3.9 UTILITIES AND SERVICE SYSTEMS

This section describes the existing setting of the project site relative to utilities and service systems, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of The Bond Project (project or proposed project). Utilities include the provision and disposition of water, wastewater (sewer), electric power, natural gas, telecommunications or solid waste disposal needs.

3.9.1 Existing Conditions

Water

Water service throughout the east side of the City of West Hollywood, including the project site, is provided by City of Los Angeles Department of Water and Power (City of West Hollywood 2014a). The Los Angeles Aqueduct, local groundwater, and supplemental water purchased from the Metropolitan Water District of Southern California (MWD) are the primary sources of water supply for the City of Los Angeles and thus the City of West Hollywood (City). The water purchased from MWD is delivered through the Colorado River Aqueduct and the State Water Project's California Aqueduct. An additional water source, recycled water, is becoming a larger part of the overall water supply portfolio (LADWP 2015).

The Los Angeles Aqueduct (LAA) system extends approximately 340 miles from the Mono Basin in central eastern California, to Los Angeles. There are six reservoirs in the system with a combined storage capacity of 300,246 acre-feet (AF). During very wet years, the LAA can provide more than 400,000 AF annually, while very dry years can produce significantly less. In 2014, LAA deliveries reached a new low of 53,500 AF (LADWP 2015).

Local groundwater provides approximately 13% of the total water supply for the Los Angeles water service area and has provided nearly 23% of the total supply in drought years when imported supplies become less reliable. The City of Los Angeles owns water rights in three Upper Los Angeles River Area (ULARA) groundwater basins: San Fernando, Sylmar, and Eagle Rock, as well as the Central and West Coast basins. On average, about 89% (59,621 acre-feet per year [AFY]) of the water service areas' groundwater supply is extracted from ULARA groundwater basins, while the Central Basin provides 11% (7,514 AFY). The City of Los Angeles also owns 1,503 AFY of West Coast Basin groundwater rights. Groundwater entitlements amount to 109,809 AFY (LADWP 2015).

LADWP receives much of its water supplies from the MWD, which imports water from the State Water Project and the Colorado River. MWD's basic apportionment of Colorado River water is 550,000 AFY. Current programs are expected to result in an average delivery of 1.571 million

AFY. In addition, MWD projects that under a multiple-dry years period and single-dry year conditions to receive 566,000 AFY and 701,000 AFY, respectively (LADWP 2015).

In addition, 46,540 AF of wastewater is projected to be recycled for 2019. Projected recycled water used by municipal and industrial (M&I) purposes is projected to be 19,800 AFY. The City of Los Angeles delivers approximately 38,300 AFY of secondary-treated wastewater sold from the Hyperion Treatment Plant (HTP) to West Basin Municipal Water District, which then provides further treatment to meet demands within its service area (LADWP 2015).

Existing water demanding uses at the project site consist of one commercial building occupied by Brick Fitness (a gym), and one multifamily residential building. Existing water use levels for the project site are estimated in Table 3.9-1.

Table 3.9-1
Existing Water Use

Existing Land Use	Square Feet	Land Use Sub Type	Indoor Water Generation Factor	Water Use in gallons per day
Gym	10,000	Health Club	59,143 gallons per 1,000 square feet per year	1,620
Residential Units	3,718	Apartments Low Rise	65,154 gallons per 1,000 square feet per year	664
			Total	**2,284**

Source: California Emissions Estimator Model (CalEEMod), Appendix B, Table 9.1, Water Use Rates (CAPCOA 2013).

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 City of West Hollywood is under contract with the County of Los Angeles to provide routine and emergency sewer maintenance services. The sewer system within the City consists of approximately 39 miles of gravity piping. This gravity sewer system includes over 880 pipe reaches and manholes, providing local sewer service to every parcel within the City (City of West Hollywood 2013; Appendix G).

The City of Los Angeles has a contract with Sanitation District No. 4 of Los Angeles County (Sanitation Districts) to receive sewage generated in West Hollywood and transport that sewage to the City of Los Angeles Sanitation Bureau's trunk, interceptor, and outfall sewer system, which convey wastewater to the City of Los Angeles HTP in the Playa Del Rey area of the City of Los Angeles. The Sanitation Districts own, operate, and maintain the large trunk sewers that connect to the City of Los Angeles' regional wastewater conveyance system (City of West Hollywood 2010). The HTP is 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 (LADWP 2015). The City of West Hollywood does not have a specific wastewater discharge entitlement with HTP (City of West Hollywood 2010).

Sewers serving the project site include the following:

- An 8-inch public sewer main that runs south on North Orange Grove Avenue; and
- A 12-inch public sewer main that runs east to west on Santa Monica Boulevard. (Appendix G).

Sewer manholes on Orange Grove Avenue were examined in 2014 to determine the existing capacity of the sewer main that serves the project site. In addition, flow monitoring data was further collected for a manhole further downstream on Santa Monica Blvd in 2019 (Appendix G). Existing sewer loads and capacity were estimated based on City of West Hollywood requirements. Table 3.9-2 summarizes the sewer capacity study results:

Table 3.9-2
Existing Sewer Capacity Study Results

Analysis	North Orange Grove Ave	Santa Monica Boulevard
Pipe Diameter	8 inches	12 inches
Slope	3.32%	0.32%
Manning N	0.013	0.013
50% Full Capacity	1.10 cfs	1.00 cfs
Monitored Daily Flow	0.020 mgd/0.031 cfs	0.150 mgd/0.232 cfs
Existing Peak Flow	0.077 cfs	0.580 cfs
Existing % Pipe Full	12.80%	36.70%

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 increase in wastewater flow from new construction. The fee is based on net sewage unit of proposed land use for projects with new construction (Sanitation Districts 2016). The fee is used by the City to either upgrade or augment the system, thereby mitigating for any potential impacts of new development on the sewer system.

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 City's recycling

program. 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 driven to a materials recovery facility near the City of Industry. From there, solid waste is transferred by rail to the Mesquite Regional Landfill in Imperial County which is located on 4,245 acres of land (City of West Hollywood 2010). As of March 2011, the Mesquite Regional Landfill had an estimated remaining capacity of 1,100,000,000 cubic yards, had a maximum allowance of 20,000 tons/day of municipal waste, and had an approximate cease operation date of January 2122 (CalRecycle 2011).

Table 3.9-3 shows the estimated solid waste currently generated at the project site.

Table 3.9-3
Existing Solid Waste Generation

Existing Land Use	Square Feet	Land Use Sub Type	Solid Waste Generation Factor	Solid Waste Generation (pounds per day)
Gym	10,000	Health Club	5.70 tons per 1,000 square feet per year	312
Residential Units	3,718	Apartments Low Rise	0.46 tons per 1,000 square feet per year	9
			Total	**322**

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

Electric Service

Electric service is already provided to the project site by Southern California Edison (SCE). SCE provides electricity services in accordance with requirements of the California Public Utilities Commission (CPUC) and the Federal Energy Regulatory Commission.

Natural Gas

Natural gas service is already provided to the project site by Southern California Gas Company (SoCalGas). SoCalGas provides natural gas services in accordance with SoCalGas' policies and extension rules on file with the CPUC.

Telecommunications

Telecommunication services (cable, internet, and phone) in West Hollywood include a variety of providers, including but not limited to Direct TV, Dish TV, AT&T and Spectrum Cable.

3.9.2 Relevant Plans, Policies, and Ordinances

Federal

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (Code Fed. Regs., Title 40, Section 268, Subpart D), contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs that include federal landfill criteria. The federal regulations address the location, operation, design, and closure of landfills, as well as groundwater monitoring requirements.

State

Assembly Bills 939 and 341: 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% by 1995 and 50% by 2000 and established an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. AB 939 requires cities and counties to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element to demonstrate how the jurisdiction will meet the diversion goals. 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 regulatory oversight. Since the adoption of AB 939, landfill 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, safety, and the environment from landfills operations and solid waste facilities.

In 2011, AB 341 was passed, requiring CalRecycle to require that local agencies adopt strategies that will enable 75% diversion of all solid waste by 2020.

Assembly Bill 1327: California Solid Waste Reuse and Recycling Access Act of 1991

AB 1327, which was established in 1991, required CalRecycle to develop a model ordinance for the use of recyclable materials in development projects. Local agencies were then required to adopt the model ordinance, or an ordinance of their own, governing adequate areas for collection and loading of recyclable materials in development projects.

Assembly Bill 1826: Mandatory Commercial Organics Recycling

In October 2014, Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste generated per week. (Organic waste is defined as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.) This law also requires local jurisdictions across the state to implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consists of five or more units. This law phases in the mandatory recycling of commercial organics over time. In particular, the minimum threshold of organic waste generation by businesses decreases over time, which means an increasingly greater proportion of the commercial sector will be required to recycle organic waste.

Sustainable Groundwater Management Act

On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package—AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley)—collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA requires governments and water agencies of high- and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, sustainability should be achieved by 2040. For the remaining high- and medium-priority basins, 2042 is the deadline. Through SGMA, the California Department of Water Resources provides ongoing support to local agencies through guidance, financial assistance, and technical assistance. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably, and requires those GSAs to adopt Groundwater Sustainability Plans for crucial groundwater basins in California.

Urban Water Management Plans

Urban water purveyors are required to prepare and update an urban water management plan (UWMP) every 5 years and are based upon city growth projections included within general plans. The City of Beverly Hills and LADWP, which provide water service to West Hollywood, updated their UWMPs in 2015, drawing upon the City of West Hollywood's growth projections. 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.

Department of Resources Recycling and Recovery

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

California Code of Regulations Title 24, Part 11

In 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code, Part 11 of Title 24, is commonly referred to as CALGreen, and establishes minimum mandatory standards as well as voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency, water conservation, material conservation, and interior air quality. The CALGreen standards took effect in January 2011 and instituted mandatory minimum environmental performance standards for all new construction of residential and non-residential buildings. CALGreen standards are updated periodically. The latest version (CALGreen 2016) became effective on January 1, 2017.

Mandatory CALGreen standards pertaining to water, wastewater, and solid waste include the following (24 CCR Part 11):

- Mandatory reduction in indoor water use through compliance with specified flow rates for plumbing fixtures and fittings.
- Mandatory reduction in outdoor water use through compliance with a local water efficient landscaping ordinance or the California Department of Water Resources' Model Water Efficient Landscape Ordinance.
- Diversion of 65% of construction and demolition waste from landfills.

Local

City of West Hollywood Climate Action Plan

In 2011, the City 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% of all construction debris and waste to be recycled (City of West Hollywood 2014b).

City of West Hollywood General Plan

The Infrastructure, Resources, and Conservation (IRC) 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-2.2 Require development projects to provide a "will serve" letter or similar proof of the availability of necessary infrastructure and services by outside service providers during the permit review process.
    - IRC-2.3 Require that development projects pay for their share of the costs of improvements to water, gas, power and other utilities.
- **IRC-3:** Reduce water use and ensure a long term water supply
    - IRC-3.1 Allow for construction of new development only when there is sufficient water to supply that development, as determined by the service provider.
    - RC-3.2 Require development projects with the water-use equivalent of 10 dwelling units or more to conduct a long-term water supply analysis as part of the development approval process.
    - IRC-3.3 Regularly update water conservation regulations to ensure that current best practices are utilized.
    - IRC-3.6 Require all new buildings to meet the following standards:

      • Achieve a reduction of water use of 40% less than baseline for buildings as calculated by the Energy Policy Act of 1992. Single-family homes are exempted from this requirement but must still meet the other standards of the Green Building Ordinance.

        - Reduce water consumption for outdoor landscape irrigation, consistent with the most recent City policy.
        - Comply with all prevailing state laws and City regulations regarding indoor and outdoor water conservation and efficiency in new construction.
- **IRC-5:** Administer an active and robust green building program

- **IRC-8:** Provide a wastewater system that protects the health, safety, ecology, and welfare of the community.
    - IRC-8.1 Regularly inspect, maintain, and rehabilitate the City's sewer system.
    - IRC-8.2 Require development projects to pay for their share of wastewater system improvements necessitated by that development.
    - 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.
    - IRC-8.5 Maintain an updated Sewer Master Plan.
- **IRC-10:** Use Best Practices to reduce and manage solid waste.
    - IRC-10.1 Aggressively seek to reduce West Hollywood's rate of waste disposal per capita.
    - IRC-10.2 Provide services for recycling and composting and expand these services over time, where appropriate.
    - IRC-10.3 Encourage all construction projects (regardless of size) to divert 80% of the construction waste debris away from landfills.
- **IRC-11:** Provide high quality, safe, well-maintained, and sustainable facilities for City operations.

3.9.3 Thresholds of Significance

The October 2016 Initial Study (Appendix A) for the proposed project included an analysis of the following significance criteria based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.). The Initial Study concluded that there would be less-than-significant impacts for the significance criteria listed as follows. Therefore, the following significance criteria are not included as part of this EIR:

1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
2. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction or which could cause significant environmental effects.

The significance criteria used to evaluate the project impacts to utilities and service systems are based on Appendix G of the CEQA Guidelines. Since publication of the Initial Study, the CEQA Guidelines have undergone a comprehensive update. Therefore, the analysis that follows relies on the updated thresholds in Appendix G of the 2019 CEQA Guidelines. According to Appendix G of the 2019 CEQA Guidelines, a significant impact related to utilities and service systems would occur if the project would:

UTL-1 Require or result in the relocation or construction of new or expanded water, wastewater conveyance, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects.

UTL-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

UTL-3 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

UTL-4 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

3.9.4 Impacts Analysis

Threshold UTL-1 – Would the project require or result in the relocation or construction of new or expanded water, wastewater, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation 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 demand for water, wastewater conveyance, electric power, natural gas, and telecommunication facilities at the project site.

Water

During operation, the proposed project would increase water consumption compared to the existing uses on site. As shown in Table 3.9-1, the existing uses are estimated to use approximately 2,284 gallons of water per day. According to the August 7 2019, KPFF Civil Engineering Initial Study Data (Appendix G), the proposed project would require approximately 28,049 gallons of water per day to serve proposed land uses. For this analysis, is it anticipated that the total water usage per day would be equal to the total sewage discharge per day for the project. As such, the proposed project would increase water use on the site by approximately 25, 765 gallons per day.

According to the Los Angeles Department of Water and Power (LADWP) Urban Water Management Plan, the total annual water demand in LADWP's Service Area in 2015 was over 500,000 AF. This equates to approximately 162 billion gallons per year, or 446 million gallons per day. Thus, the proposed project's water demand would equate to approximately 0.0063% of the total annual demand generated in LADWP's service area. As such, the increased water use would

be minor and incremental in the context of the total water portfolio managed by the LADWP. While the proposed project would involve an intensification of uses on the site, the site is already developed with commercial uses under existing conditions. An existing 12-inch water main on Santa Monica Boulevard, which is owned and operated by LADWP, serves the project site. In addition, a 6-inch fire water service and a 6-inch domestic water service would be constructed as part of the proposed project to connect to the existing 12-inch water main (Appendix G). A letter was sent to the LADWP to inquire about water availability for proposed project. LAWDP confirmed that the proposed project can be sufficiently supplied with water from the municipal system. As such, the proposed project would not require or result in the construction of new water supply facilities. Analysis of sufficiency of water supplies (as opposed to infrastructure) is discussed under Threshold UTL-2.

Wastewater

Once operational, the proposed project would generate conventional sanitary sewer discharges from the hotel, residential, and restaurant uses. Table 3.9-4 shows the anticipated sewer demand associated with the proposed project (Appendix G).

Table 3.9-4
Anticipated Sewer Demand

Facility Description	Building Program	Units	Flow (GPD) per unit	Average Load, Qaf (GPD)	Average Load, Qaf (cfs)	Peak Flow Qpf (cfs)
Restaurant (Indoor)	230	Seat	30	6,900	0.011	0.0267
Restaurant (Outdoor)	21	Seat	18	378	0.001	0.0015
Hotel Amenity Space	2,066	SF	0.05	1,033	0.002	0.0040
Art Gallery	1,381	SF	0.02	28	0.000	0.0001
Residential Lobby	1850	SF	0.08	148	0.000	0.0006
Studio Apartments	38	Unit	80	3,040	0.005	0.0118
1-Bedroom Apartments	23	Unit	120	2,760	0.004	0.0107
2-Bedroom Apartments	9	Unit	160	1,440	0.002	0.0056
Hotel Lobby	1,567	SF	0.08	125	0.000	0.0005
Hotel Rooms	86	Room	130	11,180	0.017	0.0432
Hotel Back-of-House	6,211	SF	0.08	497	0.001	.0019
Fitness Area	650	SF	0.8	520	0.001	0.0020
			Totals	**28,049**	**0.043**	**0.108**

Source: KPFF Consulting Engineers (Appendix G).
Notes: GPD = gallons per day; Qaf = average daily flow; Qpf = peak flow; cfs = cubic feet per second; SF = single family.

Flow monitoring radars were installed in a manhole in North Orange Grove Avenue and data was collected over a one-week period, from October 25, 2014 to November 2, 2014, the results of which are included in Table 3.9-2. Flow monitoring data was further collected in a manhole on Santa Monica Boulevard over a 1-week period from March 20, 2019, to March 28, 2019, data from

which also appears in Table 3.9-2. Based on the results of existing flows, with implementation of the proposed project, Table 3.9-5 provides a summary of future condition hydraulics upon implementation of the proposed project.

Table 3.9-5
Sewer Analysis Summary

Analysis	North Orange Grove Ave	Santa Monica Boulevard
Pipe Diameter	8 inches	12 inches
Slope	3.32%	0.32%
Manning N	0.013	0.013
50% Full Capacity	1.10 cfs	1.00 cfs
Monitored Daily Flow	0.020 mgd/0.031 cfs	0.150 mgd/ 0.232 cfs
Existing Peak Flow	0.077 cfs	0.580 cfs
Existing % Pipe Full	12.80%	36.70%
Additional Generated Peak Flow[a]	0.108 cfs	0.108 cfs
Total Proposed Peak Flow[a]	0.186 cfs	0.689 cfs
Proposed % full[a]	19.60%	40.30%

Source: KPFF Consulting Engineers, Sewer Capacity Study (Appendix G).
Notes: cfs = cubic feet per second; mgd = million gallons per day.
[a] Assuming entire project sewer load connects to a single sewer.

Adding the complete estimated peak flow generated from the proposed project to the 8-inch sewer line on North Orange Grove Avenue would result in an estimated peak flow below the 50% full capacity, as required by the City of West Hollywood. The 8-inch main leads into a 12-inch main located in Santa Monica Boulevard. Adding the complete estimated peak flow from the proposed project to the 12-inch sewer line in Santa Monica Boulevard would result in an estimated peak flow of 40.30%, which is also below the 50% full capacity. As such, the existing sewer lines have the capacity to serve the estimated peak flow from the proposed project. Therefore, the proposed project would not exceed the capacity of the existing sewer lines that serve the project site.

The proposed project represents an increase in the intensity of development on the project site and would therefore be expected to increase the amount of wastewater generated at the project site and treated at HTP. HTP has a capacity of 450 million gallons per day (mgd) for dry weather and 800 mgd for wet weather. On average, 275 mgd of wastewater enters the HTP on a dry weather day (City of Los Angeles Bureau of Sanitation 2019). Thus, the HTP has a remaining capacity of approximately 175 million gallons per day during dry-weather conditions. As shown in Table 3.9-4, the proposed project would generate an average wastewater load of 28,049 GDP or 0.043 cubic feet per second (cfs). Thus, the increase in wastewater attributed to the proposed project would account for 0.016% of HTP's remaining capacity. As such, the proposed project would not produce wastewater that would exceed the remaining treatment capacity of the HTP. Nor would the project require or result in the construction, expansion, or relocation of wastewater infrastructure.

Electric Service

SCE provided a will-serve letter on August 6, 2019 (Appendix G) that acknowledged that that the project site is within their service territory and the process by which electricity services are provided. Specific electrical requirements for the project would be arranged in coordination with SCE's representatives and would tie into existing infrastructure available at and adjacent to the site.

Natural Gas

SoCalGas provided a will-serve letter on July 25, 2019 (Appendix G) that acknowledged that that the project site is within their service territory (facilities in the area) and the process by which natural gas services are provided. Specific natural gas requirements for the project would be arranged in coordination with SoCalGas' representatives and would tie into existing infrastructure available at and adjacent to the site.

Telecommunications

There are a variety of telecommunications providers in West Hollywood that could provide cable, internet, and phone connection to the project site. It is anticipated that demand for telecommunications will be arranged in coordination with the developer and individual occupants, using existing infrastructure available at the site.

In conclusion, the project would either provide or tie into existing infrastructure for water, wastewater (sewage), electric service, natural gas, and telecommunication services; therefore impacts would be **less than significant**.

Threshold UTL-2 – Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

As previously discussed under Threshold UTL-1, the project would not require or result in the need to construct new potable water facilities because the project would connect into the existing water service system. 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 facilities. The UWMP for the Los Angeles Department of Water and Power outlines a Water Shortage Contingency Plan, developed to provide for a sufficient and continuous supply of water in case of water supply shortage in the LADWP service area, including the project site. Over the last 10 years, groundwater contamination has impacted LADWP's ability to fully utilize its entitlements. Expanding urbanization, increasing impervious hardscape, and channelization of stormwater runoff have reduced natural replenishment. Aging well fields and distribution infrastructure have also inhibited the full utilization of the City's groundwater resources. In response to these issues,

LADWP has renewed its focus on protecting and rehabilitating its local groundwater basins, including expanding the remediation efforts for the San Fernando Basin. LADWP continues to invest in stormwater and recharge projects by enhancing and enlarging existing stormwater planning facilities and investing in advanced treatment systems to produce purified recycled water for groundwater replenishment. These investments will augment the City's groundwater and help ensure that basin water levels remain sustainable in the future. In addition, LADWP is involved in many programs and employs multiple technologies to achieve its water conservation goals, which are implemented with state and local ordinances and plumbing code modifications. Further, in response to dry conditions affecting LADWP's imported water supplies, the City of Los Angeles prepared the Sustainable City Plan (pLAn), calling for a 20% reduction in water use by 2017 and 25% by 2035 (LADWP 2015). While this plan was prepared by the City of Los Angeles, water usage reduction requirements are applicable to the City of West Hollywood, because the City utilizes LADWP water supplies.

The proposed project would increase water consumption compared to the existing uses on site. As shown in Table 3.9-1, the existing site land uses are estimated to use approximately 2,284 gallons of water per day. The estimated daily water demand of the proposed project is 28,049 GPD (Appendix G). As such, the proposed project would increase water use on site by approximately 25,765 gallons per day.

While the proposed project would involve an intensification of uses on the site, the site is already developed with commercial and residential uses under existing conditions. According to the LADWP Urban Water Management Plan, which is based on growth projections included in the City's General Plan, the total water demand in LADWP's Service Area in 2015 was over 500,000 AF. This equates to approximately 162 billion gallons per year, or 446 million gallons per day. Thus, the proposed project's water demand would equate to approximately 0. 0063% of the total annual demand generated in LADWP's service area. As such, the increased water use would be minor and incremental in the context of the total water portfolio managed by the LADWP. The LADWP's integrated water resources management approach includes development of additional local supplies to reduce dependence on purchased imported supplies based on recommendations from prior program-level planning initiatives. This includes consideration of recycled water, groundwater system improvements, stormwater capture, and studies of conservation potential. As previously described, the Water Shortage Contingency Plan (which includes a consecutive 3-year dry supply scenario [refer to Exhibit 11K], earthquakes, power outages) was developed to ensure a sufficient and continuous supply of water in case of a water supply shortage in the service area - due to a severe hydrologic dry period or catastrophic event. In addition to the circumstances already considered in the UWMP, the proposed project would implement sustainable design features that would reduce water use during operation compared to traditional building and operational practices. The proposed project would utilize water efficient plumbing fixtures, install low-flow showerheads (<2.5 gallons per minute), water efficient kitchen and bathroom faucets

(<2.5 gallons per minute), water efficient toilets (dual-flush or <1.3 gallons per flush), and tankless water heaters. For these reasons, no new water entitlements would be required, and the project would make only a minor and incremental increase in demand for water supplies. Thus the project would not have an impact on provision for water during normal, dry, and multiple dry years, and as such, impacts would be **less than significant**.

Threshold UTL-3 – Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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. The remaining 20% of construction and demolition material that is not required to be recycled would either be disposed of or voluntarily recycled at a solid waste facility with available capacity. Operation of the proposed project would represent an increase in intensity of uses on the project site which 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 (City of West Hollywood 2015). 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 3.9-6, the proposed project would increase solid waste generation by approximately 344 pounds per day compared to existing conditions. Assembly Bills 939 and 341 require state agencies, such as the City to divert at least 50% of solid waste from landfills currently and 75% of solid waste from landfills by 2020. In addition, Assembly Bill 1826 requires businesses to recycle their organic waste depending on the amount of organic waste generated. As such, 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 and transported by rail to the Mesquite Regional Landfill in Imperial County.

Table 3.9-6
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)
Residential Units	62,750 square feet	Apartments Mid Rise	0.91 tons per 1,000 square feet per year	260

Table 3.9-6
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)
Hotel	86 rooms	Hotel	0.55 tons per room per year	259
Art Gallery	1,381 square feet	Strip Mall	1.05 tons per 1,000 square feet per year	8
Swimming Pool	570 square feet	Recreational Swimming Pool	5.70 tons per 1,000 square feet	18
Fitness Area	650 square feet	Health Club	5.70 tons per 1,000 square feet	20
Hotel Back of House	1,376 square feet	Hotel	10.95 tons per 1,000 square feet per year	83
Restaurants	3,446 square feet	Quality Restaurant	0.91 tons per 1,000 square feet per year	18
Landscaping and Open Space	20,392 sf/0.47 acres	City Park	0.09 tons per 1 acre	0.3
			Total[1]	**666.3**
			Net Increase	**344.3**

Source: CalEEMod, Table 10.1 – Solid Waste Disposal Rates (CAPCOA 2013).
Note:
[1] Totals may not add due to rounding.

While landfill capacity within Los Angeles County is generally limited, the incremental increase in solid waste produced during operation of the proposed project would comprise approximately .0009% of the total daily allotment of waste allowed to be transferred to the Mesquite Regional Landfill. As such, the increase in waste would be negligible in a regional context. Furthermore, project operations would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, impacts would be **less than significant**.

Threshold UTL-4 – Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

As described above, solid waste from commercial uses in the City are brought to a waste transfer station in the City of Industry. From there, waste is taken by rail to the Mesquite Landfill in Imperial County. These facilities are regulated under federal, state, and local laws. Additionally, the City is required to comply with the solid waste reduction and diversion requirements set forth in AB 939, AB 341, AB 1327, and AB 1826.

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.

In addition, waste diversion and reduction during project construction and operations would be completed in accordance with CALGreen standards, CalRecycle standards, CAP standards, and City General Plan ordinances. As a result, the project would comply with federal, state, and local management and reduction statues and regulations related to solid waste. Impacts are considered **less than significant**, and no mitigation is required.

3.9.5 Mitigation Measures

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

3.9.6 Level of Significance After Mitigation

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

3.9.7 References Cited

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