76	2,124,078	8,750,000	8,090,250	7,217,000	
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Restaurant*	5,000	sf	43.27	230.33	Restaurant	CalEEMod 2020	2	0	17,805	216,350	206,512	1,151,650	
Enclosed Parking Structure	1,040,000	sf	2.35	0.00	Enclosed PS with Elevator	CalEEMod 2020				2,444,000	1,989,000	0	
Unenclosed Parking Structure	1,080,000	sf	1.94	0.00	Unenclosed PS with Elevator	CalEEMod 2020				2,095,200	1,622,700	0	
SubTotal	**1,874,000**								**5,451,446**	**27,606,880**	**25,320,307**	**20,256,120**	
Solar Array					To Be Determined					0	-2,000,000	NA	
EV Chargers										1,283,665	1,283,665	NA	
TOTAL										**28,890,545**	**24,603,972**	**20,256,120**	
									Total Electricity from Water and Building (KWh/yr):	**34,341,991**	**30,055,418**		

-Assumes 5k of permitted retail may be developed as ancillary restaurant/commissary uses.
-Water usage rates are from CalEEMod output files. Indoor water results in 0.0111 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.009727 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod).

GHG Emissions Reductions for Residential Uses Associated with City Codes (Electric Vehicle Charging Stations/Plugins)

GHG Emissions Reductions for Commercial Uses Associated with City Codes (Electric Vehicle Charging Stations/Plugins)

Step 1: Estimating GHG Emisisons Reduction to Replace Gasoline/Diesel Vehicle with Electric Vehicle	**Existing**	**Existing (Buildout)**	**Buildout**	
LADWP Electricity Emission Factor[1]	0.31	0.27	0.27	MTCO2E/MWh
Fuel Economy of Electric Vehicle[2]	0.39	0.38	0.38	kWh/mile
Gasoline/Diesel CO2 Emissions While Running[3]	320	306	306	grams/mile
Annual VMT Reduction per Parking Spot[4]	9,125	9,125	9,125	miles/charging station/year
Number of On-Site Chargers[5]	12	12	530	
Annual VMT Reduction All Stations/Plugins (Based on Charge)	109,500	109,500	4,836,250	
Energy Usage for Charging Vehicles	34,371	29,064	1,283,665	kWH/year
Step 2: Estimating GHG Emissions Reduction from Installing Electric Vehicle Charging Stations/Plugins				
GHG Emisisons of Gasoline/Diesel Vehicle	35	34	1,480	MTCO2E/MWh
GHG Emissions of Electric Vehicle	13	11	490	MTCO2E/MWh
GHG Emisisons Reduction	**22**	**22**	**990**	MTCO2E/MWh

Notes:
1) CO2 intensity factor reflects a 2026 RPS for LADWP (585 lbs of CO2E/MWh).
2) CARB, EMFAC 2021, Electric and Plug-in vehicles for 2026.
3) CARB, 2021. EMFAC2021, running exhaust emission rate for CO2 and CH4 for light duty gasoline- and diesel-powered vehicles in Los Angeles, aggregated for all models and speeds, averaged over all seasons for 2026.
4) Annual VMT reduction estimated based on an estimate of 10 hours of charge time for a Level 2 charging station that charges at a rate of 25 driving range per hour. It is conservatively assumed that 20% of the miles charged would be driven by the charged vehicles.
5) City Code requires 10% of parking spaces to be equipped with EV chargers.

GHG Emissions Reductions for Solar Panels

Existing:								
Existing Solar Array:	1,617	Annual Mwh in Year 2019						
Existing CO2 Intensity (lb/MWh)	739	CO_2	0.029	CH_4	0.006	N_2O		
Global Warming Potential	1	CO_2	25	CH_4	298	N_2O		
CO2e	(543.99)	mtons/yr						
							128.7	
Existing (Year 2026):								
Existing Solar Array:	1,617	Annual Mwh in Year 2026						
CO2 Intensity in 2026 (lb/MWh)	585	CO_2	0.029	CH_4	0.006	N_2O		
Global Warming Potential	1	CO_2	25	CH_4	298	N_2O		
CO2e	(430.92)	mtons/yr						
Buildout:	2000							
CO2 Intensity in 2026 (lb/MWh)	585	CO_2	0.029	CH_4	0.006	N_2O		
Global Warming Potential	1	CO_2	25	CH_4	298	N_2O		
CO2e	(532.98)	mtons/yr						

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
Building (MWh)	11,154	25,337
Water (MWh)	2,061	5,451
EV Chargers (MWh)	29	1,284
PV (MWh)	-1,617	-2,000
Total (MWh)	11,626	30,072
Average Daily Demand		
Building (kWh)	30,558	69,416
Water (kWh)	5,646	14,935
EV Chargers (MWh)	80	3,517
PV (MWh)	-4,430	-5,479
Total (kWh)	31,853	82,389
Average Load		
Building (kW)	1,273	2,892
Water (kW)	235	622
EV Chargers (MWh)	3	147
PV (MWh)	-185	-228
Total (kW)	1,327	3,433

Peak Load Calculation

Peak Load (kW)[2]	2,503	6,103
Systemwide Peak Load (MW)		5,820
Percent of Peak		0.105%

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

[2] Peak Load is conservatively calculated without any reductions from removal of existing uses.