

IV. Environmental Impact Analysis

L.2 Utilities and Service Systems— Wastewater

1. Introduction

This section of the Draft EIR analyzes the potential impacts of the Project to the existing wastewater infrastructure and treatment facilities that serve the Project Site. The analysis describes the existing wastewater system (including local and regional conveyance and treatment facilities), calculates the wastewater to be generated by the Project, and evaluates whether sufficient capacity would be available to meet the Project's estimated wastewater generation. The analysis is based, in part, on the *Utility Technical Report: Water, Wastewater, and Energy*, prepared for the Project by KPFF Consulting Engineers, dated June 27, 2019 (Utility Report), which is included in Appendix L of this Draft EIR.

2. Environmental Setting

a. Regulatory Framework

(1) State

The California Green Building Standards Code, commonly referred to as the CALGreen Code, is set forth in California Code of Regulations Title 24, Part 11, and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. Under the CALGreen Code, all water closets (i.e., flush toilets) are limited to 1.28 gallons per flush, and urinals are limited to 0.5 gallon per flush. In addition, maximum flow rates for faucets are established at: 2.0 gallons per minute (gpm) at 80 pounds per square inch (psi) for showerheads; 1.2 gpm at 60 psi for residential lavatory faucets; and 1.8 gpm at 60 psi for kitchen faucets.

(2) Local

(a) City of Los Angeles General Plan Framework

The City of Los Angeles General Plan Framework guides the update of the community plan and Citywide elements, thereby providing a Citywide strategy for long-term

growth. As such, it addresses state and federal mandates to plan for the future. Chapter 9, Infrastructure and Public Services, of the City's General Plan Framework identifies goals, objectives, and policies for utilities in the City. Goal 9A of Chapter 9 is to provide for adequate wastewater collection and treatment capacity for the City and in basins tributary to City-owned wastewater treatment facilities.

(b) City of Los Angeles Integrated Resources Plan

The City of Los Angeles Integrated Resources Plan (IRP) addresses the facility needs of the City's wastewater program, recycled water, and urban runoff/stormwater management through the year 2020.¹ The IRP preparation process began in 1999 in two phases. Phase I of the IRP addressed the anticipated water, wastewater, and stormwater needs of the City through the year 2020 using comprehensive, basin-wide water resources planning. During this initial phase, which took place from 1999 to 2001, gaps in the existing water system's capability to serve future populations, as projected by the Southern California Association of Governments (SCAG), were examined and different Preliminary Alternatives to address these gaps were created. Phase II of the IRP, which took place from 2002 to 2006, involved the selection and comparison of four Preliminary Alternatives all aimed at ensuring implementation of the appropriate infrastructure, policies, and programs to reliably serve Los Angeles to 2020 and beyond. Within Phase II of the IRP, a Financial Plan, a Public Outreach Program, and a five-volume Facilities Plan were also developed. The Facilities Plan contains alternative development options and a Capital Improvement Program, as well as wastewater, water, and stormwater runoff management strategies. The Capital Improvement Program provides anticipated capital, operation, maintenance, project timing, and implementation strategies for tracking and monitoring triggers.²

The Los Angeles City Council certified the IRP Final Environmental Impact Report (EIR) prepared within Phase II on November 14, 2006, and adopted a final alternative, the Approved Alternative (Alternative 4), from the four Preliminary Alternatives. The Final IRP 5-Year Review was released in June 2012. According to the Final IRP 5-Year Review, Alternative 4 included 12 projects that were separated into two categories: (1) "Go Projects" for immediate implementation; and (2) "Go-If Triggered Projects" for

¹ *The IRP replaced the City's 1991 Wastewater Facilities Plan.*

² *City of Los Angeles Department of Public Works Bureau of Sanitation and Department of Water and Power, Water Integrated Resources Plan 5-Year Review FINAL Documents, June 2012; City of Los Angeles Department of Public Works Bureau of Sanitation and Department of Water and Power, City of Los Angeles Integrated Resources Plan Summary Report, December 2006; City of Los Angeles Department of Public Works Bureau of Sanitation and Department of Water and Power, City of Los Angeles Integrated Resources Plan: Planning for Wastewater, Recycled Water and Storm Water Management: A Visionary Strategy for the Right Facilities, in the Right Place, at the Right Time, Executive Summary, December 2006.*

implementation in the future once a trigger is reached.³ Triggers for these projects include wastewater flow, population, regulations, or operational efficiency. Based on the Final IRP 5-Year Review, the Go Projects consisted of six capital improvement projects for which triggers were considered to have been met at the time the IRP EIR was certified. The Go-If Triggered Projects consisted of six capital improvement projects for which triggers were not considered to have been met at the time the IRP EIR was certified.

Since the implementation of the IRP, new programs and projects, which have resulted in a substantial decrease in wastewater flows, have affected the Go Projects and Go-If Triggered Projects. Based on the Final IRP 5-Year Review, two of the Go Projects have been moved to the Go-If Triggered category (Go Project 2 and Go Project 3), and two have been deferred beyond the 2020 planning window of the IRP (Go Project 4 and Go Project 5). Construction of wastewater storage facilities at the Donald C. Tillman Water Reclamation Plant (Go Project 1) has been completed. In addition, Go Project 6, involving the design of the North East Interceptor Sewer Phase II, is no longer being pursued.

As discussed above, the IRP addressed the anticipated water, wastewater, and stormwater needs of the City through the year 2020. As 2020 approaches, the City has developed the One Water LA 2040 Plan, which builds on the premise of the IRP as a collaborative approach to develop an integrated framework for managing the City's water resources, watersheds, and water facilities in an environmentally, economically, and socially beneficial manner.⁴ As with the IRP, such efforts would be organized in phases. Phase I of the One Water LA 2040 Plan includes developing initial planning baselines and guiding principles for water management and citywide facilities planning in coordination with City departments, other agencies, and stakeholders, and was completed in 2015. Phase II includes development of technical studies and an updated facilities plan for stormwater and wastewater. The Final One Water LA 2040 Plan was completed in April 2018. A year-long Programmatic Environmental Impact Report process was set to begin in 2019.⁵

³ *City of Los Angeles Department of Public Works Bureau of Sanitation and Department of Water and Power, Water Integrated Resources Plan 5-Year Review FINAL Documents.*

⁴ *LASAN, About One Water Los Angeles, CA www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-owla/s-lsh-es-owla-au?_adf.ctrl-state=1e24zdn44_5&_afLoop=8232048882336511#, accessed September 20, 2019.*

⁵ *LASAN, One Water LA Plan, Plan Development, www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-owla/s-lsh-es-owla-au/s-lsh-es-owla-au-aowla-pd?_afLoop=10266825231326265&_afWindowMode=0&_afWindowId=null&_adf.ctrl-state=14y4827haq_492#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D10266825231326265%26_afWindowMode%3D0%26_adf.ctrl-state%3D14y4827haq_496, accessed September 20, 2019.*

(c) *Sewer System Management Plan*

On May 2, 2006, the State Water Resources Control Board adopted the Statewide General Waste Discharge Requirements for publicly owned sanitary sewer systems that are greater than 1 mile in length that collect and/or convey untreated or partially treated wastewater to a publicly owned treatment facility in California. Under the Statewide General Waste Discharge Requirements, the owners of such systems must comply with the following requirements: (1) acquire an online account from the State Water Board and report all sanitary sewer overflows online; and (2) develop and implement a written plan referred to as a Sewer System Management Plan to control and mitigate sanitary sewer overflows and make it available to any member of the public upon request in writing.

In accordance with the Statewide General Waste Discharge Requirements, the City of Los Angeles acquired online accounts from the State Water Board and began reporting sanitary sewer overflows by the due date of January 2, 2007. The City's original Sewer System Management Plan was adopted by the City's Board of Public Works and certified with the State Water Resources Control Board on February 18, 2009. The City's Sewer System Management Plans (one plan for each of the three sanitary sewer systems the City operates) were last updated in February 2017, which confirmed the City's Sewer System Management Plans are in full compliance with the Statewide General Waste Discharge Requirements and are effective.⁶

The goal of the Sewer System Management Plan for the Hyperion Service Area, in which the Project Site is located (as discussed below), is to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system.⁷ In addition, the Sewer System Management Plan will help to reduce and prevent sanitary sewer overflows as well as mitigate any sanitary sewer overflows that do occur.⁸

(d) *City of Los Angeles Municipal Code*

Los Angeles Municipal Code (LAMC) Sections 64.11 and 64.12 require approval of a sewer permit prior to connection to the sewer system. 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 biological oxygen demand and suspended solids, for each type of land use. Fees paid to the Sewerage Facilities Charge

⁶ LASAN, *Sewer System Management Plan, January 2019.*

⁷ LASAN, *Sewer System Management Plan, January 2019.*

⁸ LASAN, *Sewer System Management Plan, January 2019.*

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.

Section 64.15 of the LAMC requires that the City perform a Sewer Capacity Availability Review when: (1) a sewer permit is required to connect to the City's sewer collection system; (2) a future sewer connection or future development proposes additional discharge into an existing public sewer connection; or (3) a future sewer connection or future development would generate 10,000 gallons or more of sewage per day. A Sewer Capacity Availability Review determines if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

In addition, the City of Los Angeles Bureau of Engineering Special Order No. SO06-0691 sets forth design criteria for sewer systems requiring hat trunk, interceptor, outfall, and relief sewers (i.e. sewers that are 18 inches or greater in diameter) be designed for a planning period of 60 to 100 years, and lateral sewers (sewers that are less than 18 inches in diameter) be designed for a planning period of 100 years. The order also requires that sewers be designed so that the peak dry weather flow depth, during their planning period, shall not exceed 50 percent of the pipe diameter.

b. Existing Conditions

(1) Wastewater Generation

As discussed in Section II, Project Description, of this Draft EIR, development within the Project Site includes 616,602 square feet of floor area, consisting of 378,978 square feet of creative office space, 56,050 square feet of production support, 175,058 square feet of sound stages, and 6,516 square feet of restaurant space. The Project would remove 160,611 square feet of existing floor area, consisting of 125,521 square feet of creative office floor area, 29,444 square feet of production support floor area, and 5,646 square feet of sound stage floor area. As summarized in Table IV.L.2-2 on page IV.L.2-12 in the analysis below, these existing uses currently generate 16,115 gpd of wastewater.

(2) Wastewater Infrastructure

Sanitary sewer service to and from the Project Site and vicinity is provided by the City of Los Angeles. The existing wastewater collection system includes more than 6,700 miles of public sewers and serves a population of more than 4 million people. The

system conveys approximately 400 million gallons per day (mgd) to the City's four wastewater treatment and water reclamation plants.⁹

As discussed on pages 7 through 8 of the Utility Report, included in Appendix L of this Draft EIR, the Project Site is served by the following sewer lines:

- A 6-inch line within Gordon Street that flows southerly;
- A 21-inch line within Sunset Boulevard that flows westerly;
- An 8-inch line at the intersection of North Gower Street and Sunset Boulevard that flows southerly and widens to a 12-inch segment at the intersection of North Gower Street and De Longpre Avenue before decreasing to a 10-inch segment at the intersection of Afton Place and North Gower Street;
- An 8-inch line within North Gower Street which flows southerly before bending westward at De Longpre Avenue; and
- A 6-inch line south of the intersection of Sunset Boulevard and North Beachwood Drive which flows southerly and upsizes to a 8-inch line before reaching a manhole at the intersection of Fountain Avenue and North Beachwood Drive.

According to the Utility Report, sewer flows originating from the Project Site are collected and conveyed through a network of sewer lines for treatment at the Hyperion Water Reclamation Plant (HWRP).

(3) Wastewater Treatment

LA Sanitation (LASAN) is responsible for the operation of wastewater treatment facilities in the City. The main purpose of these treatment facilities is to remove potential pollutants from sewage in order to protect river and marine environments and public health. LASAN divides the wastewater treatment system of the City into two major service areas: the Hyperion Service Area and the Terminal Island Service Area.¹⁰ The Hyperion Service Area is served by the HWRP, the Donald C. Tillman Water Reclamation Plant, and the Los Angeles–Glendale Water Reclamation Plant.¹¹ The Terminal Island Service Area is served

⁹ LASAN, Sewers, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-s?_adf.ctrl-state=w3f8ikamv_4&_afLoop=18666739916391336#!, accessed September 20, 2019.

¹⁰ LASAN, Clean Water, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=ljvz6q49_5&_afLoop=8241807351592071#!, accessed September 20, 2019.

¹¹ LASAN, Clean Water, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=ljvz6q49_5&_afLoop=8241807351592071#!, accessed September 20, 2019.

by the Terminal Island Treatment Plant.¹² The Project Site is located within the Hyperion Service Area.

(a) Hyperion Sanitary Sewer System

As shown in Table IV.L.2-1 on page IV.L.2-8, the existing design capacity of the Hyperion Service Area is approximately 550 mgd (consisting of 450 mgd at the HWRP, 80 mgd at the Donald C. Tillman Water Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).¹³ Based on the One Water LA 2040 Plan–Wastewater Facilities Plan, the average wastewater flow rate in the Hyperion Sanitary Sewer System was 314 mgd in 2016 (consisting of 250 mgd at the Hyperion Water Reclamation Plant, 47 mgd at the Donald C. Tillman Water Reclamation Plant, and 17 mgd at the Los Angeles–Glendale Water Reclamation Plant).¹⁴ The One Water LA 2040 Plan–Wastewater Facilities Plan projects that annual average wastewater flows in the Hyperion Sanitary Sewer System would increase to 323 mgd in 2020, 348 mgd in 2030, and 358 mgd in 2040. As such, current and projected flows are below the design capacity of approximately 550 mgd for the Hyperion Sanitary Sewer System.

(b) Hyperion Water Reclamation Plant

As discussed above, wastewater generated from the Project Site is conveyed via the local collector sanitary sewer system directly to the HWRP for treatment. As shown in Table IV.L.2-1, the HWRP has the capacity to treat approximately 450 mgd of wastewater for full secondary treatment and currently treats approximately 275 mgd.¹⁵ As such, the HWRP is currently operating at approximately 61 percent of its capacity, with a remaining available capacity of approximately 175 mgd. Based on the above, current flows to the HWRP is well below its design capacity of approximately 450 mgd.

Incoming wastewater to the treatment plant initially passes through screens and basins to remove coarse debris and grit. This is followed by primary treatment, which is a physical separation process where heavy solids settle to the bottom of tanks while oil and grease float to the top. These solids, called sludge, are collected, treated, and recycled.

¹² LASAN, *Clean Water*, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=ljvz6q49_5&_afLoop=8241807351592071#!, accessed September 20, 2019.

¹³ LASAN, *Water Reclamation Plants*, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=ja8bqrb52_5&_afLoop=6972769757513469#!, accessed September 20, 2019.

¹⁴ LASAN, *One Water LA 2040 Plan – Volume 2: Wastewater Facilities Plan*, January 2018.

¹⁵ LASAN, *Hyperion Water Reclamation Plant*, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=grj40dmqj_1780&_afLoop=3950078628628745#!, accessed September 24, 2019.

**Table IV.L.2-1
Existing Capacity of Hyperion Service Area**

Facility	Design Capacity (mgd)
Hyperion Water Reclamation Plant	450
Donald C. Tillman Water Reclamation Plant	80
Los Angeles–Glendale Water Reclamation Plant	20
Total	550
<hr/> <i>mgd = million gallons per day</i> <i>Source: LA Sanitation, Water Reclamation Plans, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=ja8bqrb52_5&_afLoop=6972769757513469#!, accessed September 20, 2019.</i>	

The portion of water that remains, called primary effluent, is treated through secondary treatment using a natural, biological approach. Living micro-organisms are added to the primary effluent to consume organic pollutants. These micro-organisms are later harvested and removed as sludge.¹⁶ The treated water from the HWRP is discharged through a 5-mile outfall pipe at a depth of 190 feet into the Santa Monica Bay and Pacific Ocean.¹⁷ The discharge from the Hyperion Water Reclamation Plant into Santa Monica Bay is regulated by the HWRP National Pollutant Discharge Elimination System (NPDES) Permit issued under the Clean Water Act and is required to meet the Regional Water Quality Control Board's requirements for a recreational beneficial use.¹⁸ Accordingly, the HWRP's effluent that is released to Santa Monica Bay is continually monitored to ensure that it meets or exceeds prescribed water quality standards. The City's Environmental Monitoring Division also monitors flows into the Santa Monica Bay.¹⁹

¹⁶ LASAN, *Treatment Process*, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-tp?_adf.ctrl-state=6jxqihq40_254&_afLoop=5327479722838415#!, accessed September 20, 2019.

¹⁷ LASAN, *Hyperion Virtual Tour, Hyperion Treatment Plant Tour, Ocean Outfall into the Bay*, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p/s-lsh-wwd-cw-p-hwrp/s-lsh-au-h?_adf.ctrl-state=ljvz6q49_596&_afLoop=8243477885026291#!, accessed September 20, 2019.

¹⁸ California Regional Water Quality Control Board, Los Angeles Region, Order No. R4-2010-0200, NPDES No. CA0109991, *Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit for the City of Los Angeles, Hyperion Treatment Plant Discharge to the Pacific Ocean*, www.lacitysan.org/san/sandocview?docname=cnt010051, accessed September 20, 2019.

¹⁹ LASAN, *Environmental Monitoring* www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-wp-ec-em?_adf.ctrl-state=xsm2kqwx_131&_afLoop=21105064772207683#!, accessed September 20, 2019.

3. Project Impacts

a. Thresholds of Significance

In accordance with the State CEQA Guidelines Appendix G, the Project would have a significant impact related to wastewater if it would:

Threshold (a): 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; or

Threshold (c): [Not] 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.

For this analysis, the Appendix G Thresholds listed above are relied upon. The analysis utilizes factors and considerations identified in the City's 2006 L.A. CEQA Thresholds Guide, as appropriate, to assist in answering the Appendix G Threshold questions.

The L.A. CEQA Thresholds Guide identifies the following criteria to evaluate wastewater impacts:

- The project would cause a measureable 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.²⁰

b. Methodology

The analysis of Project impacts on wastewater infrastructure and treatment capacity is based on the Utility Report included in Appendix L of this Draft EIR. The assessment of

²⁰ *The Wastewater Facilities Plan referenced in the L.A. City CEQA Thresholds Guide has since been superseded by the Integrated Resources Plan.*

the ability of the wastewater system to accommodate the Project was made based on existing conditions and a preliminary analysis provided by LASAN. 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.

To evaluate potential impacts relative to wastewater treatment capacity, this analysis evaluates whether adequate treatment capacity within the Hyperion Service Area would be available to accommodate the Project based on the estimate of the Project's wastewater generation and data from LASAN. For the assessment of cumulative impacts on wastewater treatment, the projected cumulative wastewater generation is compared to the estimated available capacity of the Hyperion Service Area.

c. Project Design Features

The Project would include water conservation features, which would also result in a reduction in wastewater. Such conservation features are included in Project Design Feature WAT-PDF-1, included in Section IV.L.1, Utilities and Service System—Water Supply and Infrastructure, of this Draft EIR.

d. Analysis of Project Impacts

Threshold (a): Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?²¹

(1) Impact Analysis

(a) Construction

Construction activities for the Project would result in wastewater generation from construction workers on-site. Wastewater generation would occur incrementally throughout construction of the Project. However, wastewater generation during construction of the Project would be temporary and nominal when compared with the Project Site wastewater generation under existing conditions. In addition, wastewater generated during

²¹ Refer to Section IV.L.1, Utilities and Service Systems – Water Supply and Infrastructure of this Draft EIR for a discussion of water impacts; Section IV.L.3, Utilities and Service Systems – Energy Infrastructure of this Draft EIR for a discussion of electric power and natural gas impacts; and Section VI, Other CEQA Considerations for a discussion of telecommunications facility and stormwater impacts.

construction would be offset by the existing creative office, production support, and sound stage uses to be removed. Furthermore, construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities would not cause a measurable increase in wastewater flows.

While the Project would not require or result in the construction of new wastewater treatment facilities or in the expansion of existing facilities, the Project would require construction activities associated with connecting on-site wastewater lines to the sewer mains adjacent to the Project Site in order to provide wastewater services to the proposed buildings. These construction activities would primarily be confined to trenching and would be limited to the on-site wastewater distribution as well as minor off-site work associated with connections to the public main. Although no upgrades to the public main are anticipated, minor off-site work would be required to connect the on-site distribution system to the public main. However, as set forth in Project Design Feature TR-PDF-1 included in Section IV.J, Transportation, of this Draft EIR, a Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The Construction Management Plan would ensure safe pedestrian access and vehicle travel throughout the construction period. Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, impacts would be of a relatively short-term duration and would cease to occur once the installation is complete.

Based on the above, Project construction would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects, and impacts to the wastewater conveyance or treatment system would be less than significant.

(b) Operation

Wastewater generated by the Project was estimated using wastewater generation factors provided by LASAN, for each of the proposed uses. As shown in Table IV.L.2-2 on page IV.L.2-12, it is estimated that the Project would generate a net increase in the average daily wastewater flow from the Project Site of approximately 80,240 gpd.

Wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Water Reclamation Plant. As described above, the Hyperion Water Reclamation Plant has a capacity of 450 million gallons per day and current wastewater flow levels of approximately 275 million gallons per day. Accordingly, the remaining available capacity at the Hyperion Treatment Plant is approximately 175 million gallons per day. As shown in Table IV.L.2-2 and discussed in more detail below, the Project would generate a net increase in wastewater flow from the

**Table IV.L.2-2
Estimated Project Wastewater Generation**

Land Use	No. of Units/ Floor Area	Generation Rate (gpd/unit) ^{b,e}	Wastewater Generation (gpd)
Existing Uses to Be Removed^a			
Creative Office ^c	125,521 sf	0.12	15,063
Production Support ^d	29,444 sf	0.03	883
Sound Stages ^d	5,646 sf	0.03	169
<i>Total Existing to Be Removed</i>			16,115
Proposed^a			
Creative Office ^c	599,350 sf	0.12	71,922
Cafeteria	100 seat	30	3,000
Production Support ^d	27,000 sf	0.03	816
Base Demand Adjustment ^g			3,015
<i>Total Proposed^h</i>			78,753
Covered Parkingⁱ	403,056 sf	0.02	265
Cooling Tower: Normal Business Hours	1,500 ton	15.06	22,589
Cooling Tower: Cooling Peak	400 ton	35.64	14,256
Subtotal Sanitary Sewerage Generation			115,863
Less Required Ordinances Water Savings ^f			(17,532)
Proposed Sanitary Sewerage Generation			98,331
Less Existing to be Removed			16,115
Less Additional Conservation ^k			(1,976)
Net Additional Sewerage Generation (Proposed – Existing – Additional Conservation)			80,240

gpd = gallons per day

sf = square feet

Note: Some numbers do not add up perfectly due to rounding.

^a *Provided by Department of City Planning in the Request for Water Supply Assessment letter and Scope Confirmation email, included in Appendix A of the WSA.*

^b *The plumbing fixtures in the existing uses to be removed have been replaced over the years, beginning in 2008. Based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012).*

^c *Creative office uses are similar to office uses.*

^d *Production support and sound stage uses are similar to warehouse uses.*

^e *Proposed indoor water uses based on sewage generation rates provided by the City of Los Angeles Bureau of Sanitation (2012).*

^f *The proposed development land uses will conform to City of Los Angeles Ordinance No. 184248, Los Angeles Plumbing Code, and 2017 Los Angeles Green Building Code.*

^g *Base Demand Adjustment is the estimated savings due to Ordinance No. 180822 accounted for in the current version of Bureau of Sanitation Sewer Generation Rates.*

^h *Commercial uses also includes a Bicycle Storage Facility.*

Table IV.L.2-2 (Continued)
Estimated Project Wastewater Generation

Land Use	No. of Units/ Floor Area	Generation Rate (gpd/unit) ^{b,e}	Wastewater Generation (gpd)
ⁱ (Reserved) ^j Auto parking water uses are based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table, and 12 times/year cleaning assumption. ^k Water conservation due to additional conservation commitments agreed to by the Applicant. Source: Eyestone Environmental, 2019.			

Project Site of approximately 62,638 gallons per day, or approximately 0.06 million gallons per day. The Project's increase in average daily wastewater flow of 0.08 million gallons per day would represent approximately 0.05 percent of the current 175 million gallons per day remaining available capacity of the Hyperion Water Reclamation Plant.²² Therefore, the Project-generated wastewater would be accommodated by the existing capacity of the Hyperion Water Reclamation Plant.

Sewer service for the Project would be provided utilizing new or existing on-site sewer connections to the existing sewer lines adjacent to the Project Site. Sewer Capacity Availability Requests (SCAR), included in the Utility Report (see Exhibit 2 of Appendix L of this Draft EIR), were obtained from LASAN to evaluate the capability of the existing wastewater system to serve the Project's estimated wastewater flow. As concluded in the SCAR, based on the current approximate flow levels and design capacities in the sewer system, and the Project's estimated wastewater flow, the City determined that the existing capacity of the sewer mains serving the Project Site would be adequate to accommodate the additional wastewater infrastructure demand created by the Project. Specifically, as discussed on page 20 of the Utility Report and shown in Table IV.L.2-2, the Project's net increase of 80,240 gpd would be well within the approved discharge of up to 90,643 gpd for the 8-inch water main on North Beachwood Drive. Notwithstanding, further detailed gauging and evaluation, as required by LAMC Section 64.14, would be conducted as part of the normal permitting process to obtain final approval of sewer capacity and connection permit for the Project during the Project's permitting process. In addition, Project-related sanitary sewer connections and on-site infrastructure would be designed and constructed in accordance with applicable LA Sanitation and California Plumbing Code standards. Therefore, the Project would not cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained.

²² $(80,240 \text{ gpd} \div 175 \text{ mgd}) \times 100 = \sim 0.05 \text{ mgd}$.

Based on the above, the Project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction of which could cause significant environmental effects, and impacts to the wastewater conveyance or treatment system would be less than significant.

(2) Mitigation Measures

Project-level impacts related to the construction or expansion of wastewater facilities would be less than significant, and no mitigation is required.

(3) Level of Significance After Mitigation

Project-level impacts related to the construction or expansion of wastewater facilities were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

Threshold (b): Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

(1) Impact Analysis

As discussed above, the sewer mains adjacent to the Project Site ultimately connect to a network of sewer lines that convey wastewater to the HWRP. As described above, the HWRP has a capacity of 450 mgd and current wastewater flow levels of approximately 275 mgd. Accordingly, the remaining available capacity at the Hyperion Treatment Plant is approximately 175 mgd. As shown in Table IV.L.2-2 on page IV.L.2-12, the Project would generate a net increase in wastewater flow from the Project Site of approximately 80,240 gpd, or approximately 0.08 mgd. The Project's increase in average daily wastewater flow of 0.08 mgd would represent approximately 0.05 percent of the current 175 mgd remaining available capacity of the HWRP.²³ Therefore, the Project-generated wastewater would be accommodated by the existing capacity of the HWRP.

Various factors, including future development of new treatment plants, upgrades and improvements to existing treatment capacity, development of new technologies, etc., will ultimately determine the future available capacity of the Hyperion Service Area. Future updates to the One Water LA 2040 Plan discussed above would provide for improvements beyond 2040 to serve future population needs. It is conservatively assumed that no new

²³ $(80,240 \text{ gpd} \div 175 \text{ mgd}) \times 100 = \sim 0.05 \text{ mgd}$.

improvements to the wastewater treatment plants would occur prior to 2028. Thus, based on this conservative assumption, the 2028 effective capacity of the Hyperion Service Area would continue to be 550 mgd. Similarly, the capacity of the Hyperion Water Reclamation Plan in 2028 would continue to be 450 mgd.

Based on LASAN's average flow projections for the HWRP, it is anticipated that average flows in 2028, the Project build-out year, would be approximately 271.2 mgd.²⁴ Accordingly, the future remaining available capacity in 2028 would be approximately 175 mgd. Therefore, the Project's increase in average daily wastewater flow of 0.08 mgd would also represent approximately 0.05 percent of the 175 mgd future remaining available capacity of the HWRP.

Additionally, the Project's net increase in average daily wastewater generation of 0.08 mgd plus the current average flows of approximately 275 mgd to the HWRP would represent approximately 61.1²⁵ percent of the HWRP's capacity of 450 mgd. With regard to future flows, the Project's net increase of 0.08 mgd plus the projected flows of approximately 271.2 mgd to the HWRP would also represent approximately 60.3²⁶ percent of the HWRP's assumed future capacity of 450 mgd.

Overall, the Project's additional wastewater flows would not substantially or incrementally exceed the future scheduled capacity of any treatment plant. **Therefore, there is adequate treatment capacity to serve the Project's projected demand in addition to existing LASAN commitments. As such, the Project would 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, and impacts would be less than significant.**

(2) Mitigation Measures

Project-level impacts related to wastewater treatment facilities would be less than significant. Therefore, no mitigation measures are required.

²⁴ Los Angeles Department of Water and Power, *One Water LA 2040 Plan, Volume 2, Table ES.1, Projected Wastewater Flows. Based on a straight-line interpolation of the projected flows for the Hyperion Water Reclamation Plant for 2020 (approximately 256 mgd) and 2030 (approximately 275 mgd). The 2028 value is extrapolated from 2020 and 2030 values: $[(275 \text{ mgd} - 256 \text{ mgd}) \div 10] * 8 + 256 = 271.2 \text{ mgd}$.*

²⁵ $[(80,240 \text{ gpd} + 275 \text{ mgd}) \div 450 \text{ mgd}] \times 100 = \sim 61.1\%$

²⁶ $[(80,240 \text{ gpd} + 271.2 \text{ mgd}) \div 450 \text{ mgd}] \times 100 = \sim 60.3\%$

(3) Level of Significance After Mitigation

Project-level impacts related to wastewater treatment facilities were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

e. Cumulative Impacts

(1) Impact Analysis

The geographic context for the cumulative impact analysis on the wastewater conveyance system is the area that includes the Project Site and those related projects potentially utilizing the same infrastructure as the Project. The geographic context for the cumulative impact analysis on wastewater treatment facilities is the Hyperion Service Area. The Project, in conjunction with growth forecasted in the Hyperion Service Area through 2028 (i.e., the Project buildout year), would generate wastewater, potentially resulting in cumulative impacts on wastewater conveyance and treatment facilities. Cumulative growth in the greater Project area through 2028 includes 104 known development projects, growth that may be projected as a result of the Hollywood Community Plan Update (Related Project No. 105), as well as general ambient growth projected, as described in Section III, Environmental Setting, of this Draft EIR.

As discussed in Section III, Environmental Setting, of this Draft EIR, the projected growth reflected by 104 known related projects is a conservative assumption, as some of the related projects may not be built out by 2028, may never be built, or may be approved and built at reduced densities. To provide a conservative forecast, the future baseline forecast assumes that all 104 related projects are fully built out by 2028, unless otherwise noted. In addition, the Hollywood Community Plan Update, once adopted, will be a long-range plan designed to accommodate growth in the Community Plan area until 2040. Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is to be built out by 2028, well before the Hollywood Community Plan Update's horizon year. Moreover, the Project's projected buildout year is similar to that of many related projects identified below. Accordingly, it can be assumed that the projected growth reflected by the list of related projects, which itself is a conservative assumption as discussed above, would account for any overlapping growth that may be assumed by the Hollywood Community Plan Update upon its adoption.

(a) Wastewater Infrastructure

As with the Project, new development projects occurring in the vicinity of the Project Site would be required to coordinate with LASAN via a SCAR to determine adequate sewer capacity. In addition, new development projects would also be subject to LAMC Sections 64.11 and 64.12, which require approval of a sewer permit prior to connection to the sewer

system. In order to connect to the sewer system, related projects in the City of Los Angeles would also be subject to payment of the City's Sewerage Facilities Charge. Payment of such fees would allow the City to make any necessary improvements and would help to offset the costs associated with infrastructure improvements that would be needed to accommodate wastewater generated by overall future growth. If system upgrades are required as a result of a given project's additional flow, arrangements would be made between the related project and LASAN to construct the necessary improvements. Furthermore, similar to the Project, each related project would be required to comply with applicable water conservation programs, including the City of Los Angeles Green Building Code. **Therefore, cumulative impacts on the City's wastewater infrastructure would be less than significant.**

(b) Wastewater Treatment

Development of the Project, in conjunction with the related projects, would result in an increase in the demand for sanitary sewer service in LASAN's Hyperion Service Area. As identified in Section III, Environmental Setting, of this Draft EIR, there are 104 related projects located in the Project Site vicinity. While not all of these Projects would be served by the sewers serving the Project Site, these related projects would be located within the Hyperion Service Area. Forecasted growth from the related projects would generate an average daily wastewater flow of approximately 4,214,837 gpd or approximately 4.2 mgd, as shown in Table IV.L.2-3 on page IV.L.2-18. Combined with the Project's net increase in wastewater generation of 80,240 gpd (0.08 mgd), as shown in Table IV.L.2-2 on page IV.L.2-12, this equates to a cumulative increase in average daily wastewater flow of approximately 4,295,077 gpd, or 4.3 mgd.

Based on LASAN's average flow projections for the Hyperion Service Area, it is anticipated that the average flow in 2028, the Project's buildout year, would be approximately 343 mgd.²⁷ The Hyperion Service Area's total treatment capacity would be approximately 550 mgd in 2028, conservatively assuming that the capacity would not change.

²⁷ *Los Angeles Department of Water and Power, One Water LA 2040 Plan, Volume 2, Table ES.1, Projected Wastewater Flows. Based on a straight-line interpolation of the projected flows for the Hyperion Service Area (which is comprised of the Hyperion Water Reclamation Plant, the Donald C. Tillman Water Reclamation Plant, and the Los Angeles-Glendale Water Reclamation Plant) for 2020 (approximately 323 mgd) and 2030 (approximately 348 mgd). The 2028 value is extrapolated from 2020 and 2030 values: $323 \text{ mgd} + 10 \times [(348 \text{ mgd} - 323 \text{ mgd}) \div 10] * 8 + 323 = 343 \text{ mgd}$.*

**Table IV.L.2-3
Cumulative Wastewater Generation**

No.	Project	Land Use	Size	Generation Rate ^{a,b}	Wastewater Generation (gpd)
1	Paseo Plaza Mixed-Use 5651 W. Santa Monica Blvd.	Condominium	375 du	190 gpd/du	71,250
		Retail	377,900 sf	0.05 gpd/sf	18,895
2	BLVD 6200 Mixed-Use 6200 W. Hollywood Blvd.	JLWQ Units	28 du	190 gpd/du	5,320
		Apartments	1,014 du	190 gpd/du	192,660
		Retail	175,000 sf	0.05 gpd/sf	8,750
3	Sunset Bronson Studios 5800 W. Sunset Blvd.	Office	404,799 sf	0.12 gpd/sf	48,576
4	Yucca Street Condos 6230 W. Yucca St.	Apartments	114 du	190 gpd/du	21,660
		Commercial	2,697 sf	0.05 gpd/sf	135
5	Hollywood 959 959 N. Seward St.	Office	241,568 sf	0.12 gpd/sf	28,988
6	Archstone Hollywood Mixed-Use Project 6901–6911 W. Santa Monica Blvd.	Apartments	231 du	190 gpd/du	43,890
		High-Turnover Restaurant	5,000 sf	30 gpd/seat	5,000
		Retail	10,000 sf	0.025 gpd/sf	250
7	7445 Sunset Grocery 7445 W. Sunset Blvd.	Specialty Grocery Store	32,416 sf	0.025 gpd/sf	810
8	Mixed-Use 5245 W. Santa Monica Blvd.	Apartments	49 du	190 gpd/du	9,310
		Retail	32,272 sf	0.025 gpd/sf	807
9	Selma Hotel 6417 W. Selma Ave.	Hotel	180 rm	120 gpd/rm	21,600
		Restaurant	12,840 sf	30 gpd/seat	12,840
10	Hollywood Production Center 1149 N. Gower St.	Apartments	57 du	190 gpd/du	10,830
11	Mixed-Use Office/Retail 936 N. La Brea Ave.	Office	88,750 sf	0.12 gpd/sf	10,650
		Retail	12,000 sf	0.025 gpd/sf	300
12	Pantages Theater Office 6225 W. Hollywood Blvd.	Office	210,000 sf	0.12 gpd/sf	25,200

**Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation**

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
13	Selma & Vine Office Project 1601 N. Vine St.	Office	100,386 sf	0.12 gpd/sf	12,046
		Commercial	2,012 sf	0.05 gpd/sf	101
14	1723 North Wilcox Residential 1723 N. Wilcox Ave.	Apartments	68 du	190 gpd/du	12,920
		Retail	3,700 sf	0.025 gpd/sf	93
15	Seward Street Office Project 956 N. Seward St.	Office	126,980 sf	0.12 gpd/sf	15,238
16	Hotel & Restaurant Project 6381 W. Hollywood Blvd.	Hotel	80 rm	120 gpd/rm	9,600
		Restaurant	15,290 sf	30 gpd/seat	15,290
17	Television Center (TVC Expansion) 6300 W. Romaine St.	Office	114,725 sf	0.12 gpd/sf	13,767
		Gym	40,927 sf	0.02 gpd/sf	819
		Dance Studio	38,072 sf	0.025 gpd/sf	952
18	Hollywood Center Studios Office 6601 W. Romaine St.	Office	106,125 sf	0.12 gpd/sf	12,735
19	Apartments 1601 N. Las Palmas Ave.	Apartments	86 du	190 gpd/du	16,340
20	Hudson Building 6523 W. Hollywood Blvd.	Restaurant	10,402 sf	30 gpd/seat	10,402
		Office	4,074 sf	0.12 gpd/sf	489
		Storage	890 sf	0.03 gpd/sf	27
21	La Brea Gateway 915 N. La Brea Ave.	Supermarket	33,500 sf	0.025 gpd/sf	838
		Apartments	179 du	190 gpd/du	34,010
22	Target Retail Shopping Center Project 5520 W. Sunset Blvd.	Discount Store	163,862 sf	0.05 gpd/sf	8,193
		Shopping Center	30,887 sf	0.025 gpd/sf	772
23	Residential 712 N. Wilcox Ave.	Apartments	103 du	190 gpd/du	19,570
24	Mixed-Use 1600–1610 N. Highland Ave.	Apartments	248 du	190 gpd/du	47,120
		Retail	12,785 sf	0.025 gpd/sf	320

Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
25	Millennium Hollywood Mixed-Use Project 1740 N. Vine St.	Apartments	492 du	190 gpd/du	93,480
		Hotel	200 rm	120 gpd/rm	24,000
		Office	100,000 sf	0.12 gpd/sf	12,000
		Fitness Club	35,000 sf	0.02 gpd/sf	700
		Retail	15,000 sf	0.025 gpd/sf	375
		Restaurant	34,000 sf	30 gpd/seat	34,000
26	Paramount Pictures 5555 W. Melrose Ave.	Production Office	635,500 sf	0.12 gpd/sf	76,260
		Office	638,100 sf	0.12 gpd/sf	76,572
		Retail	89,200 sf	0.025 gpd/sf	2,230
		Stage	21,000 sf	0.12 gpd/sf	2,520
		Support Uses	1,900 sf	0.12 gpd/sf	228
27	Apartments 1411 N. Highland Ave.	Apartments	76 du	190 gpd/du	14,440
		Commercial	2,500 sf	0.05 gpd/sf	125
28	Apartment Project 1824 N. Highland Ave.	Apartments	118 du	190 gpd/du	22,420
29	Hotel 1133 N. Vine St.	Hotel	112 rm	120 gpd/rm	13,440
		Café	661 sf	30 gpd/seat	661
30	The Lexington Mixed-Use 6677 W. Santa Monica Blvd.	Apartments	695 du	190 gpd/du	132,050
		Commercial	24,900 sf	0.05 gpd/sf	1,245
31	Selma–Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm	120 gpd/rm	13,680
		Restaurant	1,993 sf	30 gpd/seat	1,993
32	Mixed-Use (High Line West) 5550 W. Hollywood Blvd.	Apartments	280 du	190 gpd/du	53,200
		Retail	12,030 sf	0.025 gpd/sf	301
33	Las Palmas Residential (Hollywood Cherokee) 1718 N. Las Palmas Ave.	Residential	224 du	190 gpd/du	42,560
		Retail	985 sf	0.025 gpd/sf	25
34	Mixed-Use 6915 Melrose Ave.	Condominium	13 du	190 gpd/du	2,470
		Retail	6,250 sf	0.025 gpd/sf	156

**Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation**

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
35	6140 Hollywood 6140 Hollywood Blvd.	Hotel	102 rm	120 gpd/rm	12,240
		Condominium	27 du	190 gpd/du	5,130
		Restaurant	11,460 sf	30 gpd/seat	11,460
36	Condos & Retail 5663 Melrose Ave.	Condominium	96 du	190 gpd/du	18,240
		Retail	3,350 sf	0.025 gpd/sf	84
37	6250 Sunset (Nickelodeon) 6250 W. Sunset Blvd.	Apartments	200 du	190 gpd/du	38,000
		Retail	4,700 sf	0.025 gpd/sf	118
38	Hollywood Central Park Hollywood Freeway (US-101)	Park (38 ac)			N/A
39	1276 North Western Avenue 1276 N. Western Ave.	Apartments	75 du	190 gpd/du	14,250
40	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	221 rm	120 gpd/rm	26,520
		Restaurant	3,000 sf	30 gpd/seat	3,000
41	Modera Argyle 1546 N. Argyle Ave.	Apartments	276 du	190 gpd/du	52,440
		Retail	9,000 sf	0.025 gpd/sf	225
		Restaurant	15,000 sf	30 gpd/seat	15,000
42	Mixed-Use 5901 Sunset Blvd.	Office	274,000 sf	0.12 gpd/sf	32,880
		Supermarket	26,000 sf	0.025 gpd/sf	650
43	Mixed-Use 7107 Hollywood Blvd.	Apartments	410 du	190 gpd/du	77,900
		Restaurant	5,000 sf	30 gpd/seat	5,000
		Retail	5,000 sf	0.025 gpd/sf	125
44	John Anson Ford Theater 2580 Cahuenga Blvd. E.	Theater	311 seats	3 gpd/seat	933
		Restaurant	5,400 sf	30 gpd/seat	5,400
		Office	30 emp	11 gpd/emp	330
45	1717 Bronson Avenue 1717 N. Bronson Ave.	Apartments	89 du	190 gpd/du	16,910

Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
46	Sunset + Wilcox 1541 N. Wilcox Ave.	Hotel	200 rm	120 gpd/rm	24,000
		Restaurant	9,000 sf	30 gpd/seat	9,000
47	Mixed-Use 1350 N. Western Ave.	Apartments	200 du	190 gpd/du	38,000
		Guest Rooms	4 rm	120 gpd/rm	480
		Retail/Restaurant	5,500 sf	30 gpd/seat	5,500
48	Palladium Residences 6201 W. Sunset Blvd.	Apartments	731 du	190 gpd/du	138,890
		Retail/Restaurant	24,000 sf	30 gpd/seat	24,000
49	5600 West Hollywood Boulevard 5600 W. Hollywood Blvd.	Apartments	33 du	190 gpd/du	6,270
		Commercial	1,289 sf	0.05 gpd/sf	64
50	5750 Hollywood Boulevard 5750 Hollywood Blvd.	Apartments	161 du	190 gpd/du	30,590
		Commercial	4,747 sf	0.05 gpd/sf	237
51	925 La Brea Avenue 925 La Brea Ave.	Retail	16,360 sf	0.025 gpd/sf	409
		Office	45,432 sf	0.12 gpd/sf	5,452
52	904 La Brea Avenue 904 La Brea Ave.	Apartments	169 du	190 gpd/du	32,110
		Retail	37,057 sf	0.025 gpd/sf	926
53	2014 Residential 707 N. Cole Ave.	Apartments	84 du	190 gpd/du	15,960
54	Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd.	Hotel	64 rm	120 gpd/rm	7,680
		Rooftop Restaurant/Lounge	700 sf	30 gpd/seat	700
		Restaurant	3,300 sf	30 gpd/seat	3,300
55	Academy Square 1341 Vine St.	Office	285,719 sf	0.12 gpd/sf	34,286
		Apartments	200 du	190 gpd/du	38,000
		Restaurant	16,135 sf	30 gpd/seat	16,135
56	Hotel 1921 Wilcox Ave.	Hotel	122 rm	120 gpd/rm	14,640
		Restaurant	4,225 sf	30 gpd/seat	4,225

Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
57	Sunset Mixed-Use 7500–7510 W. Sunset Blvd.	Apartments	219 du	190 gpd/du	41,610
		Restaurant	10,000 sf	30 gpd/seat	10,000
		Retail	20,000 sf	0.025 gpd/sf	500
58	Mixed-Use 901 N. Vine St.	Apartments	70 du	190 gpd/du	13,300
		Commercial	3,000 sf	0.05 gpd/sf	150
59	Apartments 525 N. Wilton Pl	Apartments	88 du	190 gpd/du	16,720
60	Hardware Store 4905 W. Hollywood Blvd.	Retail	36,600 sf	0.025 gpd/sf	915
61	Mixed-Use 1233 N. Highland Ave.	Apartments	72 du	190 gpd/du	13,680
		Commercial	12,160 sf	0.05 gpd/sf	608
62	Mixed-Use 1310 N. Cole Ave.	Apartments	369 du	190 gpd/du	70,110
		Office	2,570 sf	0.12 gpd/sf	308
63	Kaiser Hospital Redevelopment Various parcels near Vermont Ave. & Sunset Blvd.	Hospital Expansion	211,992 sf	0.225 gpd/sf	47,698
64	Melrose & Beachwood 5570 W. Melrose Ave.	Apartments	52 du	190 gpd/du	9,880
		Commercial	5,500 sf	0.05 gpd/sf	275
65	Hollywood Crossroads 1540–1552 Highland Ave.	Residential	950 du	190 gpd/du	180,500
		Hotel	308 rm	120 gpd/rm	36,960
		Office	95,000 sf	0.12 gpd/sf	11,400
		Commercial/Retail	185,000 sf	0.05 gpd/sf	9,250
66	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm	120 gpd/rm	15,960
		Retail	3,580 sf	0.025 gpd/sf	90
67	1719 Whitley Hotel 1719 N. Whitley Ave.	Hotel	156 rm	120 gpd/rm	18,720

**Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation**

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
68	Mixed-Use 5939 W. Sunset Blvd.	Apartments	299 du	190 gpd/du	56,810
		Office	38,440 sf	0.12 gpd/sf	4,613
		Restaurant	5,064 sf	30 gpd/seat	5,064
		Retail	3,739 sf	0.025 gpd/sf	93
69	Apartments 5460 W. Fountain Ave.	Apartments	75 du	190 gpd/du	14,250
70	Mixed-Use 6220 W. Yucca St.	Hotel	210 rm	120 gpd/rm	25,200
		Apartments	136 du	190 gpd/du	25,840
		Retail	3,450 sf	0.025 gpd/sf	86
		Restaurant	9,120 sf	30 gpd/seat	9,120
71	SunWest Project (Mixed-Use) 5525 W. Sunset Blvd.	Apartments	293 du	190 gpd/du	55,670
		Commercial	33,980 sf	0.05 gpd/sf	1,699
72	Hollywood De Longpre Apartments 5632 De Longpre Ave.	Apartments	185 du	190 gpd/du	35,150
73	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm	120 gpd/rm	33,000
		Retail	1,900 sf	0.025 gpd/sf	48
74	Selma Hotel 6516 W. Selma Ave.	Hotel	212 rm	120 gpd/rm	25,440
		Bar/Lounge	3,855 sf	0.72 gpd/sf	2,776
		Rooftop Bar/Event Space	8,500 sf	0.72 gpd/sf	6,120
75	Melrose Crossing Mixed-Use 7000 Melrose Ave.	Apartments	40 du	190 gpd/du	7,600
		Retail	6,634 sf	0.025 gpd/sf	166
76	Mixed-Use 1657 N. Western Ave.	Apartments	91 du	190 gpd/du	17,290
		Retail	15,300 sf	0.025 gpd/sf	383

**Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation**

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
77	McCadden Campus (LGBT) 1118 N. McCadden Pl.	Housing	45 du	190 gpd/du	8,550
		Social Service Support Facility	50,325 sf	0.12 gpd/sf	6,039
		Office	17,040 sf	0.12 gpd/sf	2,045
		Commercial/Retail or Restaurant	1,885 sf	30 gpd/seat	1,885
		Temporary Housing	100 bed	70 gpd/bed	7,000
78	4900 Hollywood Mixed-Use 4900 W. Hollywood Blvd.	Apartments	150 du	190 gpd/du	28,500
		Retail	13,813 sf	0.025 gpd/sf	345
79	citizenM Hotel 1718 Vine St.	Hotel	216 rm	120 gpd/rm	25,920
		Restaurant	4,354 sf	30 gpd/seat	4,354
80	Apartments 1749 Las Palmas Ave.	Apartments	70 du	190 gpd/du	13,300
		Retail	3,117 sf	0.025 gpd/sf	78
81	Mixed-Use 1868 N. Western Ave.	Apartments	96 du	190 gpd/du	18,240
		Retail	5,546 sf	0.025 gpd/sf	139
82	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartments	200 du	190 gpd/du	38,000
		Restaurant	7,000 sf	30 gpd/seat	7,000
83	6200 W Sunset Boulevard 6200 W. Sunset Blvd.	Apartments	270 du	190 gpd/du	51,300
		Quality Restaurant	1,750 sf	30 gpd/seat	1,750
		Pharmacy	2,300 sf	0.025 gpd/sf	58
		Retail	8,070 sf	0.025 gpd/sf	202
84	747 North Western Avenue 747 N. Western Ave.	Apartments	44 du	190 gpd/du	8,360
		Retail	7,700 sf	0.025 gpd/sf	193
85	6630 West Sunset Boulevard 6630 W. Sunset Blvd.	Apartments	40 du	190 gpd/du	7,600
86	1001 North Orange Drive 1001 N. Orange Dr	Office	53,537 sf	0.12 gpd/sf	6,424

Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation

No.	Project	Land Use	Size	Generation Rate^{a,b}	Wastewater Generation (gpd)
87	Hollywood & Wilcox 6430–6440 W. Hollywood Blvd.	Apartments	260 du	190 gpd/du	49,400
		Office	3,580 sf	0.12 gpd/sf	430
		Retail	11,020 sf	0.025 gpd/sf	276
		Restaurant	3,200 sf	30 gpd/seat	3,200
88	Mixed-Use 4914 W. Melrose Ave.	Live/Work	45 du	190 gpd/du	8,550
		Retail	3,760 sf	0.025 gpd/sf	94
89	Hospital Seismic Retrofit 1300 N. Vermont Ave.	Replace Existing Hospital and Ancillary Uses with 30,933 sf Office	30,933 sf	0.12 gpd/sf	3,712
90	Onni Group Mixed-Use Development 1360 N. Vine St.	Condominium	429 du	190 gpd/du	81,510
		Grocery	55,000 sf	0.025 gpd/sf	1,375
		Retail	5,000 sf	0.025 gpd/sf	125
		Restaurant	8,988 sf	30 gpd/seat	8,988
91	1600 Schrader 1600 Schrader Blvd.	Hotel	168 rm	120 gpd/rm	20,160
		Restaurant	5,979 sf	30 gpd/seat	5,979
92	NBC Universal Evolution Plan 100 Universal City Plaza	Studio Office	647,320 sf	0.12 gpd/sf	77,678
		Office	495,406 sf	0.12 gpd/sf	59,449
		Entertainment Area	337,895 sf	0.05 gpd/sf	16,895
		Entertainment Retail	39,216 sf	0.025 gpd/sf	980
		Hotel (900,000 sf)	1,385 rm	120 gpd/rm	166,154
93	Hollywood Gower Mixed-Use 6100 W. Hollywood Blvd.	Apartments	220 du	190 gpd/du	41,800
		Restaurant	3,270 sf	30 gpd/seat	3,270
94	Sunset & Western 5420 W. Sunset Blvd.	Apartments	735 du	190 gpd/du	139,650
		Supermarket	59,100 sf	0.025 gpd/sf	1,478
		Retail	36,720 sf	0.025 gpd/sf	918
95	Montecito Senior Housing 6650 W. Franklin Ave.	68 Senior Apartments	68 du	190 gpd/du	12,920

**Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation**

No.	Project	Land Use	Size	Generation Rate ^{a,b}	Wastewater Generation (gpd)
96	Mixed-Use 7113 W. Santa Monica Blvd.	Apartments	184 du	190 gpd/du	34,960
		Commercial/Retail	13,350 sf	0.05 gpd/sf	668
97	The Chaplin Hotel Project 7219 W. Sunset Blvd.	Hotel	93 rm	120 gpd/rm	11,160
		Restaurant	2,800 sf	30 gpd/seat	2,800
98	Select @ Los Feliz (Mixed-Use) 4850 W. Hollywood Blvd.	Apartments	101 du	190 gpd/du	19,190
		Restaurant	10,000 sf	30 gpd/seat	10,000
99	Restaurants 135 N. Western Ave.	Restaurant (Addition)	4,066 sf	30 gpd/seat	4,066
100	Western Galleria Market 100 N. Western Ave.	Apartments	187 du	190 gpd/du	35,530
		Retail	76,500 sf	0.025 gpd/sf	1,913
101	City Lights Mixed-Use 1515 N. Hillhurst Ave.	Apartments	202 du	190 gpd/du	38,380
		Retail	5,350 sf	0.025 gpd/sf	134
		Restaurant	5,050 sf	30 gpd/seat	5,050
		Coffee/Donut Shop	3,025 sf	30 gpd/seat	3,025
102	Mixed-Use 600 N. Vermont Ave.	Apartments	120 du	190 gpd/du	22,800
		Retail	14,600 sf	0.025 gpd/sf	365
103	Mixed-Use 6436 W. Hollywood Ave.	Apartments	220 du	190 gpd/du	41,800
		Retail	8,800 sf	0.025 gpd/sf	220
104	Mixed-Use 900 S. Vermont Ave.	Apartments	193 du	190 gpd/du	36,670
		Retail	24,200 sf	0.025 gpd/sf	605
105	Hollywood Community Plan Update	The Hollywood Community Plan Update proposes updates to land use policies and maps. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan Area. The decreases in development potential would be primarily focused on low- to			

**Table IV.L.2-3 (Continued)
Cumulative Wastewater Generation**

No.	Project	Land Use	Size	Generation Rate ^{a,b}	Wastewater Generation (gpd)
		medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. The projected population growth has been captured in the conservative ambient growth rate and the Related Projects defined above. The Project Study Area is fully contained within the Community Plan Area			
Total Related					4,214,837
Project					80,240
Related + Project					4,295,077
<p>_____</p> <p><i>ac = acres</i> <i>du = dwelling units</i> <i>emp = employees</i> <i>gpd = gallons per day</i> <i>rm = rooms</i> <i>sf = square feet</i></p> <p>^a <i>Cumulative water demand was calculated using LASAN’s sewage generation factors. Uses not listed are estimated by the closest type of use available.</i></p> <p>^b <i>Conservatively assumes rate for 3-bedroom units for all dwelling units. In addition, number of seats for restaurant uses based on LADWP standard of 1 seat per 30 square feet.</i></p> <p><i>Source: Eyestone Environmental, 2019.</i></p>					

The Project wastewater flow of approximately 0.08 mgd combined with the specific related projects flow of approximately 4.2 mgd and the forecasted wastewater flow of 343 mgd for the Hyperion Service Area would result in a total cumulative wastewater flow of approximately 347.3 mgd. Based on the Hyperion Service Area's current and estimated future capacity of approximately 550 mgd, the Hyperion Service Area is expected to have adequate capacity to accommodate the cumulative wastewater flow to accommodate the Project and related projects. **Therefore, cumulative impacts on the wastewater treatment system would be less than significant.**

(2) Mitigation Measures

Cumulative impacts related to wastewater would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Cumulative impacts related to wastewater were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.