

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 *1624 Wilcox Avenue Project Utilities Technical Report* (Utility Report), prepared for the Project by Psomas (May 30, 2018), which is included in Appendix F 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 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 Final IRP 5-Year Review was released in June 2012, which 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.¹ 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.

The following is a description of the six Go Projects:

1. Construct wastewater storage facilities at Donald C. Tillman Water Reclamation Plant that will provide the needed wet weather wastewater storage and operational storage.
2. Construct wastewater storage at the Los Angeles-Glendale Water Reclamation Plant that will allow operations to be more efficient while increasing its ability to provide consistent recycled water flows to customers.
3. Construct recycled water storage at Los Angeles-Glendale Water Reclamation Plant that will allow the Los Angeles-Glendale Water Reclamation Plant to deliver recycled water to customers at times when wastewater flows are low (i.e., during the night.)

¹ *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.*

4. Construct solids handling and truck loading facility at the Hyperion Treatment Plant that will provide more efficient operations and will also meet future solids handling production.
5. Construct Glendale–Burbank Interceptor Sewer that will provide relief and additional capacity in the near future to prevent overflows and spills.
6. Construct North East Interceptor Sewer Phase II that will relieve the section of the North Outfall Sewer south of the Los Angeles–Glendale Water Reclamation Plant and convey additional wastewater from the Glendale–Burbank Interceptor Sewer to provide additional capacity in the near future to prevent overflows and spills.

The following is a description of the six Go-If Triggered Projects:

1. Upgrades at the Donald C. Tillman Water Reclamation Plant to advanced treatment (current capacity) may be triggered by regulations and/or a decision to reuse recycled water for groundwater replenishment (advanced treatment may be necessary in order to meet all applicable requirements).
2. Expansion of the Donald C. Tillman Water Reclamation Plant to 100 million gallons per day (mgd) with advanced treatment may be triggered if an increase in population, regulations, and/or a decision to replenish groundwater basins takes place. At that time, the Donald C. Tillman Water Reclamation Plant could be expanded to 100 mgd with advanced treatment.
3. Upgrades of the Los Angeles-Glendale Water Reclamation Plant to advanced treatment (current capacity) may be triggered by regulations, downstream sewer capacity, and/or management's decision to reuse. At that time, advanced treatment at current capacity could be required.
4. Design/construction of secondary clarifiers at the Hyperion Treatment Plant to provide operational performance at 450 mgd may be triggered if the optimization of existing secondary clarifiers is unsuccessful.
5. Design/construction of up to 12 digesters at Hyperion Treatment Plant may be triggered if an increased biosolids production in the service area takes place. At that time, additional digesters will be required at Hyperion Treatment Plant.
6. Design/construction of Valley Spring Lane Interceptor Sewer may be required to provide additional sewer conveyance capacity between the Donald C. Tillman Water Reclamation Plant and the Valley Spring Lane/Forman Avenue Diversion structure if flow triggers are met.

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.²

As discussed above, the IRP addressed the anticipated water, wastewater, and stormwater needs of the City through the year 2020. The City is now developing the One Water Los Angeles 2040 Plan, which builds on the premise of the IRP to maximize water resources and to develop a framework for managing the City's watersheds, water resources, and water facilities.³ As with the IRP, such efforts would be organized in phases. Phase I of the One Water Los Angeles 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.⁴ Phase II includes development of technical studies and an updated facilities plan for stormwater and wastewater. The Final Draft One Water LA Plan is currently available for review.⁵

(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 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.

² City of Los Angeles Department of Public Works, Bureau of Engineering, *Project Information Report, North East Interceptor Sewer (NEIS) Phase 2A*.

³ City of Los Angeles, *One Water LA Plan*, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-au?_adf.ctrl-state=xvwj6tfdk_5&_afLoop=138841291783670#!, accessed January 10, 2020.

⁴ City of Los Angeles, *One Water LA Plan, Plan Development*, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-au-aowla-pd?_adf.ctrl-state=xvwj6tfdk_5&_afLoop=138903758303428#! accessed January 10, 2020.

⁵ City of Los Angeles, *One Water LA 2040 Plan*, https://www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-owla/s-lsh-es-owla-r?_adf.ctrl-state=bru4j9ndo_5&_afLoop=19939370841784956#!, accessed January 10, 2020.

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, 2009.⁶ The City's Sewer System Management Plans were last updated in January 2019, which confirmed the City's Sewer System Management Plans are in full compliance with the Statewide General Waste Discharge Requirements and are effective.⁷

(d) City Infrastructure 2010–2011 Report Card

The City Infrastructure 2010–2011 Report Card was developed to analyze the current conditions of key infrastructure and provide recommendations on how to maintain and strengthen the infrastructure. Seven key components of each infrastructure system were considered, including capacity, condition, funding, future need, operation and maintenance, public safety, and resilience. With regards to wastewater infrastructure, the report graded the wastewater collection infrastructure and wastewater treatment plants with a Grade B-, in which "minor changes required in one or more of the above areas to enable the infrastructure system to be fit for its current and anticipated future purposes." The recommended grade is a B+ for wastewater collection infrastructure and a B for wastewater treatment plants.

Based on the City Infrastructure 2010–2011 Report Card, to obtain a "B" grade, it is recommended that the City improve the wastewater treatment and reclamation facilities where opportunities exist in order to meet projected increase in flows, enhance efficiencies, and continue to protect the public and the environment. As indicated in the City Infrastructure 2010–2011 Report Card, based on the Wastewater Capital Improvement Program, 468 miles of sewers are listed to be rehabilitated, and approximately 207 miles have been completed, while the remaining 262 miles of sewers listed in the Wastewater Capital Improvement Program are planned to be completed by 2021.⁸

(e) 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

⁶ *City of Los Angeles Sewer System Management Plan, January 25, 2019.*

⁷ *City of Los Angeles, LASAN, Sewer System Management Plan, www.lacitysan.org/san/faces/wcnav_externalld/s-lsh-wwd-cw-s-ssmp?_adf.ctrl-state=vgfzogpgx_4&_afzLoop=6053591728402158#!, accessed January 10, 2020.*

⁸ *City of Los Angeles, Department of Public Works, Infrastructure 2010–2011 Report Card, p. 63.*

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) proposes additional discharge into an existing public sewer connection; or (3) a future sewer connection or future development that 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 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, the Project Site is currently occupied by four low-rise commercial buildings that comprise a total of 29,200 square feet of floor area as well as surface parking. Included in this floor area is the 9,000-square-foot Attie Building, a historic building that would be retained as part of the Project. 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, the total existing average daily wastewater flow is approximately 2,372 gallons per day, as shown in Table IV.K.2-1 on page IV.K.2-7.

(2) Wastewater Infrastructure

Sanitary sewer service to and from the Project area is owned and operated by the City of Los Angeles. The existing wastewater collection system includes more than

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

| Land Use | Size | Generation Rate^a | Total (gpd)^b |
|---|-------------|------------------------------------|--------------------------------|
| Office | 17,280 sf | 120 gpd/1,000 sf | 2,074 |
| Retail | 11,920 sf | 25 gpd/1,000 sf | 298 |
| Subtotal Existing | | | 2,372 |
| <p><i>gpd = gallons per day</i> <i>sf = square feet</i> ^a <i>Based on sewage generation rates provided by LASAN (2012).</i> ^b <i>Numbers may not be exact due to rounding.</i> <i>Source: Eyestone Environmental, 2020.</i></p> | | | |

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.⁹

As discussed in the Utility Report included as Appendix F of this Draft EIR, the local wastewater conveyance infrastructure that serves the Project Site collects wastewater from the on-site structures and discharges it to existing 8-inch public mains within Hollywood Boulevard and Wilcox Avenue. These sewer mains connect to a network of sewer lines that ultimately convey wastewater to the Hyperion Water Reclamation Plant.

(3) Wastewater Treatment

LASAN is responsible for operating and maintaining four water reclamation plants: the Hyperion Water Reclamation Plant, the Donald C. Tillman Water Reclamation Plant, the Terminal Island Water Reclamation Plant, and the Los Angeles–Glendale Water Reclamation Plant.¹⁰ These treatment facilities remove potential pollutants from sewage in order to protect river and marine environments and public health.

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=j2802c8wg_65&_afLoop=3941143610195959&_afWindowMode=0&_afWindowId=j2802c8wg_123#!, accessed January 10, 2020.

¹⁰ LASAN, *Clean Water*, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=i4fxxch6u_2716&_afLoop=3942844394071857&_afWindowMode=0&_afWindowId=null#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D3942844394071857%26_afWindowMode%3D0%26_adf.ctrl-state%3D117xyol7e_425, accessed January 10, 2020.

LASAN divides the wastewater treatment system of the City into two major service areas: the Hyperion Service Area and the Terminal Island Service Area.¹¹ The Hyperion Service Area is served by the Hyperion Water Reclamation Plant, 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 mgd (consisting of 450 mgd at the Hyperion Water Reclamation Plant,¹² 80 mgd at the Donald C. Tillman Water Reclamation Plant,¹³ and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant¹⁴). On a dry weather day, current flows to the treatment plants that comprise the Hyperion Service Area total approximately 338.2 mgd (consisting of 275 mgd¹⁵ to the Hyperion Water Reclamation Plant, 46 mgd to the Donald C. Tillman Water Reclamation Plant, and 17.2 mgd to the Los Angeles–Glendale Water Reclamation Plant).¹⁶ 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 Hyperion Water Reclamation Plant for treatment. As shown in Table IV.K.2-2, the Hyperion Water Reclamation Plant has the capacity to treat approximately 450 mgd of wastewater for full secondary treatment. The

¹¹ LASAN, *Clean Water*, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw?_adf.ctrl-state=i4fxxch6u_2716&_afLoop=3942844394071857&_afWindowMode=0&_afWindowId=null#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D3942844394071857%26_afWindowMode%3D0%26_af.ctrl-state%3D117txyol7e_425, accessed January 10, 2020.

¹² LASAN, *Water Reclamation Plants, Hyperion Water Reclamation Plant*, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=vm8qwyj80_4&_afLoop=18606279438697733#!, accessed January 10, 2020.

¹³ 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&_afLoop=4195638867182484#!, accessed January 10, 2020.

¹⁴ 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&_afLoop=4195912200544472#!, accessed January 10, 2020.

¹⁵ LASAN, *Water Reclamation Plants, Hyperion Water Reclamation Plant*, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=vm8qwyj80_4&_afLoop=18606279438697733#!, accessed January 10, 2020.

¹⁶ *Per Phone Communication with Abraham Razon, Environmental Engineer, City of Los Angeles Bureau of Sanitation, March 21, 2016.*

**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 |
| <i>mgd = million gallons per day</i> | |
| <i>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=mmelpd1e7_58&_afLoop=2377291049204912#!, accessed January 10, 2020.</i> | |

Hyperion Water Reclamation Plant currently treats a daily average of approximately 275 mgd.¹⁷ As such, the Hyperion Water Reclamation Plant 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 Hyperion Water Reclamation Plant 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.¹⁸ The treated water from the Hyperion Water Reclamation Plant is discharged through an outfall pipe 5 miles into the Santa Monica Bay and Pacific Ocean.¹⁹ The discharge of effluent from the Hyperion Water Reclamation Plant into Santa Monica Bay is regulated by the Hyperion Water Reclamation Plant's National Pollutant Discharge

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=vm8qwvj80_4&_afLoop=18606279438697733#!, accessed January 10, 2020.

¹⁸ LASAN, Water Reclamation Plants, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=vm8qwvj80_4&_afLoop=18606279438697733#!, accessed January 10, 2020.

¹⁹ LASAN, Water Reclamation Plants, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=vm8qwvj80_4&_afLoop=18606279438697733#!, accessed January 10, 2020.

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.²⁰ Accordingly, Hyperion Water Reclamation Plant'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.²¹

3. Environmental Impacts

a. Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, a 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 or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?²²

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?

In assessing impacts related to wastewater in this section, the City will use Appendix G as the thresholds of significance. The factors identified below from the *L.A. CEQA Thresholds Guide* will be used where applicable and relevant to assist in analyzing the Appendix G thresholds.

The L.A. City CEQA Thresholds Guide states that a project would normally have a significant wastewater impact if:

²⁰ LASAN, *Water Reclamation Plants, Hyperion Water Reclamation Plant*, www.lacitysan.org/san/faces/wcnav_externalld/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=vm8qwvj80_4&_afLoop=18606279438697733#!, accessed January 10, 2020.

²¹ LASAN, *Santa Monica Bay Shoreline Monitoring Municipal Separate Storm Sewer System Report, July 2005–June 2006*.

²² Refer to Section IV.K.1, *Utilities and Service Systems—Water Supply* of this Draft EIR for a discussion of water infrastructure; the Project's Initial Study included as Appendix A 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 infrastructure; and Section VI, *Other CEQA Considerations* for a discussion of telecommunications facility 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.²³

b. Methodology

The analysis of Project impacts on wastewater infrastructure and treatment capacity is based on the Utility Report included in Appendix F 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. Given the existing capacity of the Project Site's sanitary sewer system and the Project Site's future demand, an assessment was made of the impacts to the sanitary sewers and the City's downstream sewers and treatment plants. Data regarding the existing physical features and capacity of the system is based on information 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 2023, the Project's buildout year.

c. Project Design Features

No specific project design features 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.

²³ *The Wastewater Facilities Plan referenced in the L.A. City CEQA Thresholds Guide has since been superseded by the Integrated Resources Plan.*

d. Analysis of 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, the construction or relocation of which could cause significant environmental effects?*²⁴**

(1) Impact Analysis

(a) Construction

As noted above, temporary facilities, such as portable toilets and hand wash areas, would be provided during construction. Sewage from these facilities would be collected and hauled off-site and not discharged into the public sewer system. As such, wastewater generation from Project construction activities would not cause a measurable increase in wastewater flows. Therefore, construction of the Project would not substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the IRP.

Project construction would, however, include the installation of new or relocated sewer line connections. These construction activities would be confined to trenching in order to place the sewer lines below surface. Such activities would be limited to the on-site wastewater conveyance infrastructure and minor off-site work associated with connections to the City's sewer lines in the streets adjacent to the Project Site. 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 not 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 and would not result in significant environmental effects.

²⁴ Refer to Section IV.K.1, Utilities and Service Systems—Water Supply of this Draft EIR for a discussion of water infrastructure; the Project's Initial Study included as Appendix A 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 infrastructure; and Section VI, Other CEQA Considerations for a discussion of telecommunications facility impacts.

As such, Project construction 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, construction impacts of the Project with respect to the wastewater treatment and infrastructure capacity would be less than significant, and mitigation measures would not be required.

(b) Operation

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 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 69,453 gpd, or approximately 0.07 mgd. The Project's increase in average daily wastewater flow of 0.07 mgd would represent approximately 0.04 percent of the current 175 mgd remaining available capacity of Hyperion Water Reclamation Plant. Therefore, the Project-generated wastewater would be accommodated by the existing capacity of the Hyperion Water Reclamation Plant and impacts with respect to treatment capacity would be less than significant.

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 2023, the Project's buildout year. While it is anticipated that future iterations of the Integrated Resources Plan would provide for improvements to serve future population needs, it is conservatively assumed that no new improvements to the wastewater treatment plants would occur prior to 2023. Thus, based on this conservative assumption, the 2023 effective capacity of the Hyperion Service Area would continue to be approximately 550 million gallons per day. Similarly, the capacity of the Hyperion Water Reclamation Plant in 2023 will continue to be 450 mgd.

The Project's net increase in average daily wastewater generation of 0.07 mgd would represent approximately 0.013 percent of the Hyperion Service Area's assumed future capacity of 550 mgd and approximately 0.16 percent of the Hyperion Water Reclamation Plant's design capacity of 450 mgd. In addition, the Project's net increase in average daily wastewater generation of 0.07 mgd plus the current flows of approximately 275 mgd to the Hyperion Water Reclamation Plant would represent approximately 61 percent of the Hyperion Water Reclamation Plant's estimated future capacity of 450 mgd. The Project's net increase in average daily wastewater generation of 0.07 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

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

| Land Use | Units | Generation Rate ^a | Total Wastewater Generation (gpd) ^b |
|---|-----------|------------------------------|--|
| Existing | | | |
| Office | 17,280 sf | 120 gpd/1,000 sf | 2,074 |
| Retail | 11,920 sf | 25 gpd/1,000 sf | 298 |
| Subtotal Existing | | | 2,372 |
| Proposed | | | |
| Residential—Studio | 20 du | 75 gpd/du | 1,500 |
| Residential—1 Bedroom | 140 du | 110 gpd/du | 15,400 |
| Residential—2 Bedroom | 87 du | 150 gpd/du | 13,050 |
| Residential—3 Bedroom | 13 du | 190 gpd/du | 2,470 |
| Retail Area ^c | 11,020 sf | 25 gpd/1,000 sf | 276 |
| Restaurant | 3,200 sf | 720 gpd/1,000 sf | 2,304 |
| Office | 3,580 sf | 120 gpd/1,000 sf | 430 |
| Lobby | 700 sf | 50 gpd/1,000 sf | 35 |
| Library | 1,600 sf | 50 gpd/1,000 sf | 80 |
| Gym | 2,000 sf | 200 gpd/1,000 sf | 400 |
| Open Area | 29,450 sf | 50 gpd/1,000 sf | 1,473 |
| Pool | 4,600 cf | 7.48 gal/cf | 34,408 ^d |
| Subtotal Proposed | | | 71,825 |
| Project Net Wastewater Generation (Proposed minus Existing) | | | 69,453 |
| <p><i>gpd = gallons per day</i> <i>sf = square feet</i> <i>du = dwelling units</i> <i>cf = cubic feet</i> <i>gal = gallons</i></p> <p>^a Project wastewater generation was calculated using sewage generation rates provided by LASAN (2012).</p> <p>^b Numbers may not be exact due to rounding.</p> <p>^c Retail area includes the 9,000-square-foot Attie Building that will remain.</p> <p>^d This analysis is conservative as it is unlikely that the pool will be drained daily. Draining the pool would result in a discharge of approximately 34,408 gallons each time it is drained.</p> <p>Source: 1624 Wilcox Avenue Project Utilities Technical Report, Psomas, May 30, 2018, and Eyestone Environmental, 2020.</p> | | | |

capacity of 550 million gallons per day. 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 in the vicinity of the Project Site, which includes the 8-inch sewer mains on Hollywood Boulevard and Wilcox Avenue. A SCAR would be obtained from LASAN to evaluate the capability of the existing wastewater system to serve the Project's estimated wastewater flow. Based on information provided by LASAN, the 8-inch sewer mains in Hollywood Boulevard and Wilcox Avenue adjacent to the Project Site do not currently have capacity to serve the Project due to high flows downstream of the Project Site at Sunset Boulevard and Wilcox Avenue. LASAN currently has plans to address the capacity issue through maintenance or pipe size upgrades in the sewer lines. If additional capacity is created, discharge into these lines would be viable. In the event additional capacity adjacent to the Project Site is not created, the feasibility of creating a 150-foot extension of sewer main from an existing 8-inch line west of the Project Site is currently being reviewed by LASAN. This line currently terminates west of Wilcox Avenue and flows west, bypassing the blockage at Sunset Boulevard and Wilcox Avenue. Under either scenario, further detailed gauging and evaluation, as required by LAMC Section 64.14, would be conducted to obtain final approval of sewer capacity and connection permit for the Project during the Project's permitting process. Regardless of where the connection is made, LASAN would serve the Project. 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, 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 with regard to wastewater would be less than significant without mitigation.

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, construction and operation of the Project would not exceed the capacity of the Hyperion Water Reclamation 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, the Project would not constrain existing and future scheduled wastewater treatment and infrastructure capacity. Furthermore, in order to issue permits, LASAN would have to confirm 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. As discussed above, two scenarios for the Project's wastewater discharge are currently being evaluated by LASAN, and it is expected that LASAN would make a determination that it has adequate treatment capacity to serve the Project's projected demand in addition to existing commitments. **Thus, with approval by LASAN, the Project would result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant and no mitigation measures are 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 with regard to wastewater would be less than significant without mitigation.

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 the related projects that would potentially utilize 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 2023 (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 2023 includes specific known development projects, growth as a result of the Hollywood Community Plan Update, as well as general ambient growth projected to occur.²⁵

As discussed in Section III, Environmental Setting, of this Draft EIR, the projected growth reflected by Related Project Nos. 1 through 107 is a conservative assumption, as some of the related projects may not be built out by 2023 (i.e., the Project buildout year), may never be built, or may be approved and built at reduced densities. To provide a conservative forecast, the future baseline forecast assumes that Related Project Nos. 1 through 107 are fully built out by 2023, unless otherwise noted. In addition, the Hollywood Community Plan Update, once adopted, will be a long-range plan designed to accommodate growth in Hollywood 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 completed in 2023, well before the Community Plan Update's horizon year. Moreover, 2023 is a similar projected buildout year as many of the 107 related projects that have been identified. 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 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 107 specific related projects located in the Project 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 4,399,447 gpd or approximately 4.4 mgd, as shown in Table IV.K.2-4 on page IV.K.2-18. Combined with the Project's net increase in wastewater generation of 69,453 gpd (0.07 mgd), this equates to a cumulative increase in average daily wastewater flow of approximately 4,468,900 gpd, or 4.4 mgd.

²⁵ *As described in Section III, Environmental Setting, of this Draft EIR, the projected growth reflected by Related Project Nos. 1 through 107, which itself is a conservative assumption, would account for any initial amount of growth that may occur between the adoption of the Community Plan Update and Project buildout.*

**Table IV.K.2-4
Cumulative Wastewater Generation^a**

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|-----|--|-------------------------------|------------|----------------------------------|-----------------------------------|
| 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 | 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. | Temple Israel of Hollywood 7300 W. Hollywood Blvd. | Temple Expansion ^d | 47,010 sf | 0.05 gpd/sf | 2,351 |
| 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. | 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 |
| 12. | 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 |
| 13. | Pantages Theater Office 6225 W. Hollywood Blvd. | Office | 210,000 sf | 0.12 gpd/sf | 25,200 |
| 14. | 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 |
| 15. | Argyle Hotel Project 1800 N. Argyle Ave. | Hotel | 225 rm | 120 gpd/rm | 27,000 |
| 16. | Seward Street Office Project 956 N. Seward St. | Office | 126,980 sf | 0.12 gpd/sf | 15,238 |
| 17. | Hotel & Restaurant Project 6381 W. Hollywood Blvd. | Hotel | 80 rm | 120 gpd/rm | 9,600 |
| | | Restaurant | 15,290 sf | 30 gpd/seat | 15,290 |

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|-----|--|--------------------------------|------------|----------------------------------|-----------------------------------|
| 18. | Emerson College Project (Student Housing) 1460 N. Gordon St. | Student Housing | 224 du | 190 gpd/du | 42,560 |
| | | Faculty/Staff Housing | 16 du | 190 gpd/du | 3,040 |
| | | Retail | 6,400 sf | 0.025 gpd/sf | 160 |
| 19. | 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 |
| 20. | Hollywood Center Studios Office 6601 W. Romaine St. | Office | 106,125 sf | 0.12 gpd/sf | 12,735 |
| 21. | Selma Community Housing 1603 N. Cherokee Ave. | Apartments | 66 du | 190 gpd/du | 12,540 |
| 22. | 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 |
| 23. | 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 |
| 24. | Target Retail Shopping Center Project 5520 W. Sunset Blvd. | Discount Store | 163,862 sf | 0.025 gpd/sf | 4,097 |
| | | Shopping Center | 30,887 sf | 0.025 gpd/sf | 772 |
| 25. | Residential 712 N. Wilcox Ave. | Apartments | 103 du | 190 gpd/du | 19,570 |
| 26. | Mixed-Use 1600–1610 N. Highland Ave. | Apartments | 248 du | 190 gpd/du | 47,120 |
| | | Retail | 12,785 sf | 0.025 gpd/sf | 320 |
| 27. | Millennium Hollywood Mixed-Use Project 1740 N. Vine St. | Apartments | 1,005 du | 190 gpd/du | 190,950 |
| | | Restaurant/Retail ^e | 30,176 sf | 30 gpd/seat | 30,176 |
| 28. | 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 ^f | 21,000 sf | 0.12 gpd/sf | 2,520 |
| | | Support Uses ^f | 1,900 sf | 0.12 gpd/sf | 228 |
| 29. | Apartments 1411 N. Highland Ave. | Apartments | 76 du | 190 gpd/du | 14,440 |
| | | Commercial | 2,500 sf | 0.05 gpd/sf | 125 |
| 30. | Apartment Project 1824 N. Highland Ave. | Apartments | 118 du | 190 gpd/du | 22,420 |
| 31. | Hotel 1133 N. Vine St. | Hotel | 112 rm | 120 gpd/rm | 13,440 |
| | | Café | 661 sf | 30 gpd/seat | 661 |
| 32. | 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 |

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|-----|--|---------------------------------|------------|----------------------------------|-----------------------------------|
| 33. | 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 |
| 34. | 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 |
| 35. | Tutoring Center 927 N. Highland Ave. | School | 100 stu | 11 gpd/stu | 1,100 |
| | | Tutoring Employees ^g | 18 emp | 11 gpd/emp | 198 |
| 36. | 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 |
| 37. | Mixed-Use 6915 Melrose Ave. | Condominiums | 13 du | 190 gpd/du | 2,470 |
| | | Retail | 6,250 sf | 0.025 gpd/sf | 156 |
| 38. | 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 |
| 39. | Condos & Retail 5663 Melrose Ave. | Condominiums | 96 du | 190 gpd/du | 18,240 |
| | | Retail | 3,350 sf | 0.025 gpd/sf | 84 |
| 40. | 6250 Sunset (Nickelodeon) 6250 W. Sunset Blvd. | Apartments | 200 du | 190 gpd/du | 38,000 |
| | | Retail | 4,700 sf | 0.025 gpd/sf | 118 |
| 41. | Hollywood Central Park Hollywood Freeway (US-101) | Park (14.35 ac) ^h | 625,086 sf | 0.098 gpd/sf | 60,972 |
| | | Amphitheater | 500 seats | 3 gpd/seat | 1,500 |
| | | Inn | 5 rm | 120 gpd/rm | 600 |
| | | Community Center | 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 |
| | | Apartments (Low Income) | 15 du | 190 gpd/du | 2,850 |
| 42. | Movietown 7302 W. Santa Monica Blvd. | Apartments | 371 du | 190 gpd/du | 70,490 |
| | | Office | 7,800 sf | 0.12 gpd/sf | 936 |
| | | Restaurant | 5,000 sf | 30 gpd/seat | 5,000 |
| | | Commercial | 19,500 sf | 0.05 gpd/sf | 975 |
| 43. | Mixed-Use 5901 Sunset Blvd. | Office | 274,000 sf | 0.12 gpd/sf | 32,880 |
| | | Supermarket | 26,000 sf | 0.025 gpd/sf | 650 |
| 44. | 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 |

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|-----|---|-------------------------------|----------------------|----------------------------------|-----------------------------------|
| 45. | John Anson Ford Theater 2580 Cahuenga Blvd. East | Theater | 311 seats | 3 gpd/seat | 933 |
| | | Restaurant | 5,400 sf | 30 gpd/seat | 5,400 |
| | | Office Employees ⁱ | 30 emp (7,500 sf) | 0.12 gpd/sf | 900 |
| 46. | 1717 Bronson Avenue 1717 N. Bronson Ave. | Apartments | 89 du | 190 gpd/du | 16,910 |
| 47. | Sunset + Wilcox 1541 N. Wilcox Ave. | Hotel | 200 rm | 120 gpd/rm | 24,000 |
| | | Restaurant | 9,000 sf | 30 gpd/seat | 9,000 |
| 48. | Mixed-Use 1350 N. Western Ave. | Apartments | 200 du | 190 gpd/du | 38,000 |
| | | Guest Rooms | 4 du | 190 gpd/du | 760 |
| | | Retail/Restaurant | 5,500 sf | 30 gpd/seat | 5,500 |
| 49. | Palladium Residences 6201 W. Sunset Blvd. | Apartments | 731 du | 190 gpd/du | 138,890 |
| | | Retail/Restaurant | 24,000 sf | 30 gpd/seat | 24,000 |
| 50. | 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 |
| 51. | 5750 Hollywood 5750 Hollywood Blvd. | Apartments | 161 du | 190 gpd/du | 30,590 |
| | | Commercial | 4,747 sf | 0.05 gpd/sf | 237 |
| 52. | 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 |
| 53. | 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 |
| 54. | 2014 Residential 707 N. Cole Ave. | Apartments | 84 du | 190 gpd/du | 15,960 |
| 55. | Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd. | Hotel | 64 rm | 120 gpd/rm | 7,680 |
| | | Restaurant/ Lounge | 700 sf | 30 gpd/seat | 700 |
| | | Restaurant | 3,300 sf | 30 gpd/seat | 3,300 |
| 56. | 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 |
| 57. | Hotel 6500 Selma Ave. | Hotel | 70 rm | 120 gpd/rm | 8,400 |
| | | Restaurant | 4,320 sf | 30 gpd/seat | 4,320 |
| 58. | Hotel 1921 Wilcox Ave. | Hotel | 122 rm | 120 gpd/rm | 14,640 |
| | | Restaurant | 4,225 sf | 30 gpd/seat | 4,225 |
| 59. | Sunset Mixed-Use 7500–7510 W. Sunset Blvd. | Apartments | 213 du | 190 gpd/du | 40,470 |
| | | Restaurant | 10,000 sf | 30 gpd/seat | 10,000 |
| | | Retail | 20,000 sf | 0.025 gpd/sf | 500 |

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|-----|--|-----------------------------|------------|----------------------------------|-----------------------------------|
| 60. | Mixed-Use 901 N. Vine St. | Apartments | 70 du | 190 gpd/du | 13,300 |
| | | Commercial | 3,000 sf | 0.05 gpd/sf | 150 |
| 61. | Apartments 525 N. Wilton Pl. | Apartments | 88 du | 190 gpd/du | 16,720 |
| 62. | Hardware Store 4905 W. Hollywood Blvd. | Retail | 36,600 sf | 0.025 gpd/sf | 915 |
| 63. | Mixed-Use 1233 N. Highland Ave. | Apartments | 72 du | 190 gpd/du | 13,680 |
| | | Commercial | 12,160 sf | 0.05 gpd/sf | 608 |
| 64. | Mixed-Use 1310 N. Cole Ave. | Apartments | 369 du | 190 gpd/du | 70,110 |
| | | Office | 2,570 sf | 0.12 gpd/sf | 308 |
| 65. | TAO Restaurant 6421 W. Selma Ave. | Restaurant | 17,607 sf | 30 gpd/seat | 17,607 |
| 66. | Hollywood Crossroads 1540–1552 Highland Ave. | Residential | 950 du | 190 gpd/du | 180,500 |
| | | Hotel | 308 rm | 120 gpd/rm | 36,960 |
| | | Commercial/ Retail | 190,000 sf | 0.05 gpd/sf | 9,500 |
| 67. | Wilcox Hotel 1717 N. Wilcox Ave. | Hotel | 133 rm | 120 gpd/rm | 15,960 |
| | | Retail | 3,580 sf | 0.025 gpd/sf | 90 |
| 68. | Faith Plating 7143 Santa Monica Blvd. | Residential | 145 du | 190 gpd/du | 27,550 |
| | | Retail/Restaurant | 7,858 sf | 30 gpd/seat | 7,858 |
| 69. | 7811 Santa Monica Boulevard 7811 Santa Monica Blvd. | Hotel | 78 rm | 120 gpd/rm | 9,360 |
| | | Residential | 88 du | 190 gpd/du | 16,720 |
| | | Commercial | 65,888 sf | 0.05 gpd/sf | 3,294 |
| 70. | Apartments 5460 W. Fountain Ave. | Apartments | 75 du | 190 gpd/du | 14,250 |
| 71. | 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 |
| 72. | 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 |
| 73. | Hollywood De Longpre Apartments 5632 De Longpre Ave. | Apartments | 185 du | 190 gpd/du | 35,150 |
| 74. | Ivar Gardens Hotel 6409 W. Sunset Blvd. | Hotel | 275 rm | 120 gpd/rm | 33,000 |
| | | Retail | 1,900 sf | 0.025 gpd/sf | 48 |
| 75. | 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 |

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|-----|---|--|-----------|----------------------------------|-----------------------------------|
| 76. | Melrose Crossing Mixed-Use 7000 Melrose Ave. | Apartments | 40 du | 190 gpd/du | 7,600 |
| | | Retail | 6,634 sf | 0.025 gpd/sf | 166 |
| 77. | Mixed-Use 1657 N. Western Ave. | Apartments | 91 du | 190 gpd/du | 17,290 |
| | | Retail | 15,300 sf | 0.025 gpd/sf | 383 |
| 78. | McCadden Campus (LGBT) 1118 N. McCadden Pl. | Housing | 45 du | 190 gpd/du | 8,550 |
| | | Social Service Support Facility ^j | 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 |
| 79. | 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 |
| 80. | citizenM Hotel 1718 Vine St. | Hotel | 216 rm | 120 gpd/rm | 25,920 |
| | | Restaurant | 4,354 sf | 30 gpd/seat | 4,354 |
| 81. | 7900 Hollywood 7900 Hollywood Blvd. | Apartments | 50 du | 190 gpd/du | 9,500 |
| 82. | Apartments 1749 Las Palmas Ave. | Apartments | 70 du | 190 gpd/du | 13,300 |
| | | Retail | 3,117 sf | 0.025 gpd/sf | 78 |
| 83. | Mixed-Use 1868 N. Western Ave. | Apartments | 96 du | 190 gpd/du | 18,240 |
| | | Retail | 5,546 sf | 0.025 gpd/sf | 139 |
| 84. | 6400 Sunset Mixed-Use 6400 Sunset Blvd. | Apartments | 200 du | 190 gpd/du | 38,000 |
| | | Restaurant | 7,000 sf | 30 gpd/seat | 7,000 |
| 85. | 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 |
| 86. | 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 |
| 87. | 6630 West Sunset Boulevard 6630 W. Sunset Blvd. | Apartments | 40 du | 190 gpd/du | 7,600 |
| 88. | 1001 North Orange Drive 1001 N. Orange Dr | Office | 53,537 sf | 0.12 gpd/sf | 6,424 |
| 89. | Sunset & Western 5420 W. Sunset Blvd. | Apartments | 735 du | 190 gpd/du | 139,650 |
| | | Commercial | 95,820 sf | 0.05 gpd/sf | 4,791 |
| 90. | Mixed-Use 4914 W. Melrose Ave. | Live/Work | 45 du | 190 gpd/du | 8,550 |
| | | Retail | 3,760 sf | 0.025 gpd/sf | 94 |

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|------|--|---------------------------------------|-----------|----------------------------------|-----------------------------------|
| 91. | Onni Group Mixed-Use Development 1360 N. Vine St. | Condominiums | 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 |
| 92. | 1600 Schrader 1600 Schrader Blvd. | Hotel | 168 rm | 120 gpd/rm | 20,160 |
| | | Restaurant | 5,979 sf | 30 gpd/seat | 5,979 |
| 93. | 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 |
| 94. | Melrose & Beachwood 5570 W. Melrose Ave. | Apartments | 52 du | 190 gpd/du | 9,880 |
| | | Commercial | 5,500 sf | 0.05 gpd/sf | 275 |
| 95. | 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 |
| 96. | Montecito Senior Housing 6650 W. Franklin Ave. | Senior Apartments | 68 du | 190 gpd/du | 12,920 |
| 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. | Godfrey Hotel 1400 N. Cahuenga Blvd. | Hotel | 221 rm | 120 gpd/rm | 26,520 |
| | | Restaurant | 3,000 sf | 30 gpd/seat | 3,000 |
| 99. | 6140 Hollywood 6140 Hollywood Blvd. | Hotel | 102 rm | 120 gpd/rm | 12,240 |
| | | Condominiums | 27 du | 190 gpd/du | 5,130 |
| | | Restaurant | 11,460 sf | 30 gpd/seat | 11,460 |
| 100. | Selma–Wilcox Hotel 6421 W. Selma Ave. | Hotel | 114 rm | 120 gpd/rm | 13,680 |
| | | Restaurant | 1,993 sf | 30 gpd/seat | 1,993 |
| 101. | Apartments 1601 N. Las Palmas Ave. | Apartments | 86 du | 190 gpd/du | 16,340 |
| 102. | 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 |
| 103. | Mixed-Use 1370 N. St. Andrews Pl. | Office | 32,649 sf | 0.12 gpd/sf | 3,918 |
| | | Restaurant | 3,646 sf | 30 gpd/seat | 3,646 |
| | | Conference/ Private Dining Room | 633 sf | 30 gpd/seat | 633 |
| | | Outdoor Dining | 9,520 sf | 30 gpd/seat | 9,520 |
| 104. | 7445 Sunset Grocery 7445 W. Sunset Blvd. | Specialty Grocery | 32,416 sf | 0.025 gpd/sf | 810 |

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|---|---|--|------------|----------------------------------|-----------------------------------|
| 105. | 1719 Whitley Hotel 1719 N. Whitley Ave. | Hotel | 156 rm | 120 gpd/rm | 18,720 |
| 106. | 1276 North Western Ave 1276 N. Western Ave. | Apartments | 75 du | 190 gpd/du | 14,250 |
| 107. | NBCUniversal Evolution Plan 100 Universal City Plaza | Studio Office | 647,320 sf | 0.05 gpd/sf | 32,366 |
| | | Office | 495,406 sf | 0.12 gpd/sf | 59,449 |
| | | Entertainment Area ^k | 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 |
| | Hollywood Community Plan Update South of City of Burbank, City of Glendale, and SR 134; west of Interstate 5; north of Melrose Avenue; south of Mulholland Drive, City of West Hollywood, Beverly Hills, including land south of the City of West Hollywood and north of Rosewood Ave. between La Cienega Blvd. and La Brea Ave. | Based on preliminary information available from the City, the draft Hollywood Community Plan Update will propose updates to land use policies and the land use diagram. 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 medium scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. | | | |
| Related Projects Wastewater Generation | | | | | 4,399,447 |
| Project Wastewater Generation | | | | | 69,453 |
| Total Wastewater Generation for Related Projects and Project | | | | | 4,468,900 |

du = dwelling units
emp = employees
gpd = gallons per day
rm = rooms
sf = square feet
stu = students

^a *The related projects list represents the time of the Project's Notice of Preparation in May 2017. Since that time, a number of these projects have been terminated, denied, or withdrawn. Specifically, Related Project No. 27 is not being built at this time as the EIR and entitlements were overturned in a court ruling; Related Project No. 41 has not been officially filed; Related Project No. 82 was denied September 22, 2017; and Related Project No. 101 was terminated on September 28, 2018. This analysis includes them which represents a conservative scenario.*

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

| No. | Project Name | Land Use | Size | Generation Factor ^{b,c} | Total Wastewater Generation (gpd) |
|--|--------------|----------|------|----------------------------------|-----------------------------------|
| <p>^b 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.</p> <p>^c Number of seats for restaurant uses based on Los Angeles Department of Water and Power standard of 1 seat per 30 square feet. In addition, this analysis conservatively assumes all dwelling units are 3-bedroom units.</p> <p>^d Sewage generation rates provided by LASAN do not include rates for temple 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 "Commercial Use" is applied.</p> <p>^e The breakdown of retail and restaurant uses is not available, so the higher restaurant rate was used.</p> <p>^f 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</p> <p>^g Sewage generation rates provided by LASAN do not include rates per employee for school uses. Therefore, it is assumed that the most comparable land use rate per employee is equivalent to the rate per student for "School" uses.</p> <p>^h 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—6AM Project, August 30, 2017.</p> <p>ⁱ 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. Newer estimates such as the private sector average reported in the Government Services Administration's Workspace Utilization and Allocation Benchmark (July 2012) are lower, with 5 employees per 1,000 square feet. However, the rate from the Village at Playa Vista EIR is used to provide a more conservative estimate.</p> <p>^j 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.</p> <p>^k 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.</p> <p>Source: Eyestone Environmental, 2020.</p> | | | | | |

(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 377.4 mgd in 2023.²⁶ In addition, the

²⁶ Los Angeles Department of Water and Power, 2015 Urban Water Management Plan, April 2016, Exhibit 4D. 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 (Footnote continued on next page)

Hyperion Service Area's total treatment capacity would be approximately 550 mgd in 2023, which is the same as its existing capacity.

The Project wastewater flow of approximately 0.07 mgd combined with the specific related projects flow of approximately 4.4 mgd and the forecasted 2023 wastewater flow of 377.4 mgd for the Hyperion Service Area would result in a total cumulative wastewater flow of approximately 381.8 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 381.8 mgd of cumulative wastewater flows. The 4.5 mgd of cumulative wastewater would represent 0.8 percent of the Hyperion Service Area's existing design capacity of 550 mgd. Furthermore, the 4.5 mgd of cumulative wastewater would represent approximately 2.2 percent of the Hyperion Service Area's remaining capacity of 201.7 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. 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 construct the necessary improvements. Furthermore, each related project would be required to comply with applicable water conservation programs, including the City of Los Angeles Green Building Code.

Therefore, the Project would not combine with related development to result in a determination by LASAN that it does not have adequate capacity to serve projected demand. Project impacts on the City's wastewater infrastructure would

*the Los Angeles-Glendale Water Reclamation Plant) for Fiscal Year (FY) 2019/2020 (374,000 AFY) and FY 2024/2025 (456,000 AFY). The 2023 extrapolated value is calculated using FY 2019/2020 and FY 2024/2025 projections to find the average increase between years, and then applying that annual increase to 2023: $((456,000 \text{ AFY} - 374,000 \text{ AFY}) \div 5) * 3 + 374,000 \text{ AFY} = 423,200 \text{ AFY} \approx 377.4 \text{ mgd}$.*

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 related to wastewater generation, treatment, and infrastructure would be less than significant without mitigation.