

### 3.12 UTILITIES AND SERVICE SYSTEMS

This section describes the existing setting of the project site and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project. Utilities include the provision or disposition of water, wastewater, solid waste disposal services, electricity, and natural gas.

#### 3.12.1 Environmental Setting

##### Wastewater

The City of West Hollywood collects wastewater generated within its boundaries and transmits it through the City of Los Angeles sewer system. Sewer infrastructure within West Hollywood is made up of City-owned local sewers and County sewer lines. The sewer system within the City consists of 39 miles of gravity piping. This gravity sewer system includes over 850 pipe reaches and manholes, providing local sewer service to every parcel within the City. Wastewater generated in the City, including the project site, is ultimately treated at the Hyperion Treatment Plant (HTP) in the City of Los Angeles. The Hyperion Treatment Plant is currently operated by the City of Los Angeles Department of Public Works, Bureau of Sanitation, and is designed to process up to 450 million gallons per day (MGD) of sewage. The City does not have a specific wastewater discharge entitlement with Hyperion Treatment Plant (City of West Hollywood 2010).

Sewers serving the project site include the following:

- 8-inch public sewer main that runs north to south on North La Peer Drive.
- 8-inch public sewer main that runs north to south on North Robertson Boulevard.

Sewer manholes on Robertson Lane and La Peer Drive were examined in 2014 to determine the existing capacity of the two sewer mains that serve the project site. Existing sewer loads and capacity were estimated based on City of West Hollywood requirements. Table 3.12-1 summarizes the sewer capacity study results:

**Table 3.12-1  
Existing Sewer Capacity Study Results**

Analysis	Robertson Boulevard	La Peer Drive
Pipe Diameter	8-inch	8-inch
Slope	2.60%	2.72%
Manning N	0.013	0.013
50% Full Capacity	0.97 cfs	1.01 cfs
Monitored Daily Flow	0.033 MGD / 0.051 cfs	0.002 MGD / 0.003 cfs

**Table 3.12-1  
Existing Sewer Capacity Study Results**

<b>Analysis</b>	<b>Robertson Boulevard</b>	<b>La Peer Drive</b>
Existing Peak Flow	0.128 cfs	0.008 cfs
Existing % Pipe Full	17.4%	4.6%

**Source:** KPFF Consulting Engineers, Sewer Capacity Study (Appendix G)

**Notes:** MGD = million gallons per day; CFS = cubic feet per second

The City of West Hollywood requires developers to pay a wastewater mitigation fee to offset any net increases in wastewater flow from new construction. The fee is based on net sewage unit of proposed land use for projects with new construction (City of West Hollywood 2010).

### **Water**

Water service on the west side of the City, including the project site, is provided by the Beverly Hills Public Works Department (City of West Hollywood 2014a). Beverly Hills' water service area distribution system consists of 170 miles of water mains ranging from 2 inches to 24 inches in diameter. The water system is composed of 16 water service pressure zones and has 10 reservoirs within those zones with a combined storage capacity of 43.5 million gallons. Beverly Hills' water system includes two emergency interconnections with the Los Angeles Department of Water and Power (LADWP) water system. These emergency interconnections are established for emergency water supply for the mutual benefit of both municipalities (City of Beverly Hills 2016).

The City of Beverly Hills receives most of its water supply from imported surface water purchased from the Metropolitan Water District of Southern California (MWD), which imports water from the State Water Project and the Colorado River. In addition to imported surface water, the City of Beverly Hills is currently operating four groundwater wells, Nos. 2, 4, 5, and 6, that pump water from the Hollywood Basin. Beverly Hills' reverse osmosis treatment plant, which has a capacity of 2.3 MGD, treats all of the groundwater Beverly Hills produces (City of Beverly Hills 2016).

The City of Beverly Hills' Capital Improvement Program allocates ongoing funding to repair and replace water infrastructure in the service area. The 2015/2016 adopted Capital Improvement Program includes funding and programs to replace and/or rehabilitate undersized, deteriorated, or old water mains. In addition, the Capital Improvement Program contains funding and programs to investigate new sources of water and to repair and rehabilitate wells to ensure maximum production of the Hollywood Basin (City of Beverly Hills 2015).

Existing uses at the project site consist of design showrooms, nightclubs, restaurants, and a gym. Existing water use levels for the project site are estimated in Table 3.12-2.

**Table 3.12-2  
Existing Water Use**

Existing Land Use	Square Feet	Land Use Sub Type	Indoor Water Generation Factor	Water Use in gallons per day
Retail	5,802	Strip Mall	74,073 gallons per 1,000 square feet per year	1,177
Gym	12,950	Health Club	59,143 gallons per 1,000 square feet per year	2,098
Restaurant	6,764	Quality Restaurant or High Turnover Restaurant	303,534 gallons per 1,000 sf per year	5,625
Design Showroom	10,325	Strip Mall	74,073 gallons per 1,000 square feet per year	2,095
Nightclub	12,040	Quality Restaurant or High Turnover Restaurant	303,534 gallons per 1,000 sf per year	10,012
<b>Total</b>				<b>21,007</b>

Source: CalEEMod, Appendix D, Table 9.1- Water Use Rates

### Storm Water

The storm drain infrastructure in the City is jointly owned and operated by the City of West Hollywood and the County of Los Angeles. The Los Angeles County Flood Control District maintains the backbone flood control system, a network of catch basins and underground storm drain pipes. The City owns and maintains a few catch basins and small storm drain pipes that directly flow into the Los Angeles County Flood Control District system. On an annual basis, the City performs maintenance to clean catch basins (storm drain inlets); the City also stencils no-dumping logos, and installs debris excluder devices to prevent entry of trash into the storm drains (City of West Hollywood 2010).

The project site consists of existing buildings and parking lots and appears to be entirely covered with impervious surfaces. The Los Angeles County Department of Public Works Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodate flow from a 50-year storm event. The existing site's peak flow generated from a 50-year storm event is approximately 6.91 cubic feet per second (Appendix G). Existing storm water runoff from the project site is conveyed via sheet flow and curb drains to the adjacent streets. The existing site is generally flat with a 2% to 3% slope to the southeast.

### Solid Waste/Landfill

The collection, transport, and disposal of solid waste and recyclables from all business and residential uses in the City are provided by Athens Services. Athens Services collects

nonrecyclable solid waste, and is required to provide containers for the separation of newspaper and mixed paper, commingled recyclables, and yard and wood waste under the recycling program promoted by the City. Under the City’s Solid Waste Franchise Agreement, the service provider guarantees sufficient disposal capacity in a permitted solid waste facility.

Solid waste generated in the City is hauled to materials recovery/transfer stations in the Los Angeles area. Those transfer stations have numerous landfills where the solid waste produced can be deposited. Once a landfill reaches its maximum accepted tonnage for the day, haulers are sent to another landfill to deposit the solid waste. Most of the solid waste generated in the City, including the project site, is disposed of at Calabasas and Chiquita Canyon Landfills. Calabasas Landfill accepts 3,500 tons per day, Chiquita Canyon Landfill accepts 6,000 tons per day.

In 2008, approximately 35,400 tons of municipal solid waste were generated by West Hollywood residents and disposed of primarily in the Puente Hills Landfill (CalRecycle 2010). This represents a decrease from approximately 38,478 tons disposed of in 2007, 51,926 tons disposed of in 2006, and 45,132 tons disposed of 2005 (CalRecycle 2010).

Table 3.12-3 shows the estimated solid waste currently generated at the project site.

**Table 3.12-3  
Existing Solid Waste Generation**

Existing Land Use	Square Feet	Land Use Sub Type	Solid Waste Generation Factor	Solid Waste Generation (pounds per day)
Retail	5,802	Strip Mall	1.05 tons per 1,000 square feet per year	33
Gym	12,950	Health Club	5.70 tons per 1,000 square feet per year	404
Restaurant	6,764	Quality Restaurant	0.91 tons per 1,000 square feet per year	34
Design Showroom	10,325	Strip Mall	1.05 tons per 1,000 square feet per year	59
Nightclub	12,040	Quality Restaurant	0.91 tons per 1,000 square feet per year	60
<b>Total</b>				<b>590</b>

Source: CalEEMod, Appendix D, Table 10.1 – Solid Waste Disposal Rates (CAPCOA 2013)

### 3.12.2 Relevant Plans, Policies, and Ordinances

#### Federal

##### *National Pollutant Discharge Elimination System*

West Hollywood is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB) Region 4, which implements the NPDES permit for the County of Los Angeles. The NPDES permit, a requirement under the Clean Water Act, addresses pollution from urban runoff that impacts water quality of receiving waters (such as streams and lakes). Under

the NPDES permit, West Hollywood must implement measures to reduce urban runoff during all phases of development: planning, construction, and existing uses. Requirements include incorporating BMPs to reduce runoff from construction and current uses, reporting any violations to the Los Angeles RWQCB, and education regarding the negative water quality impacts of urban runoff.

## **State**

### ***Assembly Bill 939: Solid Waste Reduction***

The California Integrated Waste Management (CIWM) Act of 1989 (Assembly Bill [AB] 939) was enacted as a result of a national crisis in landfill capacity, as well as a broad acceptance of a desired approach to solid waste management of reducing, reusing, and recycling. AB 939 mandated local jurisdictions to meet waste diversion goals of 25 percent by 1995 and 50 percent by 2000 and established an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. Other elements included encouraging resource conservation and considering the effects of waste management operations. The diversion goals and program requirements are implemented through a disposal-based reporting system by local jurisdictions under California Integrated Waste Management Board (CIWMB) regulatory oversight. Since the adoption of AB 939, landfill capacity has increased. Regional capacity problems exist, but capacity is no longer considered the Statewide crisis it once was. AB 939 has achieved substantial progress in waste diversion, program implementation, solid waste planning, and protection of public health and safety and the environment from the operation of landfills and solid waste facilities. The City offers recycling programs for both commercial and residential uses.

### ***Assembly Bill 75: Waste Diversion by State Agencies***

AB 75, passed in 1999, took effect on January 1, 2000. This bill added new provisions to the Public Resources Code, mandating that state agencies develop and implement an Integrated Waste Management Plan (IWMP); it also mandated that community service districts providing solid waste services report disposal and diversion information to the city, county, or regional agency in which the community service district is located. The changes brought about by AB 75 required each State agency or large State facility (e.g., State universities, community colleges, prisons within the Department of Corrections, facilities of the Department of Transportation, and any other agencies identified by the CIWMB) to develop an IWMP by July 1, 2000; to divert at least 25 percent of its solid waste from landfills or transformation facilities by January 1, 2002; and to divert 50 percent by January 1, 2004. In addition to the waste diversion goals, state agencies are required to buy recycled materials from 12 different categories, ranging from paper and plastic to paint, solvents, and lubricating oils.

***Senate Bill 1374: Construction and Demolition Waste Reduction***

Senate Bill (SB) 1374 requires that annual reports submitted by local jurisdictions to CIWMB include a summary of the progress made in diversion of construction and demolition waste materials. In addition, SB 1374 requires the CIWMB to adopt a model ordinance suitable for adoption by any local agency that required 50–75% diversion of construction and demolition waste materials from landfills by March 1, 2004. Local jurisdictions are not required to adopt their own construction and demolition ordinances, nor are they required to adopt CIWMB's model by default. However, adoption of such an ordinance may be considered by CIWMB when determining whether to impose a fine on a jurisdiction that has failed to implement its Source Reduction and Recycling Element (SRRE).

***Senate Bill 610 and Senate Bill 221***

SB 610 and SB 221, amended into state law effective January 1, 2002, improve the linkage between certain land use decisions made by cities and counties and water supply availability. The statutes require detailed information regarding water availability and reliability with respect to certain developments to be included in the administrative record to serve as evidentiary basis for an approval action by the City or County on such projects.

Under SB 610, a water supply assessment must be furnished to local government for inclusion in any environmental documentation for certain types of projects, as defined in Water Code Section 10912 [a] and subject to CEQA. A fundamental source document for compliance with SB 610 is the UWMP. The UWMP can be used by the water supplier to meet the standard for SB 610.

SB 221 applies to the Subdivision Map Act, conditioning a tentative map on the applicant to verify that the public water supplier has sufficient water available to serve the proposed development.

***Title 24 of the California Administrative Code***

Energy consumption by new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR) (Title 24 is the California Building Code [CBC]). The efficiency standards apply to both new construction and rehabilitation of both residential and nonresidential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided these standards meet or exceed those provided in Title 24.

The California Energy Commission's Building Energy Efficiency Standards provide the regulations and standards to implement Title 24 requirements. Compliance with Title 24 energy

efficiency requirements can be achieved through following a prescriptive approach outlined in the standards or following a performance approach using computer modeling. The 2013 California Green Building Standards Code (CALGreen), which took effect in January 2014, is Part 11 of Title 24. CALGreen requires that new buildings reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. CALGreen includes a variety of nonresidential mandatory and optional measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

### ***Urban Water Management Plans***

Urban water purveyors are required to prepare and update an UWMP every 5 years. The City of Beverly Hills and LADWP, which provide water service to West Hollywood, updated their UWMPs in 2015. UWMPs are required to provide a framework for long term water planning and to inform the public of the supplier's plans to ensure adequate water supplies for existing and future demands. UWMPs are required to assess the reliability of the agency's water supplies over a 20-year planning horizon and report its progress on 20% reduction in per-capita urban water consumption by the year 2020 as required in the Water Conservation Bill of 2009. The California Department of Water Resources reviews agencies' UWMPs to make sure they have completed UWMP requirements (City of Beverly Hills 2016).

### ***Department of Resources Recycling and Recovery (CalRecycle)***

CalRecycle is the new home of California's recycling and waste reduction efforts. Officially known as the Department of Resources Recycling and Recovery, CalRecycle is a new department within the California Natural Resources Agency and administers programs formerly managed by the State's Integrated Waste Management Board and Division of Recycling.

## **Local**

### ***City of West Hollywood Climate Action Plan***

Due to the limited capacity of the Puente Hills Landfill, the City has adopted a waste reduction measure within the Climate Action Plan (CAP). This measure aims at reducing solid waste to less than 4 pounds per person per day for residents and employees of businesses in the City. This reduction would equate to a 23% reduction in residential waste sent to landfills and 35% reduction in commercial waste streams. In addition, the CAP states that the City is working with the County, neighboring cities, and other organizations to develop a low-waste plan and provide public education on low-waste strategies and implementation.

### *City of West Hollywood Development Conditions*

A demolition and construction debris recycling plan must be approved by the City prior to issuance of any demolition permits. The City requires a minimum of 80 percent of all construction debris and waste to be recycled.

### *City of West Hollywood General Plan*

The Infrastructure, Resources, and Conservation Element of the City General Plan states the following goals, which are applicable to the proposed project:

- **IRC-2:** Provide citywide access to high—quality water, gas, electricity and telecommunication services.
- **IRC-3:** Reduce water use and ensure a long term water supply
- **IRC-4:** Reduce the total and per capita amount of energy used in the City
- **IRC-5:** Administer an active and robust green building program
- **IRC-6:** Reduce the City’s contribution to global climate change, and adapt to its effects.
- **IRC-8:** Provide a wastewater system that protects the health, safety, ecology, and welfare of the community.
- **IRC-9:** Provide safe, sanitary and environmentally sustainable storm water management.
- **IRC-10:** Use Best Practices to reduce and manage solid waste.
- **IRC-11:** Provide high quality, safe, well-maintained, and sustainable facilities for City operations.

### **3.12.3 Thresholds of Significance**

The following thresholds of significance are based on Appendix G of the CEQA Guidelines. Based on these thresholds, implementation of the proposed project would have a significant adverse impact related to utilities and service systems if it would:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects



- d. Lack sufficient water supplies available to serve the project from existing entitlements and resources, such that new or expanded entitlements needed
- e. 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
- f. Be served by a landfill without sufficient permitted capacity to accommodate the project's solid waste disposal needs
- g. Fail to comply with federal, state, and local statutes and regulations related to solid waste

### **3.12.4 Methodology**

KPFF Consulting Engineers completed a Civil Engineering Initial Study for the proposed project on August 16, 2016. The study summarizes the civil engineering technical studies needed to evaluate the proposed project's impacts relating to surface hydrology, water supply, wastewater, and groundwater. KPFF Consulting Engineers also completed a Sewer Capacity Study for the project on June 28, 2016, which analyzes the existing and anticipated generation of wastewater from the project site. Information from both reports, along with local, state and federal regulations, were used to determine the analysis of impacts from implementation of the proposed project. These reports are included in this EIR as Appendix G.

### **3.12.5 Impact Analysis**

#### ***Threshold A: Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

During construction of the proposed project, dewatering may be required. Dewatering discharges would be subject to the Los Angeles RWQCB's *Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties* (Order No. R4-2013-0095, NPDES No. CAG994004). This permit requires permittees to conduct monitoring of dewatering discharges and adhere to effluent and receiving water limitations contained within the permit so that water quality of surface waters is protected. Compliance with the applicable requirements of the dewatering permit would ensure that dewatering discharges would be in compliance with the requirements of the Los Angeles RWQCB.

During operation, the proposed project would generate conventional sanitary sewer discharges from the hotel, retail, and restaurant uses. The anticipated sewer load generation for the proposed development was calculated using the Restaurant Seating and Project Area Calculations and County Sanitation District No. 4 of Los Angeles Mean Loading Table, which is provided in

Appendix G of this EIR. Table 3.12-4 shows the anticipated sewer generation and demand associated with the proposed project.

**Table 3.12-4  
Anticipated Sewer Generation and Demand**

Facility Description	Building Program	Units	Flow (gpd) per unit	Avg Load, Qaf (gpd)	Avg Load, Qaf (cfs)	Peak Flow Qpf (cfs)
Public Retail	18,130	SF	0.08	1,450	0.002	0.006
Public Restaurant: Full Service - Indoor Seating	1,005	Seat	30	30,150	0.047	0.117
Public Restaurant: Full Service - Outdoor Seating	503	Seat	18	9,054	0.014	0.035
Whole Sale Design Showroom (assuming retail space)	10,325	SF	0.08	826	0.001	0.003
Hotel Rooms	241	Room	130	31,330	0.048	0.121
Hotel Gym	2,800	SF	0.8	2,240	0.003	0.009
Hotel Spa	1,900	SF	0.8	1,520	0.002	0.006
Hotel Meeting Area (assumed equivalent to banquet room)	13,220	SF	0.8	10,576	0.016	0.041
Hotel Retail	11,725	SF	0.08	938	0.001	0.004
Hotel Restaurant: Full Service - Indoor Seating	1,422	Seat	30	42,660	0.066	0.165
Hotel Restaurant: Full Service - Outdoor Seating	454	Seat	18	8,172	0.013	0.032
Hotel Nightclub (assuming with bar service)	2,270	SF	0.5	1,135	0.002	0.004
Hotel Dance Floor	1,510	SF	0.6	906	0.001	0.004
<b>Totals</b>				<b>140,957</b>	<b>0.218</b>	<b>0.545</b>

**Source:** KPFF Consulting Engineers (Appendix G)

**Note:** Assumption was made that hotel meeting, back of house, lobby, and circulation are accounted for in hotel rooms.

As described in Section 3.12.1, sewer manholes on La Peer Drive and Robertson Boulevard were examined to determine the baseline sewer capacity on site. Flow monitoring radars were installed in each of the manholes and data was collected over a two-week period, from June 30, 2014, to July 14, 2014. Table 3.12-5 is a summary of the existing sewer analysis, additional generated load, and future condition hydraulics.

**Table 3.12-5  
Sewer Analysis Summary**

Analysis	Robertson Boulevard	La Peer Drive
Pipe Diameter	8-inch	8-inch
Slope	2.60%	2.72%
Manning N	0.013	0.013
50% Full Capacity	0.97 cfs	1.01 cfs

**Table 3.12-5  
Sewer Analysis Summary**

<b>Analysis</b>	<b>Robertson Boulevard</b>	<b>La Peer Drive</b>
Monitored Daily Flow	0.033 MGD/ 0.051 cfs	0.002 MGD / 0.003 cfs
Existing Peak Flow	0.128 cfs	0.008 cfs
Existing % Pipe Full	17.4%	4.6%
Additional Generated Peak Flow	0.545 cfs	0.545 cfs
Total Proposed Peak Flow <sup>1</sup>	0.673 cfs	0.553 cfs
Proposed % full <sup>1</sup>	40.50%	36.00%

**Source:** KPFF Consulting Engineers (Appendix G)

**Note:**

<sup>1</sup> Assuming entire project sewer load connects to single sewer.

Adding the complete estimated peak flow generated from the proposed project to either the 8-inch sewer line on Robertson Boulevard or the 8-inch sewer line on La Peer Drive would result in an estimated peak flow that is below the 50% full capacity required by the City of West Hollywood. As such, both existing sewer lines have the capacity to serve the estimated peak wastewater flow from the proposed project (Appendix G). No new sewer lines would be required to accommodate the proposed project. Ongoing operations and maintenance of the existing sewer system would be funded, in part, by mitigation fees imposed on the developer by the City.

Wastewater generated in the City is treated at the Hyperion Treatment Plant, which has a capacity of 450 MGD for dry weather and 850 MGD for wet weather. The plant consists of a tertiary treatment system, which is governed under the Los Angeles Regional Water Quality Control Board Order R4-005-0020, which establishes performance criteria and effluent limitations to ensure that treated effluent discharges do not violate basin plan objectives. Although the proposed project would include construction of water and wastewater distribution and collection facilities necessary to serve the development (i.e., pipes, valves, meters, etc.), the Los Angeles RWQCB wastewater treatment requirements are applicable to the service providers rather than to the proposed project itself. The water and sewer connection fees paid by the applicant would be used by the utility providers, at least in part, to fund projects and programs necessary to meet their regulatory obligation with respect to treatment requirements, treatment capacity, and supply reliability. Because the proposed project would be serviced by regional water/sewer providers (rather than proposing on-site treatment), the potential impact with respect to wastewater treatment requirements would be **less than significant**.

***Threshold B: Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

The proposed project represents an increase in the intensity of uses on the project site and would therefore be expected to increase the amount of wastewater generated at the project site and

treated at the Hyperion Treatment Plant. As shown in Table 3.12-4, the project would generate an average wastewater load of 140,957 GPD or 0.218 cfs. This increase in sewage flows would not exceed the capacity of the existing sewer lines that serve the project site, nor would it exceed the capacity of the Hyperion Treatment Plant. The Hyperion Treatment Plant processes approximately 362 million gallons of wastewater per day and has a remaining capacity of approximately 88 million gallons per day (City of Los Angeles Bureau of Sanitation 2015). Thus, the increase attributed to the proposed project would account for 0.16% of the plant's remaining capacity. Accordingly, the proposed project would not be expected to produce wastewater that would exceed the treatment capacity of the Hyperion Treatment Plant. The project would not result in the construction or expansion of wastewater facilities, and impacts would be **less than significant**.

*Threshold C: Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Stormwater runoff from the existing project site is conveyed via sheet flow and curb drains to the adjacent streets. The existing site is generally flat with a 2% to 3% slope to the southeast. The existing site's peak flow generated from a 50-year storm event is approximately 6.91 cubic feet per second. With implementation of the proposed project, the total amount of impervious area on the site would be decreased by the proposed landscaping areas, resulting in an estimated peak flow of 6.88 cfs generated from a 50-year storm event (Appendix G). As such, the amount of stormwater generated on the project site is anticipated to be slightly reduced when compared to existing conditions, since there are currently no stormwater BMPs in place at the site.

Regarding the park site, the potential for implementation of the Park Master Plan to affect stormwater drainage facilities was analyzed under CEQA in the 2004 Park Master Plan IS/MND and in the 2014 Park Master Plan IS/MND Addendum. As concluded in those documents, construction and operation of the Park Master Plan would have a less than significant impact relative to storm drainage facilities (City of West Hollywood 2004, 2014c). As such, implementation of the proposed Phase II designs at the park site subsequent to construction of the subterranean parking garage would not have the potential to adversely affect storm drainage facilities.

The applicant would be required under state and local law to prepare and implement a SWPPP and a LID Plan. (See Section 3.7 of this EIR for details on those plans.) Implementation of the SWPPP during construction would involve erosion control measures that would minimize runoff volume and runoff pollutants from the project site and park site. Implementation of the LID Plan during operation would result in retention of stormwater on site to the extent feasible, as well as reductions in stormwater pollutants. Upon preparation and compliance with the SWPPP and LID plan, impacts related to stormwater infrastructure would be **less than significant**.

***Threshold D: Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

The project would not directly require or result in the construction of potable water treatment facilities because it would connect into the existing water service. To the extent that the project increases demands on the regional water system, it could indirectly contribute to the need to construct or expand water treatment facilities. The UWMP for the City of Beverly Hills has planned for provision of regional water including drought scenarios for the City of Beverly Hills and for the portions of the City of West Hollywood that it serves. The plan uses regional population, land use plans, and projections of future growth as the basis for planning water system improvements (including but not limited to water treatment plants) and demonstrating compliance with state water conservation goals and policies.

The proposed project would increase water consumption compared to the existing uses on site. As shown in Table 3.12-2, the existing site uses are estimated to use approximately 21,007 gallons of water per day. According to the Civil Engineering Initial Study, the proposed project would require approximately 140,957 gallons of water per day (KPFf assumed that the wastewater generation would be approximately equivalent to water use)<sup>1</sup>. As such, the proposed project would increase water use on the site by approximately 119,950 gallons per day.

While the proposed project would involve an intensification of uses on the site, the site is already developed with commercial uses under existing conditions, and the increased water use would be minor and incremental in the context of the total water portfolio managed by the Beverly Hills Public Works Department. Further, the most recently adopted UWMP lists the proposed project as one of several future planned projects within the City of Beverly Hills' service area and shows that there are sufficient planned water supplies, when combined with planned water conservation efforts, to meet all projected demands for the water service area, including multiple demand scenarios (i.e., normal, dry, and multiple dry years) (City of Beverly Hills 2016). The project would incorporate site-specific water efficiency measures to ensure that water is conserved to the extent feasible. Measures would include high-efficiency toilets, faucets, and clothes washers; leak detection systems for spa equipment; weather-based irrigation controllers; and use of native/drought-tolerant plant materials.

Regarding the park site, the potential for implementation of the Park Master Plan to affect water supply was analyzed under CEQA in the 2004 Park Master Plan IS/MND and in the 2014 Park Master Plan IS/MND Addendum. As concluded in those documents, construction and operation

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<sup>1</sup> Using CalEEMod assumptions for water use, the proposed project is anticipated to require 54,107 gallons of water per day. According to the County Sanitation District of Los Angeles County in their letter responding to the Notice of Preparation for this EIR, the project is anticipated to generate approximately 65,688 gallons of wastewater per day, which would approximately equate to a water demand of the same amount (see Appendix A for a copy of this letter). Both of these calculations are less than the anticipated water demand calculated by KPFf.

of the Park Master Plan would have a less than significant impact relative to water supply and entitlements (City of West Hollywood 2004, 2014c). As such, implementation of the proposed Phase II designs at the park site subsequent to construction of the subterranean parking garage would not have the potential to adversely affect water supply.

For the reasons described above, no new water entitlements would be required, and impacts would be **less than significant**.

***Threshold E: 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?***

As outlined in Thresholds A, the existing sewer lines that serve the project site have the capacity to convey the estimated peak flow generated from the proposed project. Additionally, as discussed in Threshold B, the estimated flows represent 0.16% of the available capacity of the Hyperion Treatment Plant. Projected increase in wastewater with implementation of the proposed project, in terms of the overall capacity of the Hyperion Treatment Plant system, is not considered substantial, and existing sewer lines would continue to serve the project site. The Hyperion Treatment Plant, as well as both existing sewer lines have adequate capacity to serve the proposed project and impacts related to wastewater treatment would be **less than significant**.

***Threshold F: Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

Construction of the proposed project would result in the generation of solid waste such as scrap lumber, concrete, residual wastes, packing materials, and plastics. In accordance with City requirements, 80% of all demolition and construction materials would be recycled, and the applicant would prepare a Construction and Demolition Solid Waste and Recycling Plan to demonstrate compliance with this requirement (City of West Hollywood 2014b). Compliance with this requirement would reduce the effect of the proposed construction activities on regional landfills. Operation of the proposed project would represent an increase in intensity of uses on the site and would likely be associated with increased generation of solid waste. Solid waste services would be provided by Athens Services, which has a Solid Waste Franchise Agreement with the City. Athens services is required to provide for recycling services, in compliance with Section 15.20.090 - Collection of Recyclables, set forth in the City's Municipal Code.

As shown in Table 3.12-6, the proposed project would increase solid waste generation by approximately 484 pounds per day compared to existing conditions. It is expected that a substantial portion of the waste generated during operation of the proposed project would be recycled. The remaining non-recyclable waste would be disposed of by Athens Services at a Class III landfill within Los Angeles County, such as Calabasas or Chiquita Canyon landfills.

**Table 3.12-6  
Solid Waste Generated by the Proposed Project**

Proposed Land Use	Size Metric	Land Use Sub Type	Solid Waste Generation Factor	Solid Waste Generation (pounds per day)
Quality Restaurant	33,300 square feet	Quality Restaurant	0.91 tons per 1,000 square feet per year	166
Specialty Retail	18,130 square feet	Strip Mall	1.05 tons per 1,000 square feet per year	104
Design Showroom	10,325 square feet	Strip Mall	1.05 tons per 1,000 square feet per year	59
Hotel	241 rooms	Hotel	0.55 tons per room	726
Nightclub	3,780 square feet	Quality Restaurant	0.91 tons per 1,000 square feet per year	19
<b>Total</b>				<b>1,074</b>
<b>Net Increase</b>				<b>484</b>

**Source:** CalEEMod, Appendix D, Table 10.1 – Solid Waste Disposal Rates (CAPCOA 2013)

**Notes:**

<sup>1</sup> Totals may not add due to rounding.

Regarding the park site, the potential for implementation of the Park Master Plan to affect landfill capacity was analyzed under CEQA in the 2004 Park Master Plan IS/MND and in the 2014 Park Master Plan IS/MND Addendum. As concluded in those documents, construction and operation of the Park Master Plan would have a less than significant impact relative to landfill capacity (City of West Hollywood 2004, 2014c). As such, implementation of the proposed Phase II designs at the park site subsequent to construction of the subterranean parking garage would not have the potential to adversely affect landfill capacity.

While landfill capacity within Los Angeles County is generally limited, the incremental increase in solid waste produced during operation of the proposed project would be negligible in a regional context. Furthermore, the proposed project would be required to comply with all applicable federal, state, and local requirements involving solid waste. Therefore, impacts involving solid waste production and solid waste regulations would be **less than significant**.

***Threshold G: Would the project comply with federal, state, and local statutes and regulations related to solid waste?***

As described in Section 2.5 of this EIR, in accordance with City requirements, 80% of all demolition and construction materials would be recycled. Prior to issuance of the demolition permit, the applicant would submit to the City's Environmental Services Specialist a Construction and Demolition Solid Waste and Recycling Plan. Demolition and construction waste would be hauled away only by a hauler permitted to operate in the City, in accordance with City requirements. Prior to issuance of a Certificate of Occupancy, the applicant would be required to submit to the City's Environmental Services Division all recycling manifests from

the disposal sites, recycling sites, and landfills that accepted the demolition, excavation, and/or general construction waste and recycling materials from the project. The proposed project would be designed to incorporate solid waste and recycling operations in a convenient manner and to meet the requirements of the City's Zoning Ordinance. Compliance with the City's requirements would result in a **less than significant impact**.

### **3.12.6 Mitigation Measures**

The proposed project would not result in significant adverse impacts on utilities, and no mitigation is required.

### **3.12.7 Significance after Mitigation**

No mitigation measures are required. Impacts would stay less than significant.

### **3.12.8 References**

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