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 proposed 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), estimates the wastewater to be generated by the proposed Project, and evaluates whether sufficient capacity is available and would continue to be available to meet the proposed Project's estimated wastewater generation. The analysis is based, in part, on the two sewer reports prepared by KPFF Consulting Engineers, dated June 12, 2017), each titled *Sewer Capacity Study* (Sewer Report), one specific to the proposed Project, and another showing cumulative sewer wastewater calculations for both the proposed Project the proposed adjacent hotel project at 8950 Sunset Boulevard, which are included in Appendix J of this Draft EIR, as well as data from the City of West Hollywood (City), Engineering Department.

2. Environmental Setting

a. Regulatory Framework

(1) City of West Hollywood General Plan

As discussed and detailed in Section IV.G, Land Use, of this Draft EIR, the West Hollywood General Plan 2035 (General Plan), serves as a guiding document for the development of West Hollywood until 2035. The General Plan provides long-term strategies to address the unique needs and characteristics of the City. Chapter 9, Infrastructure, Resources, and Conservation, of the City's General Plan identifies goals, objectives, and policies for utilities in the City including wastewater collection. The following policies are relevant to the proposed Project:

- Goal IRC-8: Provide a wastewater system that protects health, safety, ecology, and welfare of the community.

- Policy IRC-8.2: Require development projects to pay for their share of wastewater system improvements necessitated by that development.

- Policy IRC-8.3: Require development projects with a net increase of sewage flow equivalent of 10 dwelling units to prepare a sewer capacity analysis to demonstrate available capacity.

(2) City of West Hollywood Municipal Code

Chapter 15.04 of the City of West Hollywood Municipal Code (WHMC) adopts Title 20, Utilities, Division 2, Sanitary Sewers and Industrial Waste, of the Los Angeles County Code as the Sanitary Sewer and Industrial Waste Ordinance of the City. Chapter 15.04 also identifies the penalty for violations of the City's Sanitary Sewer and Industrial Waste Ordinance.

Chapter 15.08 of the WHMC establishes the means of providing adequate sewers required for the redevelopment of the City; a charge to be collected from the owners of properties that propose to discharge to the public sewer excess quantities for which the system was designed; and a fund in which these charges may be deposited and will be available for the sanitary sewer construction program. Specifically, Section 15.08.060 of the WHMC states that a City engineer shall determine what capacity is necessary in each public sewer to provide for the proper collection of sewage in the City. In the event a lot in the City is to undergo development or redevelopment, and the anticipated sewage from the proposed use is found by the City engineer to exceed the capacity available in the public sewer, the building permit for such development or redevelopment shall not be issued until such time as capacity in the public sewer is available or can be made available before the building is occupied.

Lastly, Chapter 15.12 establishes the sewer service and maintenance service charges levied upon each parcel of real property in the City for services and facilities provided by the City.

(3) City of West Hollywood Sewer Capacity Study Requirements

As described above, a proposed project in the City is required to undergo a sewer capacity analysis in order to be considered for the issuance of a building permit. Based on the Sewer Capacity Study Requirements provided by the Engineering Division of the City Department of Public Works, existing connections to the sewer system must be identified. A 7-day flow monitoring is then required to obtain the existing flow capacity. Monitoring can occur at a downstream sewer manhole or at a location that would allow for the adequate determination of existing flow capacity. If the project will connect to a nearby trunk line, additional monitoring locations may also be required to verify downstream

capacity of the local sewer network. As City of Los Angeles sewers located downstream may be impacted by a proposed development project, a sewer study may also need to include monitoring locations in the City of Los Angeles. In this existing sewer pipe capacity analysis, existing average daily flows and peak flows would be determined in cubic feet per second (cfs).

Furthermore, the sewer capacity study must determine the flow generation of the proposed project's land uses. Flow generation would be determined by the user category that is most comparable to that in the County Sanitation District No. 4 of Los Angeles County Mean Loading Table. Proposed average daily flows would then be calculated in gallons per day and converted to cubic feet per second. As the City of West Hollywood sewer system was originally designed to the standards of the County of Los Angeles Department of Public Works, pipes are designed for peak flow. Thus, for sewer diameters less than 15 inches, peak flows would be calculated and multiplied by a factor of 2.5. For sewer diameters greater than 15 inches, peak flows would be multiplied by 2.0.

As such, the sewer capacity of a specific pipe would be identified as a flow rate. The study's calculations would demonstrate that the sewer mainline has the capacity for the existing flow and added flow at average and peak conditions. If the sewer is found to be inadequate, recommendations would be provided to manage the increase in sewer flow and incorporated as mitigation measures for a proposed project.

(4) City of West Hollywood Sewer System Management Plan

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

The City's SSMP provides a plan and schedule to properly manage, operate, and maintain all parts of the City's sanitary sewer system. The SSMP contains specific goals to minimize and prevent sanitary sewer overflows, which can cause a public nuisance, as well

as contaminate surface or ground waters, threaten public health, adversely affect aquatic life, and impair the recreational use and aesthetic enjoyment of surface waters.[1]

(5) City of Los Angeles Integrated Resources Plan

Wastewater from the City is conveyed through the City of Los Angeles' sewer system to the Hyperion Treatment Plant (HTP) in El Segundo. Multiple departments within the City of Los Angeles worked together to develop a single, integrated plan to address the facility needs of its wastewater program, recycled water, and urban runoff/stormwater management through the year 2020, resulting in the City of Los Angeles Integrated Resources Plan (IRP).[2] The Final IRP 5-Year Review released in June 2012 identified infrastructure projects to be implemented immediately, as well as projects predicated on future conditions. Since the 5-Year Review was released, construction of wastewater storage facilities at the Donald C. Tillman Water Reclamation Plant has been completed. A project involving the design of the North East Interceptor Sewer Phase II is no longer being pursued.[3]

The City of Los Angeles is in the process of preparing a comprehensive document titled the One Water LA Plan. Building upon the City of Los Angeles' IRP, this plan will provide an integrated approach for water supply, wastewater treatment, and stormwater management through the year 2040. The One Water LA Plan is anticipated to be completed in July 2017.[4]

(6) City of Los Angeles Sewer System Management Plan

In accordance with the Statewide General Waste Discharge Requirements discussed above, 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 of Los Angeles' original SSMP was adopted by their Board of Public Works and certified with the State Water Resources Control Board on February 18, 2009.[5] The City of Los Angeles' SSMPs were last updated in February 2017, which confirmed the SSMPs are

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[1] *City of West Hollywood, Sewer System Management Plan, revised January 2012.*

[2] *The IRP replaced Los Angeles' 1991 Wastewater Facilities Plan.*

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

[4] *City of Los Angeles, LA Sanitation, One Water LA, /www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-es-owla-au?_adf.ctrl-state=x8zvm7xu1_102&_afrLoop=5207860953158609#!, accessed May 24, 2017.*

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

in full compliance with the Statewide General Waste Discharge Requirements and are effective.[6] As with its West Hollywood counterpart, the City of Los Angeles' SSMP is intended to provide a plan and schedule to properly manage, operate, and maintain all parts of the sanitary sewer system, as well as reduce and prevent sanitary sewer overflows as well as mitigate any sanitary sewer overflows that do occur.[7]

b. Existing Conditions

(1) Wastewater Generation

The Project Site is currently developed an approximately 19,670--square-foot, two-story commercial building with surface and subterranean parking accessible from a driveway on Hilldale Avenue. Existing wastewater generation for the Project Site was calculated using rates for the County Sanitation District No. 4 (the Sanitation District covering the Project Site) of Los Angeles County's Mean Loading Table. Based on these rates, the total existing average daily wastewater flow is approximately 6,274 gallons per day, as shown in Table IV.K.2-1 on page IV.K.2-6.

(2) Wastewater Infrastructure

The City collects wastewater generated within its boundaries and transmits it through the City of Los Angeles sewer system. Sewer infrastructure within the City is made up of City-owned local sewers and trunk sewer lines owned and operated by Los Angeles County Sanitation District (LACSD) No. 4. The LACSD consists of 24 independent special districts with a service area of approximately 850 square miles and 5.6 million people in Los Angeles County.[8] The City-owned local sewer system 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.[9] LACSD District No. 4 is served by a contract with the City of Los Angeles, meaning flows are conveyed and treated by the City of Los Angeles.

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[6] *City of Los Angeles, LA Sanitation, Sewer System Management Plan Biennial Self-Audit Report, February 2017.*

[7] *City of Los Angeles, LA Sanitation, Sewer System Management Plan: Hyperion Sanitary Sewer System, February 2017.*

[8] *Sanitation Districts of Los Angeles County, About the Sanitation Districts, www.lacsd.org/aboutus/default.asp, accessed May 24, 2017.*

[9] *City of West Hollywood General Plan 2035, Chapter 9: Infrastructure, Resources, and Conservation, September 6, 2011.*

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

Land Use	Size (sf)	Generation Rate[a] (gpd/sf)	Total (gpd)
Retail Space	5,600	0.08	448
Cafe	3,200	0.28	896
Office	4,000	0.15	600
Fitness/Gym	5,250	0.80	4,200
Common Area	1,620	0.08	130
Total	**19,670**		**6,274**

gpd = gallons per day

sf = square feet

Numbers may not sum precisely due to rounding.

[a] *Wastewater generation rates are based on flow generation rates provided by the Los Angeles County Sanitation District No. 4, Table for Mean Loadings Per Unit of Usage.*

Source: KPFF Consulting Engineers, 2017.

Locally, the wastewater conveyance infrastructure that serves the Project Site includes an existing 8-inch sewer main that runs north to south on Hilldale Avenue before heading east on Harratt Street. Local sewer lines connect to a network of sewer lines, including lines within the City of Los Angeles, which ultimately convey wastewater to the HTP in the City of Los Angeles.

(3) Wastewater Treatment

The City of Los Angeles Bureau of Sanitation operates four wastewater treatment and water reclamation plants: HTP, Donald C. Tillman Water Reclamation Plant, Terminal Island Water Reclamation Plant, and Los Angeles–Glendale Water Reclamation Plant.[10] The treatment facilities remove potential pollutants from sewage in order to protect river and marine environments and public health. Together, they have a combined capacity of 580 million gallons of recycled water per day. The water can be used in place of potable water for industrial, landscape and recreational purposes in addition to other beneficial uses.

[10] *City of Los Angeles, LA Sanitation, 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=hk370zkqq_131&_afrLoop=2601511948828108 5#!, accessed September 6, 2016.*

(a) Hyperion Service Area and Treatment Plant

The IRP divides the wastewater treatment system of the City of Los Angeles and contract cities 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 Treatment 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.

HTP has a capacity of 450 mgd and average dry weather flows are at 275 mgd, resulting in available capacity of 175 mgd.[12] The larger Hyperion Service Area has a design capacity of approximately 550 mgd (consisting of 450 mgd at HTP, 80 mgd at Donald C. Tillman Water Reclamation Plant, and 20 mgd at Los Angeles–Glendale Water Reclamation Plant).[13] Based on the design capacity of the Hyperion Service Area of approximately 550 mgd, the City of Los Angeles Bureau of Sanitation (BOS) expects to provide ample wastewater treatment services to the City of Los Angeles and contracting cities at least through the year 2020, as projected dry water flows are estimated to be well within the current system-wide treatment capacity of 550 mgd.

The treated water from HTP is discharged through an outfall pipe five miles into the Santa Monica Bay and Pacific Ocean. The discharge of effluent from HTP into Santa Monica Bay is regulated by permits issued under the Clean Water Act's National Pollution Discharge Elimination System (NPDES) and is required to meet the Regional Water Quality Control Board's (RWQCB) requirements for a recreational beneficial use. The effluent that is released is, therefore, continually monitored to ensure that it meets or exceeds prescribed standards. The Los Angeles County Department of Health Services also monitors flows into the Santa Monica Bay.

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[11] *City of Los Angeles, LA Sanitation, 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=hk370zkqq_131&_afrLoop=26015119488281085#!, accessed September 6, 2016.*

[12] *City of Los Angeles, LA Sanitation, Hyperion Water Reclamation Plant, www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=hk370zkqq_131&_afrLoop=26015119488281085#!, accessed September 6, 2016.*

[13] *City of Los Angeles, LA Sanitation, 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=hk370zkqq_131&_afrLoop=26015119488281085#!, accessed September 6, 2016.*

3. Environmental Impacts

a. Methodology

The analysis of Project impacts on wastewater infrastructure and treatment capacity is based on the Sewer Report included in Appendix J of this Draft EIR. The Sewer Report calculates the anticipated wastewater flows to be generated by the proposed Project using wastewater generation factors provided by LACSD. 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 downstream sewers and treatment plants. At the request of the City, the proposed adjacent hotel project at 8950 Sunset Boulevard was included in sewer capacity calculations, which is shown in the cumulative analysis section below. Data regarding the existing physical features and capacity of the system are based on information provided by the City, LACSD, and the City of Los Angeles BOS.

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 proposed Project based on the estimate of the proposed Project's wastewater generation and data from the City of Los Angeles BOS at the proposed Project's buildout year (i.e., 2020). 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.

b. Thresholds of Significance

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. Therefore, in the context of these questions from the CEQA Guidelines, a significant impact related to wastewater would occur if the proposed Project would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

c. Project Design Features

The following project design features are proposed with respect to minimizing wastewater generation:

Project Design Feature K.2-1: The Project will use low flow fixtures including dual flush toilets (maximum 1.28 gallons per flush) and no-flow urinals(maximum 0.125 gallons per flush).

Project Design Feature K.2-2: The Project will use shower fixtures with a maximum flow rate of 2.0 gallons per minute, lavatory sinks with a maximum flow rate of 0.5 gallons per minute, and kitchen sinks with a maximum flow rate of 1.5 gallons per minute.

In addition, as discussed in Section IV.K.1, Utilities and Service Systems—Water Supply and Infrastructure, of this Draft EIR, the proposed Project would implement a variety of additional water conservation features, including, but not limited to, the use of high efficiency water fixtures and systems, irrigation, and landscaping conservation measures, among others. By reducing the amount of water consumed, these conservation measures would also serve to reduce the amount of wastewater generated by the proposed Project.

d. Analysis of Project Impacts

(1) Construction

During construction, existing sewer laterals would be capped, and no sewage would enter the public sewer system. Temporary facilities (such as portable toilet and hand wash areas) will be provided by the contractor at the Project Site. Sewage from these temporary facilities will be collected and hauled off-site to a waste treatment facility and not discharged into the public sewer system. As such, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, construction of the proposed Project is not anticipated to substantially or incrementally exceed the future scheduled capacity of the HTP or any other wastewater treatment plant.

Additionally, construction activities associated with the installation of new or relocated sewer line connections 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 relatively short-term (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 the City so as not to interrupt existing service to other users.

Based on the above, construction activities are not anticipated to have any adverse impact on wastewater conveyance or treatment infrastructure. In addition, most construction impacts associated with the installation of on-site wastewater facilities and off-site connections are expected to be confined to trenching and would be temporary in nature. Therefore, the proposed Project's construction impacts to the wastewater conveyance or treatment system would be less than significant.

(2) Operation

(a) Wastewater Generation

During operation, the proposed Project would generate conventional sanitary sewer discharges from the office, retail, restaurant, guestrooms, and other uses. To provide a conservative analysis, the estimate of the proposed Project's wastewater flow does not account for the green building measures the Project will implement, as noted in Section II, that would reduce the amount of water used and wastewater generated. Thus, the analysis below likely overstates the proposed Project's potential impacts on wastewater treatment and conveyance facilities. As shown in Table IV.K.2-2 on page IV.K.2-11, it is estimated that the proposed Project would generate a net increase in the average daily wastewater flow from the Project Site of approximately 26,598 gpd.

(b) Wastewater Treatment

Wastewater generated by the proposed Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant. As described above, the Hyperion Treatment Plant has a capacity of 450 mgd and current average dry weather flows are at 275 mgd, resulting in available capacity of 175 mgd. As shown in Table IV.K.2-2, the proposed Project would generate a net increase wastewater flow of approximately 26,598 gpd, or approximately 0.027 mgd. While it is anticipated that future iterations of the IRP 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 2020. proposed Project's increase in average daily wastewater flow of 0.027 mgd would represent approximately 0.015 percent of the current 175 mgd remaining capacity. Therefore, the wastewater generated by the proposed Project would be accommodated by the existing capacity of the Hyperion Treatment Plant, and a less-than-significant impact would occur.

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

Land Use	Size	Generation Rate[a] (gpd per unit)	Total Wastewater Generation (gpd)
Existing (To Be Removed)			
Retail Space	5,600 sf	0.08 gpd/sf	448
Cafe	3,200 sf	0.28 gpd/sf	896
Office	4,000 sf	0.15 gpd/sf	600
Fitness/Gym	5,250 sf	0.80 gpd/sf	4,200
Common Area	1,620 sf	0.08 gpd/sf	130
Subtotal Existing			*6,274*
Proposed Project			
Lobby/Support Area/Reception[b]	53,678 sf	0.08 gpd/sf	4,294
Retail Space	6,853 sf	0.08 gpd/sf	548
Art Gallery[c]	2,192 sf	0.15 gpd/sf	329
Office	37,900 sf	0.15 gpd/sf	5,685
Health Club/Spa	6,794 sf	0.80 gpd/sf	5,435
Theatre: Cinema[d]	98 seats	4.00 gpd/seat	392
Hotel[e]	15 rooms	130.00 gpd/room	1,950
Lounge	6,216 sf	0.08 gpd/sf	497
Restaurant[f]	433 seats	30.00 gpd/seat	12,990
Bar: Cocktail, Public Table Area	1,502 sf	0.50 gpd/sf	751
Subtotal Proposed Arts Club			32,*872*
Net Wastewater Generation (Proposed Project – Existing To Be Removed)			**26,598**

gpd = gallons per day

sf = square feet

[a] *Project wastewater generation was calculated using the County Sanitation District No. 4 of Los Angeles County's Mean Loading Table.*

[b] *According to the County's Mean Loading Table, generation rates for "Lobby" and "Commercial" uses are the same.*

[c] *Generation rates are not provided for art gallery uses. Therefore, the highest comparable rate for "Museums" (i.e., 150 gallons per day per 1,000 square feet) is applied.*

[d] *As estimated by Gensler for this proposed Project, the theater/cinema uses are provided in the form of two screening rooms with 49 seats per room.*

[e] *The proposed Project's guestrooms are not anticipated to generate the same level demand as those in a typical hotel. To provide a conservative estimate, the highest comparable rate for "Hotel" uses (i.e., 130 gallons per day per room) is applied.*

[f] *As the number of seats for restaurant and supper club uses is currently unknown, based on general seating guidelines, it is assumed that one seat is comprised of 15 square feet.*

Source: KPFF Consulting Engineers, 2017.

In addition, since the future Hyperion Service Area flows are approximately 374 mgd in 2020[14] (the proposed Project's buildout year), the proposed Project's additional wastewater flows would not substantially or incrementally exceed the future scheduled capacity. As such, impacts with respect to wastewater treatment capacity would be less than significant.

(c) Wastewater Infrastructure

Sewer service for the proposed Project would be provided utilizing new or existing on-site sewer connections to the existing sewer lines adjacent to the Project Site, which include an 8-inch sewer main running north to south in Hilldale Avenue before heading east on Harratt Street. MH #0056, which is located south of the intersection of Harratt Street and San Vicente Boulevard, was examined to ensure that the proposed Project would not overload any sewer lines. Flow monitoring radars were installed in the manhole at the intersection and monitoring was conducted by Utility Systems, Science and Software, Inc. over a two-week period between March 28, 2016 and April 11, 2016. During the monitoring period, no silt buildup was observed, and the line was found to be in good condition with steady hydraulics.

The Sewer Report prepared for the proposed Project evaluated the capability of the existing wastewater system to serve the proposed Project's estimated wastewater flow. As stated in the City's SSMP, the City requires existing sewer lines less than 15 inches to flow at a maximum of 50 percent capacity. Per City requirements, the anticipated average daily flows generated by the proposed Project were calculated using the County Sanitation District No. 4 of Los Angeles County's Mean Loading Table, and the peak flow rate was calculated by multiplying the average flow rate by a factor of 2.5. Based on existing loads, future loads, and future hydraulic conditions, the Sewer Report determined the sewer line that would serve the proposed Project would be 33.1 percent full during average flows and 43.2 percent full during peak flows, which are below the 50 percent capacity limit set by the City. Accordingly, no upgrades to the existing sewer main serving the Project Site would be required. Furthermore, in accordance with General Plan Policy IRC-8.2, the City requires developers to pay a wastewater mitigation fee to offset any net increases in wastewater flow resulting from their projects. Therefore, the proposed Project would not cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained. Thus, impacts with regard to wastewater generation and infrastructure capacity would be less than significant.

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[14] *City of Los Angeles, Department of Public Works, Bureau of Sanitation, 2015 Urban Water Management Plan, Exhibit 4D.*

4. Cumulative Impacts

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 proposed Project. The geographic context for the cumulative impact analysis on wastewater treatment facilities is the Hyperion Service Area. The proposed Project, in conjunction with growth forecasted in the Hyperion Service Area through 2020 (the proposed Project's buildout year), would cumulatively generate wastewater, potentially impacting conveyance and treatment facilities. Cumulative growth in the greater Project area through 2020 includes all proposed, recently approved, under construction, or reasonably foreseeable projects that have been identified within proximity to the proposed Project that could affect environmental conditions in the Project area, as discussed in Section III, Environmental Setting, of this Draft EIR. These related projects and their projected wastewater generation are listed in Table IV.K.2-3 on page IV.K.2-14.

a. Wastewater Generation

Development of the proposed Project, in conjunction with the related projects would result in an increase in the demand for sanitary sewer service. As identified in Section III, Environmental Setting, of this Draft EIR, there are 191 related projects identified for the analysis of cumulative impacts. Assuming that each of these related projects is tributary and thus, would connect to some or all of the sewers serving the Project Site, forecasted growth from the related projects would generate an average daily wastewater flow of approximately 5,973,396 gpd or approximately 5.97 mgd, as shown in Table IV.K.2-3. Combined with the proposed Project's net increase in wastewater generation of 26,598 gpd, this equates to a cumulative increase in average daily wastewater flow of approximately 5,999,994 gpd, or 6.00 mgd.

Of the 191 related projects, Related Project No. 43, an adjacent hotel project at 8950 Sunset Boulevard, would also discharge wastewater flows to the existing public sewer main that would be utilized by the proposed Project.[15] Per City requirements, the anticipated average daily flows generated by the proposed Project and Related Project No. 43 were calculated using the County Sanitation District No. 4 of Los Angeles County's Mean Loading Table. As shown in Table IV.K.2-4 on page IV.K.2-27, it is estimated that the proposed Project along with Related Project No. 43 would generate a net increase in

[15] *The City has required the proposed Project to include analysis of the approved 169-room hotel project at 8950 Sunset Boulevard, which is located across from the Project Site to the west (across Hilldale Avenue), to determine if the sewer line in Hilldale Avenue would have adequate capacity to serve both projects.*

Table IV.K.2-3
Cumulative Wastewater Generation

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
City of West Hollywood[a,b]					
1	8816 Beverly Blvd.	Hotel	45 rm	130	5,850
		Retail	5,535 sf	0.08	443
		Restaurant/Bar (7,070 sf)	471 seats	30	14,140
		Outdoor Dining (1,819 sf)	121 seats	30	3,638
		Apartments	28 du	200	5,600
2	1048 Curson Ave.	Condominiums	5 du	200	1,000
3	1125 Detroit St.	Apartments	22 du	200	4,400
4	900 Fairfax Ave.	Apartments	2 du	200	400
		Retail	1,145 sf	0.08	92
		Restaurant (2,281 sf)	152 seats	30	4,562
5	511 Flores St.	Apartments	9 du	200	1,800
6	1216 Flores St	Condominiums	14 du	200	2,800
7	1041 Formosa Ave.	Studios/Office	112,790 sf	0.15	16,919
8	1123 Formosa Ave.	Condominiums	5 du	200	1,000
9	1009 Gardner Ave.	Condominiums	6 du	200	1,200
10	947 Genesee Ave.	Condominiums	5 du	200	1,000
11	1003 Hancock Ave.	Apartments	3 du	200	600
12	1264 Harper Ave.	Condominiums	16 du	200	3,200
13	1345 Havenhurst Dr.	Condominiums	16 du	200	3,200
14	1342 Hayworth Ave.	Condominiums	16 du	200	3,200
15	1125 Kings Road	Condominiums	10 du	200	2,000
16	1201 La Brea Ave.	Restaurant (4,575 sf)	305 seats	30	9,150
17	627 La Peer Dr.	Hotel	69 rm	130	8,970
		Condominiums	8 du	200	1,600
		Restaurant (2,700 sf)	180 seats	30	5,400
		Retail	1,760 sf	0.08	141
18	829 Larrabee St.	Apartments	13 du	200	2,600
19	1223 Larrabee St.	Condominiums	8 du	200	1,600
20	8551 Melrose Ave.	Retail	6,500 sf	0.08	520
21	8583 Melrose Ave.	Retail/Commercial	9,545 sf	0.08	764
22	8650 Melrose Ave.	Retail	14,571 sf	0.08	1,166
		Apartments	7 du	200	1,400

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
23	8711 Melrose Ave.	Commercial	21,565 sf	0.08	1,725
		Restaurant (8,997 sf)	600 seats	30	17,994
		Retail	10,355 sf	0.08	828
24	8715 Melrose Ave.	Restaurant (8,997 sf)	600 seats	30	17,994
		Retail	10,355 sf	0.08	828
25	7914 Norton Ave.	Condominiums	8 du	200	1,600
26	1001 Ogden Dr.	Condominiums	5 du	200	1,000
27	1153 Ogden Dr.	Condominiums	6 du	200	1,200
28	1150 Orange Grove Ave.	Apartments	7 du	200	1,400
29	507 Orlando Ave.	Apartments	9 du	200	1,800
30	923 Palm Ave.	Senior Housing	45 du	200	9,000
31	645 Robertson Blvd.	Hotel	241 rm	130	31,330
		Restaurant (33,300 sf)	2,220 seats	30	66,600
		Retail	18,130 sf	0.08	1,450
		Design Showroom[c]	10,325 sf	0.08	826
		Nightclub[d]	3,780 sf	0.6	2,268
32	1016 Martel Ave.	Apartments	11 du	200	2,200
33	7143 Santa Monica Blvd.	Apartments	166 du	200	33,200
		Retail	9,300 sf	0.08	744
34	7302 Santa Monica Blvd.	Apartments	371 du	200	74,200
		Retail	32,000 sf	0.08	2,560
35	7811 Santa Monica Blvd.	Hotel	81 rm	130	10,530
		Apartments	79 du	200	15,800
36	7925–7985 Santa Monica Blvd.	Retail	4,365 sf	0.08	349
		Restaurant (13,682 sf)	912 seats	30	27,364
		Office	70,036 sf	0.15	10,505
37	8550 Santa Monica Blvd.	Grocery Store	25,000 sf	0.08	2,000
		Café	1,319 sf	0.28	369
		Office	3,998 sf	0.15	600
		Health/Fitness Club	8,000 sf	0.8	6,400
		Personal Services[c]	4,000 sf	0.08	320
38	9001 Santa Monica Blvd.	Retail	9,850 sf	0.08	788
		Restaurant (9,800 sf)	653 seats	30	19,600
		Condominiums	42 du	200	8,400

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
39	9040–9098 Santa Monica Blvd.	Condominiums	76 du	200	15,200
		Retail	82,000 sf	0.08	6,560
		Office	137,000 sf	0.15	20,550
40	8430 Sunset Blvd.	Condominiums	125 du	200	25,000
		Commercial	35,000 sf	0.08	2,800
41	8490–8500 Sunset Blvd.	Hotel	280 rm	130	36,400
		Retail	30,000 sf	0.08	2,400
		Condominiums	190 du	200	38,000
		Commercial	78,500 sf	0.08	6,280
42	8497 Sunset Blvd.	Office	11,520 sf	0.15	1,728
		Restaurant (9,775 sf)	652 seats	30	19,550
43	8950 Sunset Blvd.[e]	Hotel	169 rm	—	49,714
		Office	36,701 sf		
		Restaurant	29,710 sf		
		Health Club/Spa	9,230 sf		
44	9040 Sunset Blvd.	Hotel	190 rm	130	24,700
		Condominiums	20 du	200	4,000
		Retail	370 sf	0.08	30
		Restaurant (6,750 sf)	450 seats	30	13,500
		Lobby	900 sf	0.08	72
		Meeting Rooms[f]	8,500 sf	0.15	1,275
		Bar/Club	10,000 sf	0.5	5,000
		Spa	4,771 sf	0.8	3,817
45	1253 Sweetzer	Condominiums	8 du	200	1,600
46	605 West Knoll Dr.	Retail	7,000 sf	0.08	560
City of Beverly Hills[a,b]					
1	9265 Burton Way	Condominiums	23 du	200	4,600
2	257 N. Canon Dr.	Theater	388 seats	4	1,552
		Retail	14,000 sf	0.08	1,120
3	250 N. Crescent Dr.	Condominiums	8 du	200	1,600
4	309–239 S. Elm Dr.	Condominiums	30 du	200	6,000
5	154–168 N. La Peer Dr.	Condominiums	16 du	200	3,200
6	325 N. Maple Dr.	Office	50,000 sf	0.15	7,500
7	332 N. Oakhurst Dr.	Condominiums	31 du	200	6,200
8	8955 Olympic Blvd.	Automobile Sales[c]	19,800 sf	0.08	1,584

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
9	9212 Olympic Blvd.	Office	13,300 sf	0.15	1,995
		Fast-Food Restaurant with Drive-Thru (1,000 sf)	67 seats	30	2,000
		Automobile Sales[c]	4,700 sf	0.08	376
10	425 N. Palm Dr.	Condominiums	20 du	200	4,000
11	207 S. Robertson Blvd.	Office	1,700 sf	0.15	255
12	312–314 N. Rodeo Dr.	Shopping Center	3,018 sf	0.08	241
13	9908 S. Santa Monica Blvd.	Condominiums	27 du	200	5,400
14	121 San Vicente Blvd.	Medical Office Building	35,000 sf	0.25	8,750
15	8600 Wilshire Blvd.	Condominiums	21 du	200	4,200
		Retail	7,300 sf	0.08	584
16	9000 Wilshire Blvd.	Office	31,700 sf	0.15	4,755
17	9200 Wilshire Blvd.	Condominiums	53 du	200	10,600
		Retail	8,400 sf	0.08	672
		Restaurant (5,600 sf)	373 seats	30	11,200
18	9230 Wilshire Blvd.	Automobile Sales[c]	150,300 sf	0.08	12,024
19	9876 Wilshire Blvd.	Condominiums	110 du	200	22,000
		Restaurant (5,000 sf)	333 seats	30	10,000
		Retail	5,000 sf	0.08	400
20	9900 Wilshire Blvd.	Retail	231,656 sf	0.08	18,532
		High-Rise Condominiums	235 du	200	47,000
		Restaurant (4,200 sf)	280 seats	30	8,400
City of Los Angeles[b,g]					
1	10250 W. Santa Monica Blvd.	Shopping Center	723,008 sf	0.05	36,150
2	2000 S. Ave. of the Stars	Mixed-Use[h]	825,812 sf	0.12	99,097
3	700 N. Faring Road	School	790 stu	11	8,690
4	10131 Constellation Blvd.	Condominiums	483 du	190	91,770
5	5500 Wilshire Blvd.	Apartments	175 du	190	33,250
6	6200 W. Hollywood Blvd.	Apartments	952 du	190	180,880
		Retail	190,777 sf	0.05	9,539
7	1540 N. Vine St.	Apartments	306 du	190	58,140
		Retail	68,000 sf	0.025	1,700

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
8	101 S. La Brea Ave.	Condominiums	118 du	190	22,420
		Retail	26,400 sf	0.025	660
		Restaurant (3,000 sf)	200 seats	30	6,000
9	5863 W. 3rd St.	Apartments	60 du	190	11,400
		Retail	5,350 sf	0.025	134
10	6230 W. Yucca St.	Condominiums	85 du	190	16,150
		Commercial	13,890 sf	0.05	695
11	10250 W. Santa Monica Blvd.	Shopping Center	358,881 sf	0.05	17,944
		Condominiums	262 du	190	49,780
12	11331 Ventura Blvd.	Condominiums	62 du	190	11,780
13	959 N. Seward St.	Office	237,568 sf	0.12	28,508
14	6911 W. Santa Monica Blvd.	Apartments	348 du	190	66,120
		Office	450,000 sf	0.12	54,000
		Restaurant (8,100 sf)	540 seats	30	16,200
		Retail	10,000 sf	0.025	250
15	7300 W. Hollywood Blvd.	Temple Expansion[l]	47,010 sf	0.12	5,641
16	300 S. Wetherly Dr.	Condominiums	120 du	190	22,800
17	6608 W. Hollywood Blvd.	Restaurant/Club (26,900 sf)	1,793 seats	30	53,800
18	6417 W. Selma Ave.	Hotel	85 rm	120	10,200
		Restaurant/Club (12,840 sf)	856 seats	30	25,680 sf
19	10331 Bellwood Ave.	Condominiums	131 du	190	24,890
20	1149 N. Gower St.	Apartments	21 du	190	3,990
		Condominiums	36 du	190	6,840
21	10700 W. Santa Monica Blvd.	Retail	9,200 sf	0.025	230
		Office	35,000 sf	0.12	4,200
22	6100 W. Hollywood Blvd.	Apartments	151 du	190	28,690
		Retail	6,200 sf	0.025	155
23	8723 W. Alden Dr.	Hospital	100 beds	70	7,000
24	3704 N. Cahuenga Blvd.	Gas Station with Convenience Store	2,900 sf	0.025	73
25	6245 W. Wilshire Blvd.	Bank	4,200 sf	0.12	504
		Apartments	133 du	190	25,270
		Condominiums	4 du	190	760
		Coffee Shop	1,570 sf	0.72	1,130

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
26	936 N. La Brea Ave.	Office	88,750 sf	0.12	10,650
		Retail	12,000 sf	0.025	300
27	6225 W. Hollywood Blvd.	Office	214,000 sf	0.12	25,680
28	9738 W. Pico Blvd.	Cultural Space[j]	13,500 sf	0.025	338
29	1022 S. La Cienega Blvd.	Assisted Living[k]	183 beds	70	12,810
		Skilled Nursing[l]	22 units	190	4,180
30	6535 Wilshire Blvd.	Apartments	21 du	190	3,990
		Office	57,000 sf	0.12	6,840
		Retail	6,000 sf	0.025	150
31	1601 N. Vine St.	Office	121,609 sf	0.12	14,593
32	1800 N. Argyle Ave.	Hotel	225 rm	120	27,000
33	956 N. Seward St.	Office	130,000 sf	0.12	15,600
34	555 W. Universal Hollywood Dr.	Office	1,286,112 sf	0.12	154,333
		Studio	1,239,456 sf	0.05	61,973
		Retail	1,513,644 sf	0.05	75,682
		Back Lot[m]	136,758 sf	0.05	6,838
35	4141 Whitsett Ave.	Senior Apartments	272 du	190	51,680
		Nursing Facility[n]	25 rm	120	3,000
		Assisted Living[l]	25 units	190	4,750
36	9760 W. Pico Blvd.	High School	350 stu	11	3,850
		University	100 stu	16	1,600
37	6381 W. Hollywood Blvd.	Hotel	80 rm	120	9,600
		Restaurant (15,290 sf)	1,019 seats	30	30,580
38	5410 W. Wilshire Blvd.	Restaurant (6,760 sf)	451 seats	30	13,520
		Retail	590 sf	0.025	15
39	7002 W. Clinton St.	Pre-K	120 stu	9	1,080
		Nursery	60 stu	9	540
40	11617 Ventura Blvd.	Apartments	391 du	190	74,290
		Retail	5,000 sf	0.025	125
41	6298 W. 3rd St.	Condominiums	300 du	190	57,000
42	1417 S. Hi Point St.	Apartments	77 du	190	14,630
43	1430 S. Fairfax Ave.	Supermarket	55,290 sf	0.025	1,382
44	6300 W. Romaine St.	Gym	40,927 sf	0.65	26,603
		Dance Studio	38,072 sf	0.05	1,904

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
45	2025 S. Ave. of the Stars	Condominiums	293 du	190	55,670
		Hotel	240 rm	120	28,800
		Office	100,000 sf	0.12	12,000
		Spa	14,800 sf	0.65	9,620
		Restaurant (15,000 sf)	1,000 seats)	30	30,000
		Retail	91,000 sf	0.025	2,275
46	12548 Ventura Blvd.	Apartments	62 du	190	11,780
		Retail	12,672 sf	0.025	317
47	6601 W. Romaine St.	Office	104,155 sf	0.12	12,499
		Storage	1,970 sf	0.03	59
48	1603 N. Cherokee Ave.	Apartments	66 du	190	12,540
49	7901 W. Beverly Blvd.	Apartments	71 du	190	13,490
		Retail	11,454 sf	0.025	286
50	1824 N. Highland Ave.	Apartments	118 du	190	22,420
51	1133 N. Vine St.	Hotel	118 rm	120	14,160
52	11331 Ventura Blvd.	Condominiums	62 du	190	11,780
53	3701 N. Coldwater Canyon Ave.	Parking Structure[o] (750 spaces)	114,750 sf	0.02	2,295
54	5930 W. Sawyer St.	Single-Family Homes	60 du	230	13,800
55	6677 W. Santa Monica Blvd.	Apartments	786 du	190	149,340
		Restaurant (4,000 sf)	267 seats	30	8,000
		Coffee Shop	5,500 sf	0.72	3,960
		Retail	12,700 sf	0.025	318
56	6121 W. Sunset Blvd.	Apartments	200 du	190	38,000
		Office	422,500 sf	0.12	50,700
		Restaurant (25,500 sf)	1,700 seats	30	51,000
		Retail	16,500 sf	0.025	413
		Health Club	15,000 sf	0.65	9,750
57	927 N. Highland Ave.	Tutoring Center[p]	100 stu	11	1,100
58	5757 W. Wilshire Blvd.	Office	265,000 sf	0.12	31,800
59	910 S. Fairfax Ave.	High School	63 stu	11	693
		Apartments	141 du	190	26,790
		Restaurant/Retail (4,640 sf)	309 seats	30	9,280
60	5889 W. Olympic Blvd.	Apartments	49 du	190	9,310
		Medical Office Building	4,000 sf	0.25	1,000

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
61	859 N. Highland Ave.	Coffee Shop	806 sf	0.72	580
62	7120 W. Sunset Blvd.	Apartments	44 du	190	8,360
		Restaurant (2,900 sf)	193 seats	30	5,800
63	8150 W. Sunset Blvd.	Retail	111,000 sf	0.05	5,550
		Apartments	249 du	190	47,310
64	6067 W. Wilshire Blvd.	Museum[q]	208,000 sf	0.12	24,960
			5,000 vis	3	15,000
			135 emp	3	405
		Store	5,000 sf	0.025	125
		Café	4,000 sf	0.72	2,880
65	1546 N. Argyle Ave.	Office	169,463 sf	0.12	20,336
		Retail	24,200 sf	0.025	605
66	1541 N. Wilcox Ave.	Hotel	225 rm	120	27,000
67	6201 W. Sunset Blvd.	Apartments	731 du	190	138,890
		Hotel	250 rm	120	30,000
		Restaurant (5,000 sf)	333 seats	30	10,000
		Retail	22,000 sf	0.025	550
68	925 N. La Brea Ave.	Shopping Center	17,000 sf	0.025	425
		Office	53,000 sf	0.12	6,360
69	904 N. La Brea Ave.	Apartments	169 du	190	32,110
		Retail	40,000 sf	0.025	1,000
70	6230 W. Sunset Blvd.	Apartments	200 du	190	38,000
		Office	32,125 sf	0.12	3,855
		Retail	4,700 sf	0.025	118
71	5901 W. Sunset Blvd.	Office	274,000 sf	0.12	32,880
		Retail	26,000 sf	0.025	650
72	707 N. Cole Ave.	Apartments	84 du	190	15,960
73	1525 N. Cahuenga Blvd.	Hotel	69 rm	120	8,280
74	7510 W. Sunset Blvd.	Apartments	236 du	190	44,840
		Shopping Center	30,000 sf	0.025	750
75	1718 N. Las Palmas Ave.	Apartments	195 du	190	37,050
		Condominiums	29 du	190	5,510
		Retail	985 sf	0.025	25
76	10330 W. Bellwood Ave.	Medical Office Building	24,000 sf	0.25	6,000
		Assisted Living[l]	30 du	190	5,700

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
77	6523 W. Hollywood Blvd.	Restaurant (10,402 sf)	693 seats	30	20,804
		Office	4,074 sf	0.12	489
78	915 N. La Brea Ave.	Supermarket	33,500 sf	0.025	838
		Apartments	179 du	190	34,010
79	375 N. La Cienega Blvd.	Apartments	125 du	190	23,750
		Retail	7,900 sf	0.025	198
80	1313 N. Vine St.	Museum	44,000 sf	0.12	5,280
		Storage	35,231 sf	0.03	1,057
81	1055 S. La Cienega Blvd.	Private School	789 stu	11	8,679
82	712 N. Wilcox Ave.	Apartments	100 du	190	19,000
83	316 N. La Cienega Blvd.	Apartments	45 du	190	8,550
		Café	800 sf	0.72	576
		Retail	3,680 sf	0.025	92
84	1610 N. Highland Ave.	Apartments	248 du	190	47,120
		Retail	14,710 sf	0.025	368
85	1841 N. Highland Ave.	Hotel	100 rm	120	12,000
86	1740 N. Vine St.	Apartments	461 du	190	87,590
		Hotel	254 rm	120	30,480
		Health Club	80,000 sf	0.65	52,000
		Office	264,300 sf	0.12	31,716
		Retail	100,000 sf	0.05	5,000
		Restaurant (25,000 sf)	1,667 seats	30	50,000
87	4141 Whitsett Ave.	Senior Apartments	240 du	190	45,600
88	1950 S. Ave. of the Stars	Office	725,830 sf	0.12	87,100
89	5555 W. Melrose Ave.	Sound Stage[m]	21,000 sf	0.05	1,050
		Stage Support[m]	1,900 sf	0.05	95
		Production Office	635,500 sf	0.12	76,260
		General Office	638,100 sf	0.12	76,572
		Retail	64,200 sf	0.025	1,605
90	1411 N. Highland Ave.	Apartments	76 du	190	14,440
91	901 N. Vine St.	Apartments	85 du	190	16,150
		Restaurant (4,000 sf)	267 seats	30	8,000
		Retail	4,000 sf	0.025	100
92	888 S. Devon Ave.	Apartments	32 du	190	6,080

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
93	1073 S. Broxton Ave.	Retail	2,328 sf	0.025	58
94	6322 W. De Longpre Ave.	Apartments	250 du	190	47,500
		Office	233,665 sf	0.12	28,040
		Retail	33,000 sf	0.025	825
		Restaurant (7,000 sf)	467 seats	30	14,000
95	1233 N. Highland Ave.	Apartments	72 du	190	13,680
		Retail	17,830 sf	0.025	446
96	7107 W. Hollywood Blvd.	Apartments	410 du	190	77,900
		Retail	5,000 sf	0.025	125
		Restaurant (5,000 sf)	333 seats	30	10,000
97	1310 N. Cole Ave.	Apartments	375 du	190	71,250
		Creative Office	2,800 sf	0.12	336
98	6901 W. Santa Monica Blvd.	Apartments	231 du	190	43,890
		Restaurant (5,000 seats)	333 seats	30	10,000
		Retail	10,000 sf	0.025	250
99	6611 W. Hollywood Blvd.	Hotel	167 rm	120	20,040
		Restaurant (5,400 sf)	360 seats)	30	10,800
		Retail	10,500 sf	0.025	263
100	320 N. Fairfax Ave.	Religious Office	28,341 sf	0.12	3,401
101	6132 W. Pico Blvd.	Apartments	100 du	190	19,000
		Retail	14,000 sf	0.025	350
102	1255 N. Angelo Dr.	Private Residence[r]	56,128 sf	—	2,145
103	2864 N. Cahuenga Blvd. E	Apartments	300 du	190	57,000
104	6421 W. Selma Ave.	Restaurant (17,607 sf)	1,174 seats	30	35,214
105	1400 N. Cahuenga Blvd.	Hotel	175 rm	120	21,000
		Retail	600 sf	0.025	15
		Restaurant (5,043 sf)	336 seats	30	10,086
106	7000 W. Melrose Ave.	Apartments	40 du	190	7,600
		Retail	7,565 sf	0.025	189
107	6220 W. Yucca St.	Hotel	260 rm	120	31,200
		Apartments	191 du	190	36,290
		Restaurant (6,980 sf)	465 seats	30	13,960
108	6409 W. Sunset Blvd.	Hotel	275 rm	120	33,000
		Retail	1,900 sf	0.025	48

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
109	5891 W. Olympic Blvd.	Apartments	49 du	190	9,310
110	333 S. La Cienega Blvd.	Apartments	162 du	190	30,780
		Supermarket	27,000 sf	0.025	675
		Restaurant (3,560 sf)	237 seats	30	7,120
111	1329 S. Orange Grove Ave.	Apartments	61 du	190	11,590
112	1118 N. McCadden Place	Youth/Senior Center[i]	29,650 sf	0.12	3,558
		Senior Housing[l]	100 du	190	19,000
		Youth Housing[l]	92 du	190	17,480
		Office	17,040 sf	0.12	2,045
113	1502 N. Gardner St.	Supermarket	32,435 sf	0.025	811
114	1717 N. Wilcox Ave.	Hotel	140 rm	120	16,800
		Retail	3,500 sf	0.025	88
115	9712 W. Oak Pass Road	Hotel	110 rm	120	13,200
		Condominiums	20 du	190	3,800
		Residential[s]	7 du	230	1,610
116	1056 S. La Cienega Blvd.	Apartments	90 du	190	17,100
117	8001 W. Beverly Blvd.	Retail	12,685 sf	0.025	317
		Restaurant (15,245 sf)	1,016 seats	30	30,490
118	1615 N. Cahuenga Blvd.	Restaurant (10,270 sf)	685 seats	30	20,540
119	6516 W. Selma Ave.	Hotel	200 rm	120	24,000
120	1921 N. Wilcox Ave.	Hotel	150 rm	120	18,000
		Restaurant/Lounge (3,500 sf)	233 seats	30	7,000
121	1749 N. Las Palmas Ave.	Apartments	38 du	190	7,220
122	6701 W. Sunset Blvd. Crossroads Hollywood Mixed-Use Project	Apartments	760 du	190	144,400
		Condominiums	190 du	190	36,100
		Hotel	308 rm	120	36,960
		Office	95,000 sf	0.12	11,400
		Retail	185,000 sf	0.05	9,250
123	6200 W. Sunset Blvd.	Apartments	270 du	190	51,300
		Restaurant (2,500 sf)	167 seats	30	5,000
		High-Turnover Restaurant (7,500 seats)	500 seats	30	15,000

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
124	6901 W. Santa Monica Blvd.	Apartments	231 du	190	43,890
		Restaurant (5,000 sf)	333 seats	30	10,000
		Retail	10,000 sf	0.025	250
125	750 N. Edinburgh Ave.	Single-Family Residential	8 du	230	1,840
Total Related Projects Generation					**5,973,396**
Total Project Net Generation					**26,598**
Total Generation from Related Projects and Proposed Project					**5,999,994**

du = dwelling unit

emp = employees

gpd = gallons per day

rm = rooms

sf = square feet

vis = visitors

Numbers may not sum precisely due to rounding.

[a] *Sewage generation rates are based on flow generation rates provided by the Los Angeles County Sanitation District No. 4, Table for Mean Loadings Per Unit of Usage.*

[b] *As the number of seats for restaurant-related uses is not provided, based on general seating guidelines used by KPFF Consulting Engineers, it is assumed that one seats is comprised of 15 square feet.*

[c] *Generation rates are not provided for design showroom, personal service, or automobile sales uses. Therefore, the highest comparable rate for "Retail Area" (i.e., 80 gallons per day per 1,000 square feet) is applied.*

[d] *Generation rates are not provided for nightclub uses. Therefore, the highest comparable rate for "Dancing Area (of Bars or Nightclub)" (i.e., 600 gallons per day per 1,000 square feet) is applied.*

[e] *As shown in Table IV.K.2-4 below.*

[f] *Generation rates are not provided for meeting room uses. Therefore, the highest comparable rate for "Office Building" (i.e., 150 gallons per day per 1,000 square feet) is applied.*

[g] *Sewage generation rates are based on flow generation rates provided by the City of Los Angeles, Bureau of Sanitation (2012).*

[h] *This related project does not specify mixed uses. Therefore, the highest comparable rate for "Office Building" (i.e., 120 gallons per day per 1,000 square feet) is applied.*

[i] *Generation rates are not provided for temple expansion or youth/senior centers uses. Therefore, the highest comparable rate for "Counseling Center" (i.e., 120 gallons per day per 1,000 square feet) is applied.*

[j] *Generation rates are not provided for cultural space uses. Therefore, the highest comparable rate for "Retail Area" (i.e., 25 gallons per day per 1,000 square feet) is applied.*

[k] *Generation rates are not provided for assisted living uses per bed. Therefore, the highest comparable rate for "Hospital: Convalescent" (i.e., 70 gallons per day per bed) is applied.*

[l] *Generation rates are not provided for skilled nursing, assisted living, senior housing, youth housing per unit or dwelling unit. Therefore, the highest comparable rate for "Residential" (i.e., 190 gallons per day*

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

No.	Related Project Address	Land Use	Size	Generation Rate (gpd per unit)	Wastewater Generation (gpd)
per dwelling unit) is applied.					
[m] *Generation rates are not provided for back lot, sound stage, and stage support uses. Therefore, the highest comparable rate for "Studio: Film/TV" uses (i.e., 50 gallons per day per 1,000 square feet) is applied.*					
[n] *Generation rates are not provided for nursing facility uses per room. Therefore, the highest comparable rate for "Hotel" uses (i.e., 120 gallons per day per room) is applied.*					
[o] *Generation rates are not provided by number of spaces. Therefore, based on Section 12.21-A,5 of the Los Angeles Municipal Code, it is assumed that each parking space is 8.5 feet by 18 feet, or 153 square feet.*					
[p] *This related project does not specify student grade levels. Therefore, the highest comparable rate for "School: High School" (i.e., 11 gallons per day per student) is applied.*					
[q] *Generation rates are not provided for museum uses per visitors or employees. Therefore, the highest comparable rate for "Community Center" (i.e., 3 gallons per day per occupant) is applied.*					
[r] *Information for this related project is based on Appendix F, Hydrology, Water Quality, and Utilities Memorandum (February 1, 2016), of the Mitigated Negative Declaration for the 1255 Angelo Drive Project.*					
[s] *This related project does not specify the residential use. Therefore, the highest comparable rate for "Residential: SFD" (i.e., 230 gallons per day per dwelling unit) is applied.*					
Source: Eyestone Environmental, 2017.					

the average daily wastewater flow from the Project Site of approximately 76,312 gpd. Wastewater infrastructure for the proposed Project and Related Project No. 43 is further described below.

b. Wastewater Treatment

Based on average flow projections for the Hyperion Service Area, it is anticipated that the average flow in 2020 (the proposed Project's buildout year) would be approximately 374 mgd.[16] In addition, the Hyperion Service Area's total treatment capacity would be approximately 550 mgd in 2020, which is the same as its existing capacity.

The proposed Project, combined with the specific related projects, and the forecasted 2020 wastewater flow of 374 mgd for the Hyperion Service Area would result in a total cumulative wastewater flow of approximately 380 mgd. Based on the existing and

[16] *City of Los Angeles, Department of Public Works, Bureau of Sanitation, 2015 Urban Water Management Plan, Exhibit 4D.*

Table IV.K.2-4
Estimated Wastewater Generation from Proposed Project and Related Project No. 43

Land Use	Size	Generation Rate[a] (gpd per unit)	Total Wastewater Generation (gpd)
Existing Uses (To Be Removed)			
Retail Store	5,600 sf	0.08 gpd/sf	448
Cafe	3,200 sf	0.28 gpd/sf	896
Office	4,000 sf	0.15 gpd/sf	600
Fitness/Gym	5,250 sf	0.80 gpd/sf	4,200
Common Area	1,620 sf	0.08 gpd/sf	130
Subtotal Existing			*6,274*
Related Project No. 43 (8950 Sunset Hotel)			
Hotel	169 rm	130 gpd/sf	21,970
Restaurant	29,710 sf	0.50 gpd/sf	14,855
Office	36,701 sf	0.15 gpd/sf	5,505
Health Club/Spa	9,230 sf	0.80 gpd/sf	7,384
Subtotal Related Project No. 43			*49,714*
Proposed Project			
Lobby/Support Area/Reception[b]	53,678 sf	0.08 gpd/sf	4,294
Retail Space	6,853 sf	0.08 gpd/sf	548
Art Gallery[c]	2,192 sf	0.15 gpd/sf	329
Office	37,900 sf	0.15 gpd/sf	5,685
Health Club/Spa	6,794 sf	0.80 gpd/sf	5,435
Theatre: Cinema[d]	98 seats	4.00 gpd/seat	392
Hotel[e]	15 rm	130.00 gpd/rm	1,950
Lounge	6,216 sf	0.08 gpd/sf	497
Restaurant[f]	433 seats	30.00 gpd/seat	12,990
Bar: Cocktail, Public Table Area	1,502 sf	0.50 gpd/sf	751
Subtotal Proposed Arts Club			32,*872*
Net Wastewater Generation (Proposed Arts Club + Related Project No. 43 – Existing To Be Removed)			**76,312**

gpd = gallons per day

rm = rooms

sf = square feet

[a] *Project wastewater generation was calculated using the County Sanitation District No. 4 of Los Angeles County's Mean Loading Table.*

[b] *According to the County's Mean Loading Table, generation rates for "Lobby" and "Commercial" uses are the same.*

[c] *Generation rates are not provided for art gallery uses. Therefore, the highest comparable rate for*

Table IV.K.2-4 (Continued)
Estimated Wastewater Generation from Proposed Project and Related Project No. 43

Land Use	Size	Generation Rate[a] (gpd per unit)	Total Wastewater Generation (gpd)

"Museums" (i.e., 150 gallons per day per 1,000 square feet) is applied.

[d] *As estimated by Gensler for this proposed Project, the theater/cinema uses are provided in the form of two screening rooms with 49 seats per room.*

[e] *The proposed Project's guestrooms are not anticipated to generate the same level demand as those in a typical hotel. To provide a conservative estimate, the highest comparable rate for "Hotel" uses (i.e., 130 gallons per day per room) is applied.*

[f] *As the number of seats for restaurant and supper club uses is currently unknown, based on general seating guidelines, it is assumed that one seat is comprised of 15 square feet.*

Source: KPFF Consulting Engineers, 2017.

future capacity of the Hyperion Service Area of approximately 550 mgd, the Hyperion Service Area is expected to have adequate capacity to accommodate the 380 mgd cumulative 2020 wastewater flows. Therefore, cumulative impacts on the wastewater treatment systems would be less than significant.

c. Wastewater Infrastructure

As with the proposed Project, new development projects occurring in the vicinity of the Project Site would be required to coordinate with the City of West Hollywood Department of Public Works Engineering Division via a Sewer Capacity Study to determine whether there is adequate sewer capacity. As required by the City, the Sewer Report prepared for the proposed Project contained additional analysis to evaluate the capability of the existing wastewater system to the estimated wastewater flow from the proposed Project and Related Project No. 43. Per City requirements, the anticipated average daily flows generated by the proposed Project and Related Project No. 43 were calculated using the County Sanitation District No. 4 of Los Angeles County's Mean Loading Table, and the peak flow rate was calculated by multiplying the average flow rate by a factor of 2.5. Based on existing loads, future loads, and future hydraulic conditions, the Sewer Report determined the sewer line that would serve the proposed Project and Related Project No. 43 would be 35.0 percent full during average flows and 47.0 percent full during peak flows, which are below the 50 percent capacity limit set by the City. As such, no upgrades to the existing sewer main serving the Project Site would be required. Therefore, cumulative impacts with regard to wastewater generation and infrastructure capacity attributed to both the proposed Project and Related Project No. 43 would be less than significant.

In order to connect to the sewer system, other related projects in the City would be subject to payment of wastewater mitigation fees to offset any net increases in wastewater

flow from new construction. 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 the Department of Public Works to construct the necessary improvements.

Furthermore, similar to the proposed Project, each related project would be required to comply with applicable water conservation programs, including the City's Green Building Ordinance, which requires that projects comply with all applicable requirements in WHMC Section 19.26.060 (Plant Materials), Section 19.26.070 (Irrigation and Water Conservation), and Chapter 15.52 (Water Conservation Plan). Therefore, cumulative impacts on the City's wastewater infrastructure would be less than significant.

5. Mitigation Measures

Based on the analysis above, Project-level and cumulative impacts with regard to wastewater would be less than significant with implementation of the regulatory compliance measures and the project design features described above. Therefore, no mitigation measures are required.

6. Level of Significance After Mitigation

With implementation of the project design features described above, Project-level and cumulative impacts related to wastewater would be less than significant without mitigation.