IV. Environmental Impact Analysis

K.2 Utilities and Service Systems—Wastewater

1. Introduction

This section of the Draft EIR analyzes the potential impacts of the Project with regard 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 is available and will 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* (Utility Report), prepared for the Project by KPFF Consulting Engineers, July 2021, which is included in Appendix E of this Draft EIR as well as a Request for Wastewater Service Information (WWSI) dated March 4, 2021, included as Exhibit 2 of the Utility Report and further confirmation of wastewater flow dated June 24, 2021, included as Exhibit 6 of the Utility Report.

2. Environmental Setting

The City of Los Angeles operates and maintains the largest sewer system in the nation, serving a population of over four million within a 600 square mile service area. It consists of more than 6,700 miles of sewers.[1] The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System and the Hyperion Water Reclamation Plant (HWRP). In February 2015, a Sewer System Management Plan was prepared for the Hyperion Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements.[2]

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1 *City of Los Angeles, Sewer System Management Plan, City of Los Angeles Regional Sanitary Sewer System, February 2015, p. 17.*

2 City of Los Angeles, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2015, Overview.

a. Regulatory Framework

(1) Federal

The Clean Water Act was first introduced in 1948 as the Water Pollution Control Act. The Clean Water Act authorizes federal, state, and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. The primary goals of the Clean Water Act are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the Clean Water Act forms the basic national framework for the management of water quality and the control of pollutant discharges. The Clean Water Act sets forth a number of objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.[3] The SWRCB and the Regional Water Quality Control Board (RWQCB) are the primary state agencies responsible for implementing the Clean Water Act and regulating the activities and factors that affect or have the potential to affect water quality in the state.

When applying for a federal permit to conduct any activity including, but not limited to, the construction or operation of a facility, which may result in the discharge of any pollutant, Section 401 of the Clean Water Act requires that the permit applicant must obtain certification from the State.[4] The National Pollution Discharge Elimination System (NPDES) permit program was established by Section 402 of the Clean Water Act to control the discharge of pollutants from any point source in to the waters of the United States.[5] The NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs. The HWRP operates under the federal NPDES permit requirements. On November 22, 2010, the Los Angeles Regional Water Quality Control Board (RWQCB) and

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[3] *Non–point sources of pollution are carried through the environment via elements such as wind, rain, or stormwater and are generated by diffuse land use activities (such as runoff from streets and sidewalks or agricultural activities) rather than from an identifiable or discrete facility.*

[4] *United States Environmental Protection Agency, Clean Water Act Section 401 Certification, www.epa.gov/cwa-401/clean-water-act-section-401-state-certification-water-quality, accessed February 19, 2021.*

[5] *United States Environmental Protection Agency, Clean Water Act, Section 402: National Pollutant Discharge Elimination System, www.epa.gov/cwa-404/clean-water-act-section-402-national-pollutant-discharge-elimination-system, accessed February 19, 2021.*

the U.S. Environmental Protection Agency (USEPA) reissued the federal NPDES permit for HWRP which became effective on December 24, 2010.[6]

(2) 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.

(3) 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 federal and State 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 provides 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) was developed by multiple departments in order to address the facility needs of the City's wastewater program, recycled water, and urban runoff/stormwater management through the year 2020.

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

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[6] *City of Los Angeles, Water Integrated Resource Plan 5-Year Review FINAL Documents, June 2012, p. 1-5.*

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.[7]

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, from the four Preliminary Alternatives. More recently, 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 implementation in the future once a trigger is reached.[8] 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.

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[7] *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.*

[8] *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 28, 2016.*

As discussed above, the IRP addressed the anticipated water, wastewater, and stormwater needs of the City through the year 2020. In April 2018, the City prepared the One Water LA 2040 Plan (One Water LA Plan), an integrated approach to Citywide recycled water supply, wastewater treatment, and stormwater management.[9] The new plan builds upon the City's Water IRP, which projected needs and set forth improvements and upgrades to wastewater conveyance systems, recycled water systems, and runoff management programs through the year 2020, and extends its planning horizon to 2040. The One Water LA Plan proposes a collaborative approach to managing the City's future water, wastewater treatment, and stormwater needs with the goal of yielding sustainable, long-term water supplies for Los Angeles to ensure greater resilience to drought conditions and climate change. The One Water LA Plan is also intended as a step toward meeting the Mayor's Executive Directive to reduce the City's purchase of imported water by 50 percent by 2024.[10] Major challenges addressed in the One Water LA Plan include recurring drought, climate change, and the availability of recycled water in the future in light of declining wastewater volumes.

(c) Sewer System Management Plan

On May 2, 2006, the State Water Resources Control Board (SWRCB) adopted the Statewide General Waste Discharge Requirements for publicly owned sanitary sewer systems that are greater than one mile in length and 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 SWRCB on February 18, 2009.[11] The City's Sewer System Management Plans were last updated in January 2019 upon completion of a biennial audit, which confirmed

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[9] *City of Los Angeles, One Water LA 2040 Plan, Volume 1, Summary Report, Final Draft, April 2018.*

[10] *City of Los Angeles, Office of the Mayor, Executive Directive No. 5, Emergency Drought Response—Creating a Water Wise City, October 14, 2014.*

[11] *City of Los Angeles Sewer System Management Plan: City of LA Regional Sanitary Sewer System, February 2015.*

the City's Sewer System Management Plans are in full compliance with the Statewide General Waste Discharge Requirements and are effective.[12]

The goal of the Sewer System Management Plan for the Hyperion Sanitary Sewer System, 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.[13] 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.

(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 two parameters, biological oxygen demand and suspended solids, for each type of land use. Fees paid to the Sewerage Facilities Charge 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.

LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Review (SCAR) 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 SCAR 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 that 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 an operational lifespan 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.

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[12] *LASAN, Sewer System Management Plan, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-s-ssmp?_adf.ctrl-state=vgfzogpgx_4&_afrLoop=6053591728402158#!, accessed February 19, 2021.*

[13] *City of Los Angeles, Sewer System Management Plan; Version 3.0, January 2019.*

b. Existing Conditions

(1) Wastewater Generation

As discussed in Section II, Project Description, of this Draft EIR, the Project Site is currently occupied by a one-story grocery store, vacant commercial space, and a one-story fast-food restaurant that together comprise approximately 100,796 square feet. Existing wastewater generation for the Project Site was calculated using standard wastewater generation rates from the City of Los Angeles Bureau of Sanitation (LASAN). Based on these rates and the Utility Report, the total existing average daily wastewater flow is approximately 3,604 gallons per day, as shown in Table IV.K.2-1 on page IV.K.2-8.

(2) Wastewater Infrastructure

Sanitary sewer service in the Project area is owned and operated by the City of Los Angeles. The existing wastewater collection system includes more than 6,700 miles of public sewers, which serves a population of more than 4 million people and conveys approximately 400 million gallons of wastewater per day to the City's four wastewater treatment and water reclamation plants.[14]

As described in the Utility Report, there are existing sewer facilities along the streets surrounding the Project Site. Specifically, there is an existing 10-inch vitrified clay pipe (VCP) within Western Avenue which flows southerly at a slope of 0.72 percent, 18-inch and 8-inch VCPs within Sunset Boulevard which flow westerly at slopes of 0.52 and 0.80 percent, respectively, and an 8-inch main within Serrano Avenue which flows southerly at a slope of 0.68 percent. The City's sewer wye maps indicate there are 9 sewer wyes and laterals on Western Avenue, 10 on Serrano Avenue, and 11 on Sunset Boulevard which, according to available records, extend to the property including but not limited to the fast food restaurant located on the northwest corner of the Project Site. Sewer flows are collected and conveyed for treatment at the HWRP.

(3) Wastewater Treatment

LASAN is responsible for operating and maintaining four water reclamation plants: the HWRP, the Donald C. Tillman Water Reclamation Plant, the Terminal Island Water

[14] *LASAN, Sewers and Pumping Plants, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-s?_adf.ctrl-state=j2802c8wg_65&_afrLoop=3941143610195959&_afrWindowMode=0&_afrWindowId=j2802c8wg_123#!, accessed February 19, 2021.*

Table IV.K.2-1
Estimated Existing Project Site Wastewater Generation

Land Use	Size	Generation Rate[a]	Total (gpd)
Retail (Grocery store)	78,328 sf	25 gpd/1,000 sf	1,958
Commercial (Vacant)	18,525 sf	N/A	0
Restaurant	3,943 sf	300 gpd/1,000 sf	1,183
Total Existing			***3,141***

gpd = gallons per day

sf = square feet

[a] *Based on sewage generation rates provided by LASAN (2012).*

Source: LASAN, 5420 Sunset (Update)—Request for Wastewater Service Information, March 4, 2021. Refer to Exhibit 2 and Exhibit 6 of the Utility Report included as Appendix E of this Draft EIR.

Reclamation Plant, and the Los Angeles–Glendale Water Reclamation Plant.[15] These treatment facilities 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.[16] The Hyperion Service Area is served by the HWRP, the Donald C. Tillman Water Reclamation Plant, and the Los Angeles–Glendale Water Reclamation Plant. The Project Site is located within the Hyperion Service Area.

(a) Hyperion Service Area

As shown in Table IV.K.2-2 on page IV.K.2-9, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd) (consisting of

[15] *LASAN, Clean Water, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=i4fxxch6u_2716&_afrLoop=3942844394071857&_afrWindowMode=0&_afrWindowId=null#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D3942844394071857%26_afrWindowMode%3D0%26_adf.ctrl-state%3D117txyol7e_425, accessed February 19, 2021.*

[16] *LASAN, Clean Water, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=i4fxxch6u_2716&_afrLoop=3942844394071857&_afrWindowMode=0&_afrWindowId=null#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D3942844394071857%26_afrWindowMode%3D0%26_adf.ctrl-state%3D117txyol7e_425, accessed February 19, 2021.*

Table IV.K.2-2
Existing Capacity of Hyperion Service Area

	Design Capacity (mgd)
Hyperion Water Reclamation Plant	450
Donald C. Tillman Water Reclamation Plant	80
Los Angeles–Glendale Water Reclamation Plant	20
Total	**550**

mgd = million gallons per day

Source: 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=3nf8lglhk_97&_afrLoop=328247871265645 6#!, accessed February 19, 2021.

450 mgd at the HWRP,[17] 80 mgd at the Donald C. Tillman Water Reclamation Plant,[18] and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant[19]). The annual average wastewater flow in 2015 was approximately 337 mgd.[20] Current flows are below the design capacity of approximately 550 mgd for the Hyperion Service Area.

(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.K.2-2, the HWRP has the capacity to treat approximately 450 mgd of wastewater for full secondary treatment. The HWRP currently treats a daily average of approximately 275 mgd.[21] 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

[17] *LASAN, Water Reclamation Plants, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=ufrawjam1_334&_afrLoop=7138164599972324#!, accessed February 19, 2021.*

[18] *LASAN, Water Reclamation Plants, Donald C. Tillman Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-dctwrp?_adf.ctrl-state=1brav2vyj0_742&_afrLoop=4195638867182484#!, accessed February 19, 2021.*

[19] *LASAN, Water Reclamation Plants, Los Angeles–Glendale Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-lagwrp?_adf.ctrl-state=1brav2vyj0_564&_afrLoop=4195912200544472#!, accessed February 19, 2021.*

[20] *LASAN, One Water LA, Volume 2 Wastewater Facilities Plan, January 2018, page ES-7.*

[21] *LASAN, Water Reclamation Plants, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=ufrawjam1_334&_afrLoop=7138164599972324#!, accessed February 19, 2021.*

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 solids are allowed to either settle to the bottom of tanks or float on the surface. These solids, called sludge, are collected, treated, and recycled. 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.[22] The treated water from the HWRP is discharged through an outfall pipe five miles into the Santa Monica Bay and Pacific Ocean.[23] The discharge of effluent from the HWRP into Santa Monica Bay is regulated by the HWRP's NPDES Permit issued under the Clean Water Act and is required to meet the Los Angeles Regional Water Quality Control Board's (LARWQCB) requirements for a recreational beneficial use.[24] Accordingly, HWRP's effluent that is released is continually monitored to ensure that it meets or exceeds prescribed standards. The City's Environmental Monitoring Division also monitors flows into the Santa Monica Bay.[25]

3. Environmental Impacts

a. Thresholds of Significance

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

Threshold (a): **Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or**

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[22] *LASAN, Water Reclamation Plants, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=ufrawjam1_334&_afrLoop=7138164599972324#!, accessed February 19, 2021.*

[23] *LASAN, Water Reclamation Plants, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=ufrawjam1_334&_afrLoop=7138164599972324#!, accessed February 19, 2021.*

[24] *LASAN, Water Reclamation Plants, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=ufrawjam1_334&_afrLoop=7138164599972324#!, accessed February 19, 2021.*

[25] *LASAN, Santa Monica Bay Shoreline Monitoring Municipal Separate Storm Sewer System Report, June 2011–May 2012.*

expansion of existing facilities, the construction or relocation of which could cause significant environmental effects;[26]

Threshold (b): ***(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 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.[27]

b. Methodology

The analysis of Project impacts on wastewater infrastructure and treatment capacity is based on the Utility Report and WWSI included in Appendix E of this Draft EIR. The Utility Report calculates the anticipated wastewater flows to be generated by the Project using wastewater generation factors provided by LASAN. The estimated wastewater generation is conservatively assumed to be equal to the Project's calculated domestic water demand (less irrigation water, which would not enter the sanitary sewer system).

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[26] *Refer to Section IV.K.1, Utilities and Service Systems—Water Supply and Infrastructure of this Draft EIR for a discussion of wastewater impacts; the Project's Initial Study included as Appendix A of this Draft EIR and Section VI, Other CEQA Considerations, of this Draft EIR, for a discussion of stormwater impacts; Section IV.K.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 impacts.*

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

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

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 in 2026, the Project's buildout year.

c. Project Design Features

No specific project design features beyond those set forth in Section II, Project Description, of this Draft EIR are proposed with regard to wastewater. The Project would include water conservation features, which would also result in a reduction in wastewater. Such conservation features are set forth in Project Design Feature WAT-PDF-1, included in Section IV.K.1, Utilities and Service System—Water Supply and Infrastructure, of this Draft EIR.

d. Project Impacts

Threshold (a): Would the Project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?[28]

(1) Impact Analysis

(a) Construction

As part of the Project, new on-site sewer infrastructure will be required to serve the Project. Construction impacts associated with new wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public

[28] *Refer to Section IV.K.1, Utilities and Service Systems—Water Supply and Infrastructure of this Draft EIR for a discussion of wastewater impacts; the Project's Initial Study included as Appendix A of this Draft EIR and Section VI, Other CEQA Considerations, of this Draft EIR, for a discussion of stormwater impacts; Section IV.K.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 impacts.*

infrastructure. This new sewer infrastructure will collect sewage from the Project and connect to the existing public sewer laterals at the property line or the existing sewer wye connections in the public right of way. Potential impacts during construction include trenching for the placement of pipe and connection into the existing sewer wyes and laterals. Any work that may affect services to the existing sewer line will be coordinated with the City of Los Angeles Bureau of Engineering, who will provide connection requirements, pipe depths, and connection location(s).

As discussed in Section IV.I, Transportation, of this Draft EIR, Construction Traffic Management Plan, prepared pursuant to Project Design Feature TR-PDF-2, would ensure that adequate and safe pedestrian access, vehicle travel, and emergency vehicle access remains available within and near the Project Site during construction activities. Additionally, any partial street closures would be temporary in nature and would not be anticipated to result in a substantial inconvenience to motorists or pedestrians, who would have additional options for navigating around the construction site(s). Overall, when considering impacts resulting from the installation of any required wastewater infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. In addition, activities related to the installation of any required wastewater infrastructure would be coordinated through LASAN, so as not to interrupt existing service to other users.

Based on the above, construction activities would result in a negligible and temporary wastewater generation and are not anticipated to have any adverse impact on wastewater conveyance or treatment infrastructure. In addition, most construction impacts associated with the installation of on-site wastewater facilities and off-site connections are expected to be confined to trenching and would be temporary in nature. As such, Project construction would not require or result in the construction or relocation of new or expanded wastewater treatment facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects. **Therefore, Project construction impacts to the wastewater conveyance or treatment system would be less than significant.**

(b) Operation

As described above, the HWRP has a capacity of 450 mgd and current wastewater flow levels are at 275 mgd, resulting in available capacity of 175 mgd. As shown in Table IV.K.2-3 on page IV.K.2-14, the Project would generate a net increase wastewater flow from the Project Site of approximately 175,818 gpd, or approximately 0.18 mgd. The Project's increase in average daily wastewater flow of 0.18 mgd would represent approximately 0.1 percent of the current 175 mgd remaining available capacity of HWRP. Therefore, the Project-generated wastewater would be accommodated by the existing

Table IV.K.2-3
Estimated Project Wastewater Generation

Land Use	Units	Generation Rate[a]	Total Wastewater Generation (gpd)[b,c]
Existing			
Retail (Grocery Store)	78,328 sf	25 gpd/1,000 sf	1,958
Commercial (Vacant)	18,525 sf	N/A	0
Restaurant	3,943 sf	300 gpd/1,000 sf	1,183
Subtotal Existing			***3,141***
Proposed			
Residential—2 Bedroom	148 du	150 gpd/du	22,200
Residential—1 Bedroom	336 du	110 gpd/du	36,960
Residential—Studio	251 du	75 gpd/du	18,825
Retail	16,000 sf	25 gpd/1,000 sf	400
Market	69,000 sf	100 gpd/1,000 sf	6,900
Restaurant	10,000 sf	300 gpd/1,000 sf	3,000
Bike Center	2,890 sf	650 gpd/1,000 sf	1,879
Leasing Office	9,000 sf	120 gpd/1,000 sf	1,080
Gym	15,700 sf	200 gpd/1,000 sf	3,140
Open Space	96,800 sf	50 gpd/1,000 sf	4,840
Pool + Spa (Building 2)			53,486
Pool + Spa (Building 3)			26,249
Subtotal Proposed			***178,959***
Project Net Wastewater Generation (Proposed minus Existing)			**175,818**

gpd = gallons per day

sf = square feet

du = dwelling units

[a] *Project wastewater generation was calculated using sewage generation rates provided by LASAN (2012).*

[b] *Numbers may not be exact due to rounding.*

[c] *This analysis is conservative as it is unlikely that the pools will be drained frequently.*

Source: KPFF, 2021 based on generation rates provided by LASAN in 5420 Sunset (Update)—Request for Wastewater Service Information, March 4, 2021, and confirmed by LASAN June 24, 2021. Refer to Appendix E of this Draft EIR.

capacity of the HWRP and impacts with respect to treatment capacity would be less than significant.

Furthermore, wastewater flows would be typical of residential, office, and commercial developments. No industrial discharge into the wastewater system would occur, and the Project would implement capture and reuse or biofiltration to reduce stormwater pollution on the Project Site in accordance with the City's Low Impact Development requirements. In accordance with the wastewater reduction requirements for new non-residential and high-rise residential construction set forth in the LAMC (Chapter IX, Article 9, Section 99.05.303.4), the Project would be required to demonstrate a 20-percent reduction in potable water use to comply with the City of Los Angeles Green Building Code. In addition, discharge of effluent from the HWRP into Santa Monica Bay is regulated by permits issued under the NPDES and is required to meet LARWQCB requirements. As LASAN monitors the treated wastewater, wastewater generated from the Project Site would not exceed wastewater treatment requirements of LARWQCB.

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 available capacity of the Hyperion Service Area in 2026, the Project's buildout year. While One Water LA includes potential upgrades to the system, it is conservatively assumed that no new improvements to the wastewater treatment plants would occur prior to 2026. Thus, based on this conservative assumption, the 2026 effective capacity of the Hyperion Service Area would continue to be approximately 550 million gallons per day. Similarly, the capacity of the HWRP in 2026 will continue to be 450 mgd.

The Project's net increase in average daily wastewater generation of 0.18 mgd would represent approximately 0.03 percent of the Hyperion Service Area's assumed future capacity of 550 mgd and approximately 0.04 percent of the HWRP's design capacity of 450 mgd. In addition, the Project's net increase in average daily wastewater generation of 0.18 mgd plus the current flows of approximately 275 mgd to the HWRP would continue to represent approximately 61 percent of the HWRP's estimated future capacity of 450 mgd. The Project's net increase in average daily wastewater generation of 0.18 mgd plus the current flows of approximately 338.2 mgd to the Hyperion Service Area would represent approximately 61.5 percent of the Hyperion Service Area's estimated future capacity of 550 million gallons per day. Furthermore, per the March 4, 2021, WWSI and June 24, 2021, correspondence from LASAN, included as Exhibits 2 and 6, respectively, of the Utility Report included as Appendix E of this Draft EIR, LASAN stated that the Project's sewage flow would be conveyed to the HWRP, which has sufficient capacity for the Project. Thus, the Project's additional wastewater flows would not substantially or incrementally exceed the future scheduled capacity of any treatment plant. Impacts with respect to wastewater treatment capacity would be less than significant and no mitigation measures would be required.

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. A WWSI, included as Exhibit 2 of the Utility Report (see Appendix E of this Draft EIR), was obtained from LASAN to evaluate the capability of the existing wastewater system to serve the Project's estimated wastewater flow. LASAN later confirmed the findings of the WWSI in June 2021 (refer to Exhibit 6 of the Utility Report). Based on the current approximate flow levels and design capacities in the sewer system, and the Project's estimated wastewater flow, KPFF determined that the existing lines within Western Avenue and Serrano Avenue would have adequate capacity to accommodate the additional demand generated by the Project, future growth and existing demand. The City specifically approved the Project's net increase of 175,818 gpd of wastewater to be discharged to its system. Furthermore, any upgrades to local conveyance facilities that may be necessary for the Project would be determined by LASAN as part of the City's standard building permit process and would be upgraded by the Applicant if necessary. All Project-related sanitary sewer connections and on-site infrastructure would be designed and constructed in accordance with applicable LASAN and California Plumbing Code standards.

As such, based on the above, operation of the Project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. **Therefore, operational impacts of the Project with respect to wastewater treatment and infrastructure capacity would be less than significant, and mitigation measures are not required.**

(2) Mitigation Measures

Project-level impacts with regard to wastewater would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Project-level impacts were determined to be less than significant without mitigation. Therefore, no mitigation measures were required, 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, wastewater generated by the Project would be conveyed via the existing wastewater conveyance systems for treatment at the HWRP. The discharge will be typical of that associated with residential and commercial uses. The discharge of effluent from the HWRP into Santa Monica Bay is regulated by permits issued under the NPDES and is required to meet LARWQCB requirements. As LASAN monitors the treated wastewater, wastewater generated from the Project Site would not exceed wastewater treatment requirements of the LARWQCB.

As also discussed above, the sewer mains adjacent to the Project Site ultimately connect to a network of sewer lines that convey wastewater to the HWRP, and the Project's additional wastewater flows would not substantially or incrementally exceed the future scheduled capacity of the treatment plant. In addition, based on the temporary nature of construction of new on-site infrastructure and minor off-site work associated with connections to the public main line, as well as operational wastewater generation, construction of the Project would not constrain existing and future scheduled wastewater treatment and infrastructure capacity. Furthermore, LASAN has confirmed that the local sewer system would be able to handle the increased flow from the Project, and the Project would comply with relevant design requirements as well as applicable sanitation and plumbing standards.

Therefore, it is expected that Project would result in a determination by LASAN that it has adequate treatment capacity to serve the Project's projected demand in addition to LASAN's existing commitments. Impacts would be less than significant.

(2) Mitigation Measures

Project-level impacts with regard to wastewater would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Project-level impacts were determined to be less than significant without mitigation. Therefore, no mitigation measures were required, 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 2026 (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 2026 includes 100 known development projects, growth that may be projected as a result of the Hollywood Community Plan Update, 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 100 known related projects is a conservative assumption, as some of the related projects may not be built out by 2026, 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 100 related projects are fully built out by 2026, 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 2026, 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 Generation

Development of the Project, in conjunction with the related projects, would result in an increase in the demand for sanitary sewer service in the Hyperion Service Area. As identified in Section III, Environmental Setting, of this Draft EIR, there are 100 related projects located in the Project Site vicinity. Assuming that each of these related projects is tributary to some or all of the City sewers serving the Project Site, forecasted growth from the related projects would generate an average daily wastewater flow of approximately 4,187,157 gpd or approximately 4.2 mgd, as shown in Table IV.K.2-4 on page IV.K.2-19. Combined with the Project's net increase in wastewater generation of 175,818 gpd (0.17 mgd), this equates to a cumulative increase in average daily wastewater flow of

Table IV.K.2-4
Cumulative Wastewater Generation

No.	Project[a]	Description[b]	Size	Generation Factor	Total Daily Demand
1.	Paseo Plaza Mixed-Use 5651 W. Santa Monica Blvd.	Condominiums	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.	Live/Work (JLWQ)	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
		General Retail	10,000 sf	0.025 gpd/sf	250
7.	Mixed-Use 5245 W. Santa Monica Blvd.	Apartments	49 du	190 gpd/du	9,310
		Retail	32,272 sf	0.025 gpd/sf	807
8.	Selma Hotel 6417 W. Selma Ave.	Hotel	180 rm	120 gpd/rm	21,600
		Restaurant	12,840 sf	30 gpd/seat	12,840
9.	Hollywood Production Center 1149 N. Gower St.	Apartments	57 du	190 gpd/du	10,830
10.	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
11.	Pantages Theater Office 6225 W. Hollywood Blvd.	Office	210,000 sf	0.12 gpd/sf	25,200
12.	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
13.	Argyle Hotel Project 1800 N. Argyle Ave.	Hotel	225 rm	120 gpd/rm	27,000
14.	Seward Street Office Project 956 N. Seward St.	Office	126,980 sf	0.12 gpd/sf	15,238
15.	Hotel & Restaurant Project 6381 W. Hollywood Blvd.	Hotel	80 rm	120 gpd/rm	9,600
		Restaurant	15,290 sf	30 gpd/seat	15,290
16.	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	0.05 gpd/sf	1,904
17.	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
18.	Hollywood Center Studios Office 6601 W. Romaine St.	Office	106,125 sf	0.12 gpd/sf	12,735
19.	Selma Community Housing 1603 N. Cherokee Ave.	Apartments	66 du	190 gpd/du	12,540
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

Table IV.K.2-4 (Continued)
Cumulative Wastewater Generation

No.	Project[a]	Description[b]	Size	Generation Factor	Total Daily Demand
21.	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
22.	Residential 712 N. Wilcox Ave.	Apartments	103 du	190 gpd/du	19,570
23.	Mixed-Use 1600–1610 N. Highland Ave.	Apartments	248 du	190 gpd/du	47,120
		Retail	12,785 sf	0.025 gpd/sf	320
24.	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
25.	Paramount Pictures 5555 W. Melrose Ave.	Retail	15,000 sf	0.025 gpd/sf	375
		Restaurant	34,000 sf	30 gpd/seat	34,000
		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[c]	21,000 sf	0.05 gpd/sf	1,050
		Support Uses[c]	1,900 sf	0.05 gpd/sf	95
26.	Apartments 1411 N. Highland Ave.	Apartments	76 du	190 gpd/du	14,440
		Commercial	2,500 sf	0.05 gpd/sf	125
27.	Apartment Project 1824 N. Highland Ave.	Apartments	118 du	190 gpd/du	22,420
28.	Hotel 1133 N. Vine St.	Hotel	112 rm	120 gpd/rm	13,440
		Café	661 sf	30 gpd/seat	661
29.	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
30.	Columbia Square Mixed-Use 6121 W. Sunset Blvd.	Apartments	200 du	190 gpd/du	38,000
		Office	422,610 sf	0.12 gpd/sf	50,713
		Retail/Restaurant	41,300 sf	30 gpd/seat	41,300
		Hotel	125 rm	120 gpd/rm	15,000
31.	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
32.	Hotel–Restaurant 1629 N. Griffith Park Blvd.	Hotel	25 rm	120 gpd/rm	3,000
		Restaurant	3,374 sf	30 gpd/seat	3,374
		Bar/Lounge	633 sf	0.72 gpd/sf	456
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.	Sunset & Vine Mixed-Use 1538 N. Vine St.	Apartments	306 du	190 gpd/du	58,140
		Retail	68,000 sf	0.025 gpd/sf	1,700
35.	Condominiums & Retail 5663 Melrose Ave.	Condominiums	96 du	190 gpd/du	18,240
		Retail	3,350 sf	0.025 gpd/sf	84
36.	6250 Sunset (Nickelodeon) 6250 W. Sunset Blvd.	Apartments	200 du	190 gpd/du	38,000
		Retail	4,700 sf	0.025 gpd/sf	118

Table IV.K.2-4 (Continued)
Cumulative Wastewater Generation

No.	Project[a]	Description[b]	Size	Generation Factor	Total Daily Demand
37.	Hollywood Central Park Hollywood Freeway (US-101)	Park[d]	625,086 sf	0.094 gpd/sf	58,676
		Amphitheater	500 seats	3 gpd/seat	1,500
		Inn	5 rm	120 gpd/rm	600
		Community Center[e]	30,000 sf	0.35 gpd/sf	10,500
		Banquet Space	15,000 sf	0.35 gpd/sf	5,250
		Commercial	29,000 sf	0.05 gpd/sf	1,450
		Low Income Apartment	15 du	190 gpd/du	2,850
38.	Mixed-Use 5901 Sunset Blvd.	Office	274,000 sf	0.12 gpd/sf	32,880
		Supermarket	26,000 sf	0.025 gpd/sf	650
39.	John Anson Ford Theatre 2580 Cahuenga Blvd. E.	Theater	311 seats	3 gpd/seat	933
		Restaurant	5,400 sf	30 gpd/seat	5,400
		Office (30 emp)[f]	7,500 sf	0.12 gpd/sf	900
40.	1717 Bronson Avenue 1717 N. Bronson Ave.	Apartments	89 du	190 gpd/du	16,910
41.	Sunset + Wilcox 1541 N. Wilcox Ave.	Hotel	200 rm	120 gpd/rm	24,000
		Restaurant	9,000 sf	30 gpd/seat	9,000
42.	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
43.	Palladium Residences 6201 W. Sunset Blvd.	Apartments	731 du	190 gpd/du	138,890
		Retail/Restaurant	24,000 sf	30 gpd/seat	24,000
44.	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
45.	5750 Hollywood 5750 Hollywood Blvd.	Apartments	161 du	190 gpd/du	30,590
		Commercial	4,747 sf	0.05 gpd/sf	237
46.	2014 Residential 707 N. Cole Ave.	Apartments	84 du	190 gpd/du	15,960
47.	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
48.	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
49.	Hotel 1921 Wilcox Ave.	Hotel	122 rm	120 gpd/rm	14,640
		Restaurant	4,225 sf	30 gpd/seat	4,225
50.	Mixed-Use 901 N. Vine St.	Apartments	70 du	190 gpd/du	13,300
		Commercial	3,000 sf	0.05 gpd/sf	150
51.	Apartments 525 N. Wilton Pl.	Apartments	88 du	190 gpd/du	16,720
52.	Hardware Store 4905 W. Hollywood Blvd.	Retail	36,600 sf	0.025 gpd/sf	915

Table IV.K.2-4 (Continued)
Cumulative Wastewater Generation

No.	Project[a]	Description[b]	Size	Generation Factor	Total Daily Demand
53.	Mixed-Use 1233 N. Highland Ave.	Apartments	72 du	190 gpd/du	13,680
		Commercial	12,160 sf	0.05 gpd/sf	608
54.	Mixed-Use 1310 N. Cole Ave.	Apartments	369 du	190 gpd/du	70,110
		Office	2,570 sf	0.12 gpd/sf	308
55.	Restaurants 135 N. Western Ave.	Restaurant	4,066 sf	30 gpd/seat	4,066
56.	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	0.72 gpd/sf	2,178
57.	Hotel & Retail 4110 W. 3rd St.	Hotel	171 rm	120 gpd/rm	20,520
		Retail	2,800 sf	0.025 gpd/sf	70
58.	TAO Restaurant 6421 W. Selma Ave.	Quality Restaurant	17,607 sf	30 gpd/seat	17,607
59.	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
60.	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm	120 gpd/rm	15,960
		Retail	3,580 sf	0.025 gpd/sf	90
61.	Apartments 5460 W. Fountain Ave.	Apartments	75 du	190 gpd/du	14,250
62.	Mixed-Use 6220 W. Yucca St.	Hotel	210 rm	120 gpd/rm	25,200
		Apartments	136 du	190 gpd/du	25,840
		Restaurant	6,980 sf	30 gpd/seat	6,980
63.	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
64.	Hollywood De Longpre Apartments 5632 De Longpre Ave.	Apartments	185 du	190 gpd/du	35,150
65.	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm	120 gpd/rm	33,000
		Retail	1,900 sf	0.025 gpd/sf	48
66.	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
67.	Mixed-Use 1657 N. Western Ave.	Apartments	91 du	190 gpd/du	17,290
		Retail	15,300 sf	0.025 gpd/sf	383
68.	McCadden Campus (LGBT) 1118 N. McCadden Pl.	Housing	45 du	190 gpd/du	8,550
		Social Service Support Facility[g]	50,325 sf	0.12 gpd/sf	6,039
		Office	17,040 sf	0.12 gpd/sf	2,045
		Commercial Retail/ Restaurant	1,885 sf	30 gpd/seat	1,885
		Temporary Housing	100 bed	70 gpd/bed	7,000

Table IV.K.2-4 (Continued)
Cumulative Wastewater Generation

No.	Project[a]	Description[b]	Size	Generation Factor	Total Daily Demand
69.	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
70.	citizenM Hotel 1718 Vine St.	Hotel	216 rm	120 gpd/rm	25,920
		Restaurant	4,354 sf	30 gpd/seat	4,354
71.	Apartments 1749 Las Palmas Ave.	Apartments	70 du	190 gpd/du	13,300
		Retail	3,117 sf	0.025 gpd/sf	78
72.	Mixed-Use 1868 N. Western Ave.	Apartments	96 du	190 gpd/du	18,240
		Retail	5,546 sf	0.025 gpd/sf	139
73.	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartments	232 du	190 gpd/du	44,080
		Restaurant	7,000 sf	30 gpd/seat	7,000
74.	AMCAL–Meridian Apartments 241 N. Vermont Ave.	Apartments	100 du	190 gpd/du	19,000
		Retail	4,134 sf	0.025 gpd/sf	103
75.	4121 Santa Monica Shopping Center 4121 W. Santa Monica Blvd.	Shopping Center	14,322 sf	0.025 gpd/sf	358
76.	6200 West 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
77.	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
78.	6630 West Sunset Boulevard 6630 W. Sunset Blvd.	Apartments	40 du	190 gpd/du	7,600
79.	Sunset-Junction 4000–4301 Sunset Blvd.	Apartments	297 du	190 gpd/du	56,430
		Commercial	25,877 sf	0.05 gpd/sf	1,294
80.	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
81.	Mixed-Use 4914 W. Melrose Ave.	Live/Work	45 du	190 gpd/du	8,550
		Retail	3,760 sf	0.025 gpd/sf	94
82.	Hospital Seismic Retrofit 1300 N. Vermont Ave.	Office	30,933 sf	0.12 gpd/sf	3,712
83.	Postpartum Extended Care & Retail 257 S. Mariposa Ave.	Apartments	112 du	190 gpd/du	21,280
		Commercial	4,630 sf	0.05 gpd/sf	232
84.	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
85.	1600 Schrader 1600 Schrader Blvd.	Hotel	168 rm	120 gpd/rm	20,160
		Restaurant	5,979 sf	30 gpd/seat	5,979

Table IV.K.2-4 (Continued)
Cumulative Wastewater Generation

No.	Project[a]	Description[b]	Size	Generation Factor	Total Daily Demand
86.	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
87.	Melrose & Beachwood 5570 W. Melrose Ave.	Apartments	52 du	190 gpd/du	9,880
		Commercial	5,500 sf	0.05 gpd/sf	275
88.	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
89.	Montecito Senior Housing 6650 W. Franklin Ave.	Senior Apartments	68 du	190 gpd/du	12,920
90.	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	221 rm	120 gpd/rm	26,520
		Restaurant	3,000 sf	30 gpd/seat	3,000
91.	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
92.	Selma–Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm	120 gpd/rm	13,680
		Restaurant	1,993 sf	30 gpd/seat	1,993
93.	Apartments 1601 N. Las Palmas Ave.	Apartments	86 du	190 gpd/du	16,340
94.	Mixed-Use 600 N. Vermont Ave.	Apartments	80 du	190 gpd/du	15,200
		Retail	14,780 sf	0.025 gpd/sf	370
95.	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
96.	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
97.	1719 Whitley Hotel 1719 N. Whitley Ave.	Hotel	156 rm	120 gpd/rm	18,720
98.	Kaiser Hospital Redevelopment 1317–1345 N. Vermont/1328 N. New Hampshire/4760 Sunset/1505 N. Edgemont/1526 N. Edgemont/ 1517 N. Vermont/1424–1430 N. Alexandria	Hospital Expansion	211,992 sf	0.225 gpd/sf	47,698
99.	1276 North Western Avenue 1276 N. Western Ave.	Apartments	75 du	190 gpd/du	14,250
100.	NBC Universal Evolution Plan 100 Universal City Plaza	Studio	307,949 sf	0.05 gpd/sf	15,397
		Studio Office	647,320 sf	0.12 gpd/sf	77,678
		Office	495,406 sf	0.12 gpd/sf	59,449
		Entertainment Area[h]	337,895 sf	0.05 gpd/sf	16,895
		Entertainment Retail	39,216 sf	0.05 gpd/sf	1,961
		Hotel (900,000 sf)	1,385 du	120 gpd/rm	166,200

Table IV.K.2-4 (Continued)
Cumulative Wastewater Generation

No.	Project[a]	Description[b]	Size	Generation Factor	Total Daily Demand
Related Total					**4,187,157**
Project					**175,818**
Related + Project					**4,362,975**

du = dwelling units

emp = employees

sf = square feet

rm = rooms

stu = students

[a] *This analysis is based on sewage generation rates provided by LASAN's Sewerage Facilities Charge, Sewage Generation Factor for Residential and Commercial Categories, effective April 6, 2012.*

[b] *Number of seats for restaurant uses based on LADWP standard of 1 seat per 30 square feet. In addition, this analysis conservatively assumes all dwelling units are 3-bedroom units.*

[c] *Sewage generation rates provided by LASAN do not include rates for stage or support area uses. Therefore, due to the nature of this related project, the most comparable land use rate of 50 gallons per day per 1,000 square feet for "Studio: Film/TV/Recording" is applied.*

[d] *Sewage generation rates provided by LASAN do not include rates for parks uses per acre. Therefore, the wastewater generation rate for park uses is assumed to be equivalent to that of landscaping needs. The wastewater generation rate for landscaping is based on calculations from Los Angeles Department of Water and Power, Water Supply Assessment—5420 Sunset Project, December 12, 2017.*

[e] *Sewage generation rates provided by LASAN do not include rates for community center uses per square foot. Therefore, the most comparable land use rate of 350 gallons per day per 1,000 square feet for "Banquet Room" is applied.*

[f] *Sewage generation rates provided by LASAN do not include rates per employee. Therefore, the rate of 4 employees per 1,000 square feet is applied, based on Section IV.N.(1) Water Consumption of the Draft EIR for Village at Playa Vista Draft EIR, August 2003.*

[g] *Sewage generation rates provided by LASAN do not include rates for social service support uses. Therefore, the most comparable land use rate of 120 gallons per day per 1,000 square feet for "Office Building" is applied.*

[h] *Sewage generation rates provided by LASAN do not include rates for entertainment area uses. Therefore, the most comparable land use rate of 50 gallons per day per 1,000 square feet for "Commercial Use" is applied.*

Source: Eyestone Environmental, 2021.

approximately 4,362,975, or 4.4 mgd. As discussed further below, the Hyperion Service Area has adequate treatment capacity to accommodate this increase in wastewater flow. **Therefore, Project impacts with respect to wastewater generation would not be cumulatively considerable, and cumulative impacts would be less than significant.**

(b) Wastewater Treatment

Based on average flow projections by LASAN, it is anticipated that the average flow for the Hyperion Service Area will be approximately 338 mgd in 2026.[29] In addition, the Hyperion Service Area's total treatment capacity would be approximately 550 mgd in 2026, which is the same as its existing capacity.

The Project wastewater flow of approximately 0.17 mgd combined with the specific related projects flow of approximately 4.4 mgd and the forecasted 2026 wastewater flow of 338 mgd for the Hyperion Service Area would result in a total cumulative wastewater flow of approximately 342.6 mgd. Based on the Hyperion Service Area's estimated future capacity of approximately 550 mgd, the Hyperion Service Area is expected to have adequate capacity to accommodate the 342.6 mgd of cumulative wastewater flows. The 4.4 mgd of cumulative wastewater would represent 0.8 percent of the Hyperion Service Area's existing design capacity of 550 mgd. Furthermore, the 4.4 mgd of cumulative wastewater would represent approximately 2.1 percent of the Hyperion Service Area's remaining capacity of 212 mgd. **Therefore, Project impacts on the wastewater treatment systems would not be cumulatively considerable, and cumulative impacts would be less than significant.**

(c) Wastewater Infrastructure

As discussed above, the City has conducted an analysis of existing and planned capacity and determined that adequate capacity exists to serve the Project. As with the Project, new development projects occurring in the Project vicinity would be required to coordinate with LASAN via a SCAR to determine adequate sewer capacity and are also required to upgrade local capacity at the developers' expenses as part of the City's standard development permitting process. In addition, new development projects would 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 be subject to payment of the City's Sewerage Facilities Charge. Payment of such fees would help 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

[29] *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 2026 value is extrapolated from 2020 and 2030 values: [(348 mgd – 323 mgd) ÷ 10) * 6] + 323 = 338 mgd..*

construct the necessary improvements as part of the City's standard development permitting process. Furthermore, each related project would be required to comply with applicable water conservation programs, including the City of Los Angeles Green Building Code, which would reduce the amount of wastewater entering the system. **Therefore, with the implementation of established regulatory requirements, Project impacts on the City's wastewater infrastructure would not be cumulatively considerable, and cumulative impacts would be less than significant.**

(2) Mitigation Measures

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

(3) Level of Significance After Mitigation

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