

## **Appendix FEIR-18**

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Original LADWP and SoCalGas Will-Serve  
Request Letters



June, 18<sup>th</sup> 2021

Mr. Ralph Jaramillo  
Los Angeles Department of Water and Power  
111 North Hope Street  
Los Angeles, CA 90012

**RE: TVC 2050 Project - Request for Electrical Services Information  
KPFF Job #2000616**

Dear Mr. Jaramillo:

KPFF Consulting Engineers is preparing environmental documentation for the proposed TVC 2050 Project [Project], which 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.<sup>1</sup> 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. The Project is intended to allow the iconic Television City property—the first large-scale facility designed specifically for television production—to meet the evolving physical and technological demands of the entertainment industry and thus preserve the studio's role in sustaining a core business sector and employment generator in the City.

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<sup>1</sup> Per the proposed TVC 2050 Specific Plan, all floor area numbers are defined in accordance with LAMC 12.03 T, with the following exemptions: the Mobility Hub, base camp uses, outdoor eating areas (covered or uncovered), trellis and shade structures, covered storage areas; covered walkways and circulation areas (including the existing marquee structure); and all temporary uses including sets/façades, etc. The proposed approximately 1.874 million square feet of floor area per the Specific Plan definition is equivalent to approximately 1.984 million square feet based on the LAMC definition and approximately 2.103 million gross square feet.

Overall proposed uses are summarized in Table 1, Project Development Summary.

**Table 1: Project Development Summary**

Land Use	Amount
Sound Stages [for Film and TV]	350,000 square feet
Production Support	104,000 square feet
Production Office	700,000 square feet
General Office	700,000 square feet
Retail	15,000 square feet
Restaurant [5,000 sf]	334 seats

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to the water and electricity services that may occur as a result of the project, as well as any mitigation measure[s] that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

## **Service Questions**

### ***Electrical***

1. Please describe the size, length, and direction of existing electrical lines that would serve the project site and surrounding area.
2. Would any additional electrical lines serve the project site? If so, please list these lines.
3. Are there any existing electrical service problems/deficiencies in the project area?
4. If electrical service problems/deficiencies exist, how would they affect the project, and how would you suggest those effects be mitigated by the project developer?
5. Would there be a disruption in electrical service in the project area when “hooking-up” the project? If so, about how long would the disruption last?
6. Would the Los Angeles Department of Water and Power [LADWP] be able to accommodate the project’s demand for electrical service and the existing infrastructure in the project area?
7. If not, what new infrastructure or upgrades to infrastructure would be needed to meet the project’s demand for electrical service?
8. Would the LADWP be able to accommodate the project’s demand for electrical power with the existing available utility infrastructure?

Mr. Ralph Jaramillo, Los Angeles Department of Water and Power  
TVC 2050 Project  
Request for Electrical Services Information  
KPFF Job #2000616  
June 18, 2021  
Page 3 of 3

9. In order to predict the project's future demand of electrical power please provide recommended electrical demand growth rates.
10. Please provide any recommendations that might reduce any potential electrical impacts that would be associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response [preferred via e-mail] no later than **July 22, 2021**. If you have any questions, please call me at (213) 587-7105. You may also reach me by e-mail at [charlotte.harrop@kpff.com](mailto:charlotte.harrop@kpff.com).

Sincerely,

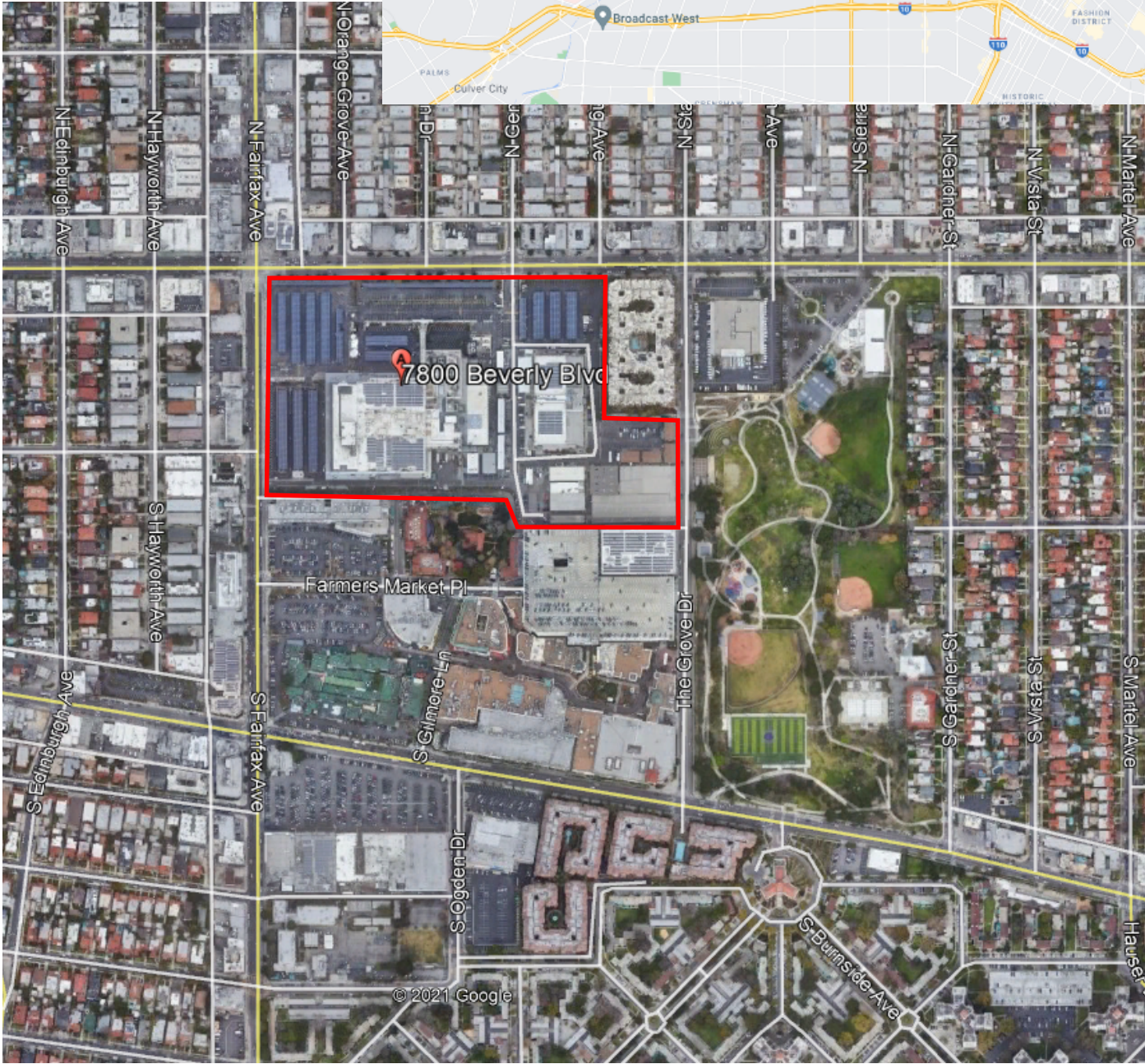


Charlotte Harrop  
Project Engineer

Attachment



Google Earth - Vicinity Map



Television City - 7800 Beverly Blvd





June 18, 2021

Mr. Zakee Singleton  
Pipeline Planning Assistant  
Southern California Gas Company  
701 North Bullis Road  
Compton, CA 90221-2253

**RE: TVC 2050 Project– Request for Gas Services Information  
KPFF Job #2000616**

Dear Mr. Singleton:

KPFF Consulting Engineers is preparing environmental documentation for the proposed TVC 2050 Project [Project], which 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.<sup>1</sup> 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. The Project is intended to allow the iconic Television City property—the first large-scale facility designed specifically for television production—to meet the evolving physical and technological demands of the entertainment industry and thus preserve the studio's role in sustaining a core business sector and employment generator in the City.

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Overall proposed uses are summarized in Table 1, Project Development Summary.

**Table 1: Project Development Summary**

Land Use	Amount
Sound Stages [for Film and TV]	350,000 square feet
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Production Office	700,000 square feet
General Office	700,000 square feet
Retail	15,000 square feet
Restaurant [5,000 sf]	334 seats

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to the natural gas services that may occur as a result of the project, as well as any mitigation measure[s] that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

### **Service Questions**

#### **Gas**

1. Please describe the sizes of existing natural gas distribution lines that would serve the project site and surrounding area. Would any additional natural gas lines serve the project site? If so, please list these lines.
2. Are there any existing natural gas service problems/deficiencies in the project area?
3. If natural gas service problems/deficiencies exist, how would they affect the project, and how would you suggest those effects be mitigated by the project developer?
4. Would there be a disruption in natural gas service in the project area when “hooking-up” the project? If so, about how long would the disruption last?
5. Would the Southern California Gas Company (SCG) be able to accommodate the project’s demand for natural gas service and the existing infrastructure in the project area?
6. If not, what new infrastructure or upgrades to infrastructure would be needed to meet the project’s demand for natural gas service?
7. Would CSG be able to accommodate the project’s demand for natural gas service with the existing available utility infrastructure?




Mr. Zakee Singleton, Southern California Gas Company  
TVC 2050 Project  
Request for Gas Services Information  
KPFF Job #2000616  
June 18, 2021  
Page 3 of 3

8. In order to predict the project's future demand of natural gas please provide recommended gas demand growth rates.
9. Please provide any recommendations that might reduce any potential natural gas impacts that would be associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response [preferred via e-mail] no later than **July 22, 2021**. If you have any questions, please call me at [213] 587-7105. You may also reach me by e-mail at [charlotte.harrop@kpff.com](mailto:charlotte.harrop@kpff.com).

Sincerely,

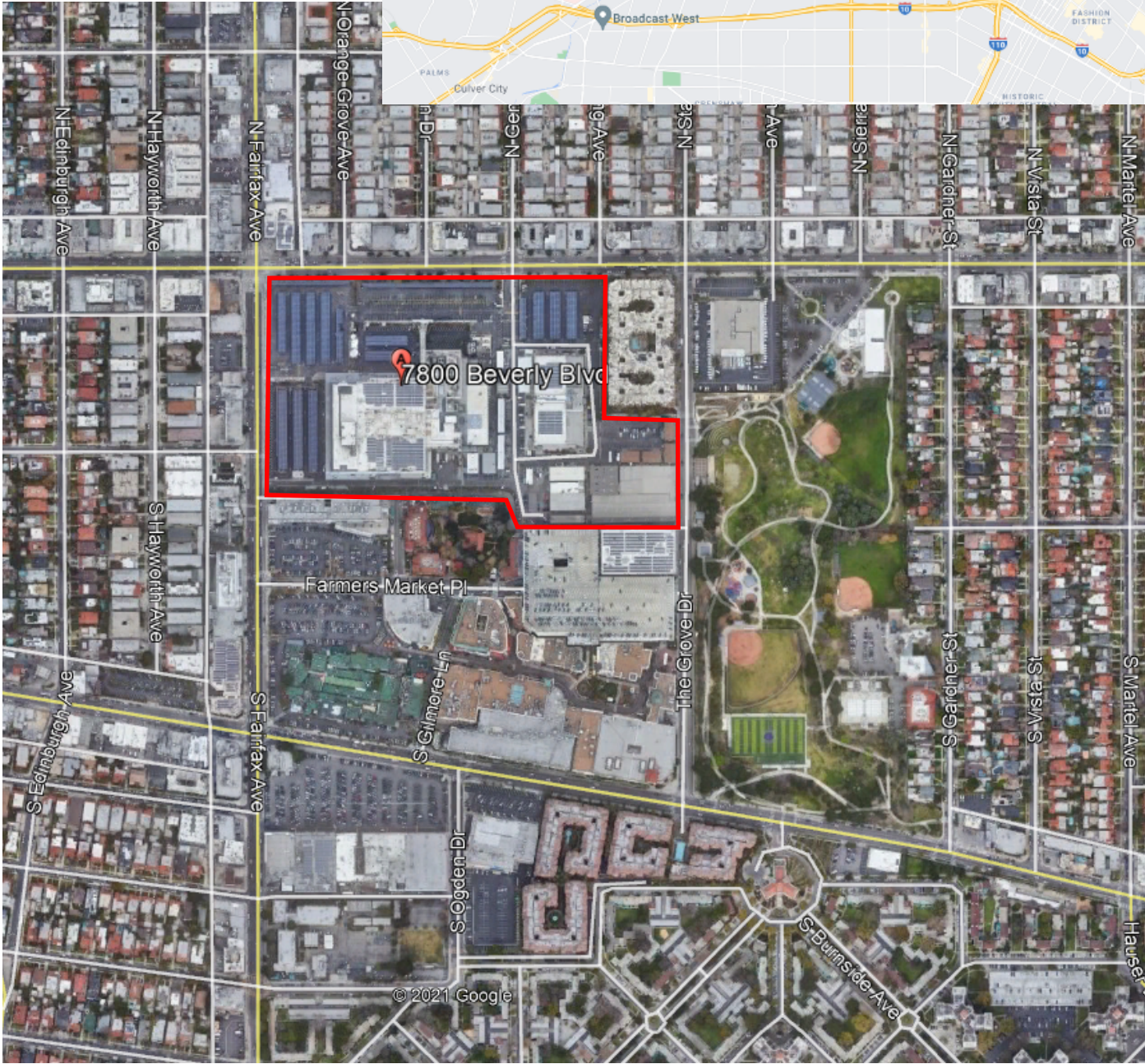


Charlotte Harrop  
Project Engineer

Attachment



Google Earth - Vicinity Map



Television City - 7800 Beverly Blvd





June 18, 2021

Mr. Ali Poosti  
Division Manager  
Bureau of Sanitation  
City of Los Angeles Department of Public Works  
2714 Media Center Drive  
Los Angeles, CA 90065

**RE: TVC 2050 Project – Request for Wastewater Services Information  
KPFF Job #2000616**

Dear Mr. Poosti:

KPFF Consulting Engineers is preparing environmental documentation for the proposed TVC 2050 Project [Project], which 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.<sup>1</sup> 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. The Project is intended to allow the iconic Television City property—the first large-scale facility designed specifically for television production—to meet the evolving physical and technological demands of the entertainment industry and thus preserve the studio's role in sustaining a core business sector and employment generator in the City.

Overall proposed development program for the project is shown below in Table 1.

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**Table 1: Proposed Development Program**

<b>Use</b>	<b>Existing [SF]</b>	<b>Demolished [SF]</b>	<b>Existing to Remain [SF]</b>	<b>Proposed New Construction [SF]</b>	<b>Total Permitted [SF]</b>	<b>Net Change [SF]</b>
<b>Sound Stages</b>	95,540	41,360	54,180	295,820	350,000	+254,460
<b>Production Support</b>	325,450	302,340	23,110	80,890	104,000	-221,450
<b>Production Offices</b>	163,090	98,490	64,600	635,400	700,000	+536,910
<b>General Offices</b>	159,600	53,670	105,930	594,070	700,000	+540,400
<b>Retail Area (less than 100,000 SF)</b>	0	0	0	15,000	15,000	+15,000
<b>Restaurant (5,000 SF)</b>	0	0	0	5,000	5,000	+5,000
<b>Total</b>	<b>743,680</b>	<b>495,860</b>	<b>247,820</b>	<b>1,626,180</b>	<b>1,874,000</b>	<b>1,130,320</b>

Estimated total Wastewater Generation is based on the Total Permitted area quantities shown in Table 2 below.

**Table 2: Total Estimate Project Wastewater Generation**

Use	Sewage Generation [GPD]	Units	Quantity	Total Generation [GPD]
Sound Stages	50	KGSF	350,000 SF	17,500
Production Support	50	KGSF	104,000 SF	5,200
Production Offices	120	KGSF	700,000 SF	84,000
General Office	120	KGSF	700,000 SF	84,000
Retail Area (less than 100,000 SF)	25	KGSF	15,000 SF	375
Restaurant (5,000 SF)	30	Seat	334 Seats	10,020
<b>Total Estimated Project Wastewater Generation</b>				<b>201,095</b>

The proposed development is planning to discharge the wastewater into the Southern Driveway via an 8 inch lateral between upstream manhole 4921107 and downstream manhole 49211069. There may be a secondary connection into Beverly Boulevard via a 6 inch lateral between upstream manhole 49211130 and downstream manhole 49211136. Please see attached exhibit for pipe locations.

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to the wastewater services that may occur as a result of the project, as well as any mitigation measure[s] that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

### **Service Questions**

#### **Wastewater**

1. Please describe the sizes of existing sewer distribution lines that would serve the project site and the surrounding area. Would any additional sewer lines serve the project site? If so, please list these lines.
2. What are the design flow capacities of all of the sewer lines included in your response to question one (in gallons per day)?
3. Are there any existing sewer service problems/deficiencies in the project area?



Mr. Ali Poosti, Bureau of Sanitation, City of Los Angeles Department of Public Works  
TVC 2050 Project  
Request for Wastewater Services Information  
KPFF Job #2000616  
June 18, 2021  
Page 4 of 4

4. If sewer service problems/deficiencies exist, how would they affect the project, and how would you suggest those effects be mitigated by the project developer?
5. Would there be a disruption in sewer service in the project area when "hooking-up" the project? If so, about how long would the disruption last?
6. Would the Los Angeles Bureau of Sanitation be able to accommodate the project's demand for sewer service with the existing infrastructure in the project area? If not, what new infrastructure or upgrades to infrastructure would be needed to meet the project's demand for sewer service?
7. Our records show that wastewater generated at the project site is conveyed to the Hyperion Treatment Plant for treatment and disposal. What are the current designed treatment capacity and the current peak flow of sewage at the Hyperion Treatment Plant?
8. Would the Los Angeles Bureau of Sanitation be able to accommodate the project's demand for sewer service with the existing capacity of the Hyperion Treatment Plant?
9. In order to predict the project's future generation of sewage please provide recommended sewage generation rates.
10. Please provide any recommendations that might reduce any potential wastewater impacts that would be associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response [preferred via e-mail] no later than **July 22, 2021**. If you have any questions, please call me at [213] 587-7105. You may also reach me by e-mail at [charlotte.harrop@kpff.com](mailto:charlotte.harrop@kpff.com).

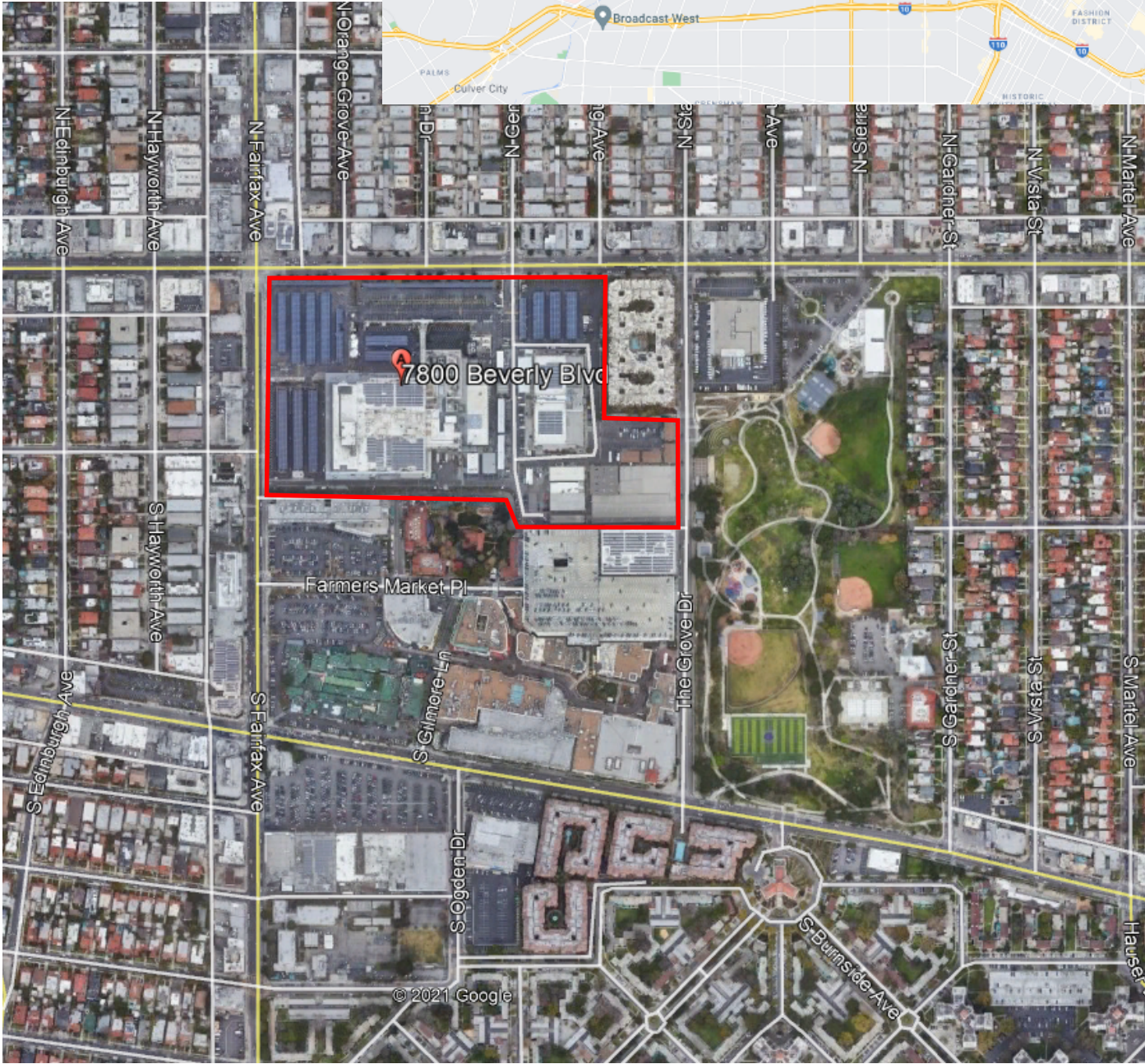
Sincerely,



Charlotte Harrop  
Project Engineer

Attachments

Google Earth - Vicinity Map

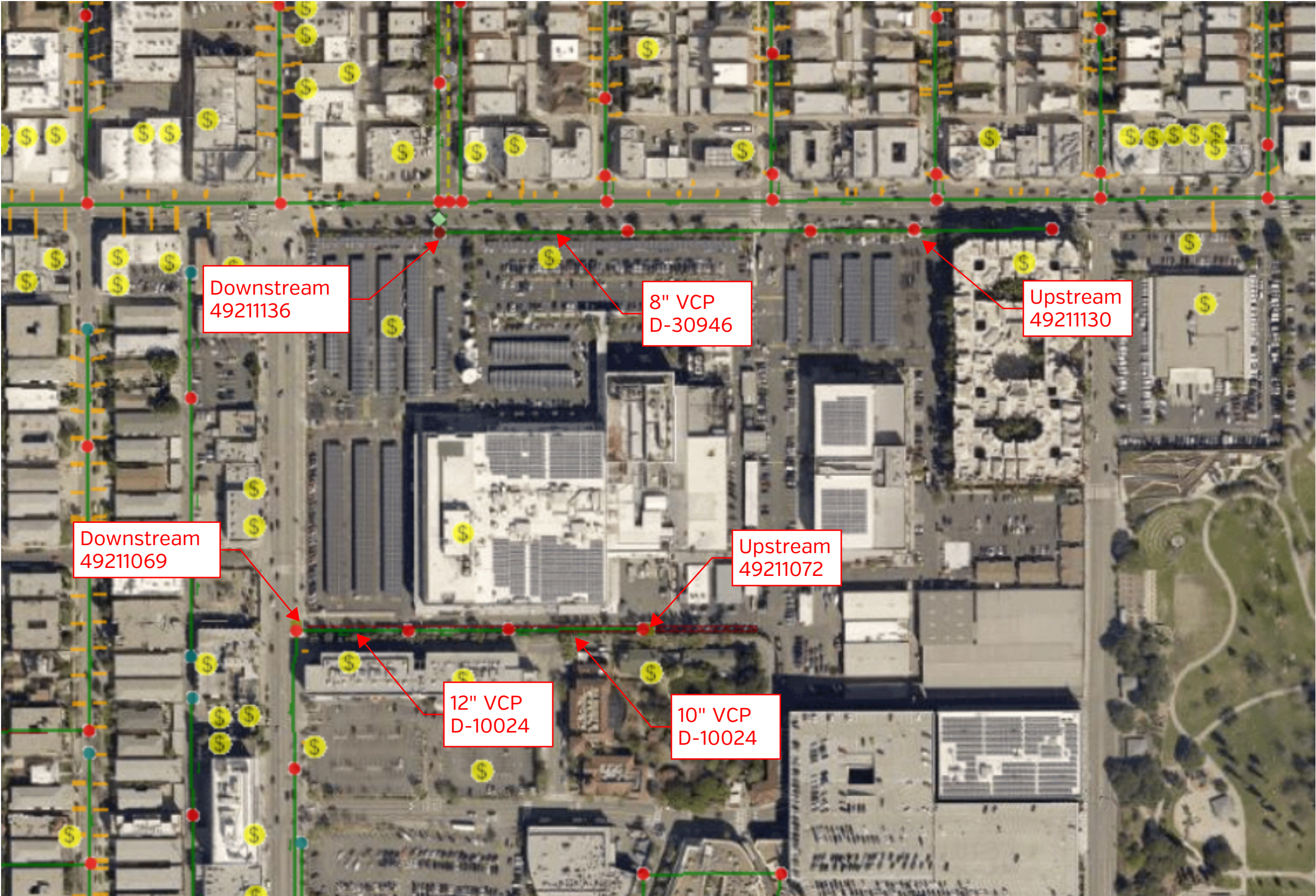


Television City - 7800 Beverly Blvd





NavigateLA - Sewer



Television City - 7800 Beverly Blvd





December 9, 2021

Mr. Ali Poosti  
Division Manager  
Bureau of Sanitation  
City of Los Angeles Department of Public Works  
2714 Media Center Drive  
Los Angeles, CA 90065

**RE: TVC 2050 Project – Request for Wastewater Services Information  
KPFF Job #2000616**

Dear Mr. Poosti:

KPFF Consulting Engineers is preparing environmental documentation for the proposed TVC 2050 Project (Project), which 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.<sup>1</sup> 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. The Project is intended to allow the iconic Television City property—the first large-scale facility designed specifically for television production—to meet the evolving physical and technological demands of the entertainment industry and thus preserve the studio's role in sustaining a core business sector and employment generator in the City.

The Project team received an approved WSA dated September 15, 2021. The scope considered in the LADWP's water demand calculations are as follows:

**Table 1: Existing Uses to be Removed\***

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<sup>1</sup> Per the proposed TVC 2050 Specific Plan, all floor area numbers are defined in accordance with LAMC 12.03 T, with the following exemptions: the Mobility Hub, base camp uses, outdoor eating areas (covered or uncovered), trellis and shade structures, covered storage areas; covered walkways and circulation areas (including the existing marquee structure); and all temporary uses including sets/façades, etc. The proposed approximately 1.874 million square feet of floor area per the Specific Plan definition is equivalent to approximately 1.984 million square feet based on the LAMC definition and approximately 2.103 million gross square feet.

Existing Uses to be Removed*	Quantity
Sound Stages	41,360 sf
Production Support	302,340 sf
Production Office	98,490 sf
General Office	53,670 sf

sf=square feet

\*An estimated 6,608 sf of existing production office and 38,068 sf of existing general office space, not part of Existing Use to be Removed, may be converted to basecamp/parking uses.

**Table 2: Project-Proposed Development Program Option**

Proposed Use	Quantity
<b>Commercial:</b>	
Sound Stages	295,820 sf
Production Support	80,890 sf
Production Office	635,400 sf
General Office	594,070 sf
Restaurant	5,000 sf (334 seat)
Basecamp	194,600 sf
Mobility Hub	36,000 sf
<b>Landscaping:</b>	
Residential: 0 sf	
Non-Residential: 104,008 sf	Total: 104,008 sf
<b>Covered Parking</b>	1,503,600 sf
<b>Cooling Towers:</b>	
Chiller Capacity:	8,050 ton
Hours of operation:	12 hrs/day, 365 days/week

sf=square feet hrs=hours

We have calculated the estimated total proposed wastewater generation, Table 3 to be 247,243 gpd. We have included the Cooling Towers analysis with the proposed Production and General Office using a sewerage generation factor of 170 gpd/KGSF that is appropriate for Office Buildings with Cooling Towers.

**Table 3: Total Estimate Project Wastewater Generation**

Proposed Use	Quantity	Unit	Sewage Generation Factor (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	334	seat	30.0	10,020
Base Camp	194,600	sf	0.03	5,838
Mobility Hub	36,000	sf	0.05	1,800
<b>Commercial Total</b>				<b>246,254</b>
Covered Parking	1,503,600	sf	0.02	30,072
<b>Estimate Proposed Project Total</b>				<b>276,326</b>

sf=square feet

The proposed development is planning to discharge the wastewater into the 10-inch sanitary sewer line located in the Southern Shared Access Drive via an 8 inch lateral between upstream manhole 4921107 and downstream manhole 49211069. This existing 10-inch exits out to Fairfax Avenue as a 12-inch and continues south in Fairfax Avenue.

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to the wastewater services that may occur as a result of the project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

## Service Questions

### Wastewater

1. Please describe the sizes of existing sewer distribution lines that would serve the project site and the surrounding area. Would any additional sewer lines serve the project site? If so, please list these lines.
2. What are the design flow capacities of all of the sewer lines included in your response to question one (in gallons per day)?
3. Are there any existing sewer service problems/deficiencies in the project area?
4. If sewer service problems/deficiencies exist, how would they affect the project, and how would you suggest those effects be mitigated by the project developer?

Mr. Ali Poosti, Bureau of Sanitation, City of Los Angeles Department of Public Works  
TVC 2050 Project  
Request for Wastewater Services Information  
KPFF Job #2000616  
December 9, 2021  
Page 4 of 4

5. Would there be a disruption in sewer service in the project area when "hooking-up" the project? If so, about how long would the disruption last?
6. Would the Los Angeles Bureau of Sanitation be able to accommodate the project's demand for sewer service with the existing infrastructure in the project area? If not, what new infrastructure or upgrades to infrastructure would be needed to meet the project's demand for sewer service?
7. Our records show that wastewater generated at the project site is conveyed to the Hyperion Treatment Plant for treatment and disposal. What are the current designed treatment capacity and the current peak flow of sewage at the Hyperion Treatment Plant?
8. Would the Los Angeles Bureau of Sanitation be able to accommodate the project's demand for sewer service with the existing capacity of the Hyperion Treatment Plant?
9. In order to predict the project's future generation of sewage please provide recommended sewage generation rates.
10. Please provide any recommendations that might reduce any potential wastewater impacts that would be associated with the project.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete.. If you have any questions, please call me at (213) 418-0201. You may also reach me by e-mail at [kevin.yu@kpff.com](mailto:kevin.yu@kpff.com)

Sincerely,



Kevin Yu

Attachments