

Appendix M

Utility Infrastructure Technical Report



**6000 HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90028**

**UTILITY INFRASTRUCTURE TECHNICAL REPORT: WATER, WASTEWATER, AND ENERGY
OCTOBER 2024**

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

The project is located on a 3.75-acre site at 6000 Hollywood Boulevard in the City of Los Angeles. The Project Site is associated with Assessor Parcel Numbers (APNs) 5545-005-005, 5545-005-022 and 5545-006-029. The Project Site is comprised of nine lots south of Hollywood Boulevard (Hollywood Lot) and one adjoining lot along Carlton Way between Bronson Avenue to the east and Gower Street to the west (Carlton Lot).

The Hollywood Lot is currently developed as an automotive dealership for Toyota, and includes a showroom, parts storage structure, auto repair facility with five service bays, and surface parking. The existing structures on the Hollywood Lot total approximately 31,833 square feet. The Carlton Lot contains surface parking. The Hollywood Lot and the Carlton Lot are collectively referred to herein as the Project Site.

The Project Site is located in the Hollywood Community Plan area of the City of Los Angeles (City). The greater project site area is primarily developed with a mix of multi-family residential, commercial, and surface parking uses.

The Project includes demolition and removal of the existing Toyota dealership and surrounding surface parking lots, and the development of the site with a new approximately 501,185 square-foot mixed-use development. This development will include 350 residential dwelling units, 136,000 square feet of commercial office space, 18,004 square feet of retail space, and 4,038 square feet of restaurant use. The mix of dwelling units currently is comprised of 52 studios, 212 1-bedroom units, 73 2-bedroom units, and 13 3-bedroom units. The building will reach a maximum height of 419 feet from ground level.

1.2. SCOPE OF WORK

As a part of the environmental clearance pursuant to the California Environmental Quality Act (CEQA) for the Project, the purpose of this report is to analyze the potential impact of the Project to the existing water, wastewater, and energy infrastructure systems.

2. REGULATORY FRAMEWORK

2.1. WATER

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with Local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.
- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.
- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).
- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.
- LADWP's 2020 UWMP outlines the City's long-term water resources management strategy. The 2020 UWMP was approved by the LADWP Board of Water and Power Commissioners on May 25, 2021.
- Senate Bill 610 and Senate Bill 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:
 - 1) A proposed residential development of more than 500 dwelling units;
 - 2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons;

- 3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons;
- 4) A proposed hotel or motel of more than 500 rooms;
- 5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons;
- 6) A mixed-use project that falls in one or more of the above-identified categories; or
- 7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

This project does not fall in one of the above-identified categories but would demand water equal or greater than the amount required by a 500-dwelling unit project. Since this project meets number 7 of the above criteria, a WSA is anticipated for this project.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,600 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three systems: Hyperion Sanitary Sewer System, Terminal Island Water Reclamation Plant Sanitary Sewer System, and Los Angeles Regional Sanitary Sewer System. To comply with State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs), LA Sanitation and Environment (LASAN) prepared a Sewer Management Plan (SSMP) for each of these systems.

The Development Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In January 2019, a Sewer System Management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Resources Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)¹.

Los Angeles Municipal Code

Sewer permit allocation for projects that discharge into the Hyperion Treatment Plant is regulated by Ordinance No. 166,060 adopted by the City of Los Angeles in 1990. The Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875

¹ City of Los Angeles Department of Public Works, LA Sanitation, Sewer System Management Plan, Hyperion Sanitary Sewer System, January 2019.

million gallons per day) for non-priority projects (of which 65 percent is for residential project and 35 percent for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength, as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per the Special Order, laterals sewers, which are sewers 18 inches or less in diameter, must be designated for a planning period of 100 years. The Special Order also requires that sewers be designated so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.²

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.³ The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation and other approved uses.

² City of Los Angeles, L.A. CEQA Thresholds Guide, Your Resource for Planning CEQA Analysis in Los Angeles, M-Public Utilities, 2006. <http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf>

³ City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006. <https://www.lacitysan.org/san/sandocview?docname=CNT025148>

In April 2018, the City prepared the One Water LA 2040 Plan (One Water LA Plan), an integrated approach to Citywide recycled water supply, wastewater treatment, and stormwater management. The new plan builds upon the City's Water IRP, which projected needs and set forth improvements and upgrades to wastewater conveyance systems, recycled water systems, and runoff management programs through the year 2020, and extends its planning horizon to 2040.⁴

2.3. ENERGY

2.3.1. ELECTRICITY

The *2017 Power Strategic Long-Term Resource Plan (SLTRP)*⁵ document serves as a comprehensive 20-year roadmap that guides the Los Angeles Department of Water and Power's (LADWP) Power System in its efforts to supply reliable electricity in an environmentally responsible and cost-effective manner. The 2017 SLTRP re-examines and expands its analysis on the 2016 Power Integrated Resource Plan recommended case with updates in line with latest regulatory framework, and updates to case scenario assumptions that include a 65 percent renewable portfolio, advanced efficiency, and higher levels of local solar, energy storage and transportation electrification.

The 2017 SLTRP uses system modeling tools to analyze and determine the long-term economic, environmental, and operational impact of alternative resource portfolios by simulating the integration of new resource alternatives within our existing mix of assets and providing the analytic results to inform the selection of a recommended case.

The SLTRP also includes a general assessment of the revenue requirements and rate impacts that support the recommended resource plan through 2037. While this assessment will not be as detailed and extensive as more recent-year fiscal analyses, it clearly outlines the general requirements for future analyses. As a long-term planning process, the SLTRP examines a 20-year horizon in order to secure adequate supplies of electricity. In that respect, it is LADWP's desire that the SLTRP contribute towards future rate actions, by presenting and discussing the programs and projects required to fulfill the City Charter mandate of delivering reliable electric power to the City of Los Angeles.

Regulatory interpretations of primary regulations and state laws affecting the Power System, including AB 32, SB 1368, SB 1, SB 2 (1X), SB 350, SB 32, US EPA Rule 316(b), and US Clean Power Plan continue to evolve particularly with certification requirements of existing renewable projects and their applicability towards meeting in-state or out-of-state qualifications. 2017's SLTRP attempts to incorporate the latest interpretation of these major regulations and state laws as we understand them today.

⁴ City of Los Angeles, One Water LA 2040 Plan, Volume 2 Wastewater Facilities Plan, April 2018. https://www.lacitysan.org/cs/groups/sg_owla/documents/document/y250/mdi2/~edisp/cnt026205.pdf

⁵ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

2.3.2. NATURAL GAS

The *2020 California Gas Report*⁶ presents a comprehensive outlook for natural gas requirements and supplies for California through the year 2035. This report is prepared in even-numbered years, followed by a supplemental report in odd-numbered years, in compliance with California Public Utilities Commission Decision D.95-01-039. The projections in the California Gas Report are for long-term planning and do not necessarily reflect the day-to-day operational plans of the utilities.

California natural gas demand, including volumes not served by utility systems, is expected to decrease at a rate of 1.0 percent per year through 2035. Though the Natural Gas Vehicle (NGV) market shows moderate growth, it is not sufficient to offset the projected decrease in other market segments over the forecast horizon.

Residential gas demand is expected to decrease at an annual average rate of 1.7 percent. The commercial gas demand is projected to decrease at an average annual rate of 1.5 percent each year. The industrial gas demand segment is expected to decline at an average rate of 0.2 percent per year. Aggressive energy efficiency programs make a significant impact in managing growth in the residential, commercial, and industrial markets.

In 2015, the state enacted legislation intended to improve air quality, provide aggressive reductions in energy dependency and boost the employment of renewable power. The first legislation, the 2015 Clean Energy and Pollution Reduction Act, also known as Senate Bill (SB) 350, requires the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. SB 350 establishes annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas final end uses by January 1, 2030. Second, the Energy Efficiency Act (AB 802) provides aggressive state directives to increase the energy efficiency of existing buildings, requires that access to building performance data for nonresidential buildings be provided by energy utilities and encourages pay-for performance incentive-based programs. This paradigm shift will allow California building owners a better and more effective way to access whole-building information and at the same time will help to address climate change and deliver cost-effective savings for ratepayers. Last, the Energy Efficiency Act (AB 793) is intended to promote and provide incentives to residential or small and medium-sized business utility customers that acquire energy management technology for use in their home or place of business. AB 793 requires energy utilities to develop a plan to educate residential customers and small and medium business customers about the incentive program.⁷

⁶ California Gas and Electric Utilities, 2020 California Gas Report, 2020.

⁷ C.A. Legislative Assembly, SB 32, 2015-2016.

3. ENVIRONMENTAL SETTING

The 6000 Hollywood Boulevard project site is approximately 163,000 square feet and is associated with Assessor's Parcel Numbers 5545-005-005, 5545-005-022 and 5545-006-029.

The project site is bound by Hollywood Boulevard to the north and Carlton Way to the south. The greater project site area is primarily developed with a mix of multi-family residential, commercial, and surface parking uses.

3.1 WATER

LADWP is responsible for providing water supply to the City while complying with County, State, and Federal regulations.

3.1.1. REGIONAL

Primary sources of water for the LADWP service area are the Los Angeles Aqueducts (LAA), State Water Project (supplied by MWD) and local groundwater. The Los Angeles Aqueduct has been the primary source of the City's water supply. In recent years, however, the amount of water supplies from the Los Angeles Aqueduct has been limited due to environmental concerns, and the City's water supply relied heavily (average of 57% in recent years) on the purchased water from MWD delivered from the Colorado River or from the Sacramento-San Joaquin Delta. Local ground water has been a reliable water source, providing an average of 12% of the total water supply, but there have been concerns in recent years due to declining groundwater level and contamination issues. Lastly, the City's recycled water supply is limited to specific projects within the City at this time.⁸

3.1.2. LOCAL

LADWP maintains water infrastructure to the Project Site. Based on available record data provided by NavigateLA, there appears to be a 16" water main in Hollywood Boulevard, and an 8" water main in Carlton Way. The Project is anticipated to consist of connections in Hollywood Blvd and Carlton Way to serve the proposed buildings.

The existing condition is a Toyota dealership and surrounding surface parking lots. The site appears to have a water meter serving the Site that will be demolished. It is expected that new connections will be installed to meet all the Fire Department and Department of Building and Safety regulations to serve the proposed building. Multiple public fire hydrants exist in the vicinity of the Development Site on both Hollywood Boulevard and Carlton Way.

The water demand of the existing site is approximated in the below Table 1.1.

⁸ LADWP, 2015 Urban Water Management Plan, October 2016.

Table 1.1 – Estimated Existing Water Consumption			
Building Use	Units	Quantity	Total Consumption (GPD) ^(a)
Automotive Dealership	SF	31,833	2,298
Total Estimated Existing Water Consumption		TOTAL (GPD)	2,298
^(a) The existing water demand is based on LADWP billing data from June 2018 to May 2023 as noted in the WSA.			

3.2. WASTEWATER

3.2.1. REGIONAL

The Bureau of Sanitation (BOS) operates and maintains the wastewater treatment, reclamation and collection facilities serving most of the City of Los Angeles incorporated areas as well as several other cities and unincorporated areas in the Los Angeles basin and San Fernando Valley. The collection infrastructure consists of over 6,700 miles of local, trunk, mainline and major interceptor sewers, five major outfall sewers, and 46 pumping plants. The wastewater generated by the Project ultimately flows to the Hyperion Treatment Plant (HTP) System. The existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd) and the existing average daily flow for the system is approximately 260 mgd.⁹

3.2.2. LOCAL

Sanitary sewer is provided by the City of Los Angeles Bureau of Sanitation (BOS). The Project currently has sewer wye connections in Hollywood and Carlton Way. Table 1.2 below summarizes the existing sewer mains capable of serving the Project:

Table 1.2 – Estimated Sewer Facilities			
Main in:	Size / Material	Slope (%)	50% d/D Capacity (GPD)
Hollywood Blvd.	8" Vitrified Clay	0.92	229,000
Carlton Way	8" Vitrified Clay	1.2	384,000

⁹ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.

The city sewer network ultimately conveys wastewater to the Hyperion Sewage Treatment Plant.

Table 1.3 below summarizes the assumed existing wastewater generation from the site.

Table 1.3 – Estimated Existing Wastewater Generation				
Building Use	Water Consumption (GPD)^(a)	Units	Quantity	Total Consumption (GPD)
Retail Area	50 GPD/1000 KGSF	SF	19,860.77	994
Auto Body/Mech. Repair Shop	50 GPD/1000 KGSF	SF	11,318.73	566
Total Estimated Proposed Wastewater Generation			TOTAL (GPD)	1,560
^(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.				

3.3. ENERGY

3.3.1. ELECTRICITY

LADWP is responsible for providing power supply to the City while complying with County, State, and Federal regulations.

3.3.1.1. REGIONAL

LADWP’s Power system is the nation’s largest municipal electric utility and serves a 465-square-mile area in Los Angeles and much of Owens Valley. The system supplies more than 26 million megawatt-hours (MWh) of electricity a year for the City of Los Angeles’ 1.5 million residential and business customers as well as over 5,000 customers in the Owens Valley. LADWP has over 6,502 megawatts (MW) of generation capacity from a diverse mix of energy sources including Renewable energy, Natural Gas, Nuclear, Large Hydro, coal and other sources. The distribution network includes 6,752 miles of overhead distribution lines and 3,626 miles of underground distribution cables.¹⁰

¹⁰ LADWP, 2017 Power Strategic Long-Term Resource Plan, December 2017.

3.3.1.2. LOCAL.

Table 2 below details the estimated existing electrical demands. See Exhibit 6 for additional information.

Table 2 - Estimated Existing Electrical Demand		
Connection To:	Facility	Electricity Demand (kWhr/yr) ^(a)
Existing Development Site	Building	423,840
	Water ^(b)	240,493
	EV Chargers ^(c)	0
Existing Total Electricity Demand for Development Site ^(d)		444,333
<p>^(a) 1 kW (kilowatt) = 1,000 Watts.</p> <p>^(b) Calculations assume compliance with L.A. Green Building Code Chapter 4.303.4, which requires a 20-percent reduction in water usage compared to baseline. As quantifiable measures to reduce water usage are consistent with City code, no water reduction credit was assumed in the analysis.</p> <p>^(c) The Project would provide EV chargers consistent with City requirements for EV chargers, which requires that 10 percent of residential parking spaces and 20 percent of non-residential parking spaces be equipped with EV chargers.</p> <p>^(d) Electricity and natural gas estimates assume compliance with applicable CALGreen Code requirements and City Ordinance No. 187,714. The Project includes Project Design Feature GHG-PDF-1 1 in which implementation would result in the same decrease in natural gas usage and increase in electricity usage in compliance with Ordinance No. 187,714.</p>		

3.3.2. NATURAL GAS

Southern California Gas Company (SoCal Gas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state and federal agencies.

3.3.2.1. REGIONAL

SoCal Gas is the principal distributor of natural gas in Southern California, providing retail and wholesale customers with transportation, exchange and storage services and also procurement services to most retail core customers. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and electric generation (EG) customers in Southern California. SoCal Gas' natural gas system is the nation's largest natural gas distribution utility and serves a 20,000 square-mile area in Central and Southern California. The

system supplies natural gas to 21.6 million customers through 5.9 million meters in more than 500 communities.¹¹

3.3.2.2. LOCAL

Based on substructure maps provided by the City’s Navigate LA database, there appear to be gas mains in both Hollywood Boulevard and Carlton Way. Table 2.1 below details the estimated existing natural gas demands. See Exhibit 6 for additional information.

Table 2.1 - Estimated Existing Natural Gas Demand		
	Facility	Electricity Demand (cf/yr)
Existing Project Site	Building	1,076,922
Existing Total Natural Gas Demand ^(a)		1,076,922
<p>^(a) Electricity and natural gas estimates assume compliance with applicable CALGreen Code requirements and City Ordinance No. 187,714. The Project includes Project Design Feature GHG-PDF-1 1 in which implementation would result in the same decrease in natural gas usage and increase in electricity usage in compliance with Ordinance No. 187,714.</p>		

¹¹ California Gas and Electric Utilities, 2020 California Gas Report, 2020.

SIGNIFICANCE THRESHOLDS

3.4. WATER

Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) provides a set of sample questions that address impacts with regard to water supply. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles CEQA Thresholds Guide (*L.A. CEQA Thresholds Guide*) states that the determination of significance with regard to impacts on water shall be made on a case-by-case basis, considering the following factors:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed use after appropriate infrastructure improvements have been installed.

3.5. WASTEWATER

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to wastewater. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the CEQA Guidelines, the *L.A. CEQA Thresholds Guide* states that a project would normally have a significant wastewater impact if:

- The project would cause a measureable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or
- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.

These thresholds are applicable to the Project and as such are used to determine if the Project would have significant wastewater impacts.

3.6. ENERGY

Appendix F of the CEQA Guidelines states that the potentially significant energy implications of a project should be considered in an EIR. Environmental impacts, as noted in Appendix F, may include:

- The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. if appropriate, the energy intensiveness of materials may be discussed;
- The effects of the project on local and regional energy supplies and on requirements for additional capacity;
- The effects of the project on peak and base period demands for electricity and other forms of energy;
- The degree to which the project complies with existing energy standards;
- The effects of the project on energy resources;
- The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Appendix G of the CEQA Guidelines has the following questions:

- Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?
- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

In the context of the above thresholds, the *L.A. CEQA Thresholds Guide* states that a determination of significance shall be made on a case-by case basis, considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity enhancing alterations to existing facilities;
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond City requirements.

Based on these factors, the Project would have a significant impact on energy resources if the project would result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities, or the design of the project fails to incorporate energy conservation measures that go beyond existing requirements.

4. METHODOLOGY

4.1. WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Development Site, including the type of facilities, location and sizes, and any planned improvements.

- Description of the water conditions for the Project area and known improvement plans.

Project Impacts

- Evaluate the Project's water demand, taking into account design or operational features that would reduce or offset water demand.
- Determine what improvements would be needed, if any, to adequately serve the Project.
- Describe the degree to which presently scheduled off-site improvements offset impacts.

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The existing and proposed water demand is based upon available site and Project information and utilizes 120 percent of the BOS sewerage generation factors.

LADWP performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Development Site. LADWP's approach consists of analyzing their water system model near the Development Site. Based on the results, LADWP determines whether they can meet the project fire hydrant flow needs based on existing infrastructure. See Exhibit 1 for the results of the Information of Fire Flow Availability Request (IFFAR).

In addition, LADWP performed a flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand), to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether they can meet the project needs based on existing infrastructure. See Exhibit 2 for the results of the Service Advisory Request (SAR) for James M Wood Boulevard.

4.2. WASTEWATER

The methodology for determining the significance of a project as it relates to a project's impact on wastewater collection and treatment infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures (if required). The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;

- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;
- Compare the Project’s wastewater needs to the appropriate sewer’s capacity and/or the wastewater flows anticipated in the Wastewater Facilities Plan or General Plan.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project wastewater generation with the calculated available capacity of the existing facilities.

Pursuant to LAMC Section 64.15, BOS Wastewater Engineering Division made preliminary analyses of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exists for future development of the Development Site. BOS’s approach consisted of the study of a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City’s hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS preliminary analysis. Refer to Exhibit 3 for the Sewer Capacity Availability Report (SCAR) results, as well as a Wastewater Service Information (WWSI) Response Letter prepared by the City of Los Angeles Bureau of Sanitation providing additional context and evaluation, showing feasibility in accommodating the Project.

4.3. ENERGY

The methodology for determining the significance of a project as it relates to a project’s impact on energy supply and distribution infrastructure is based on the *L.A. CEQA Thresholds Guide*. This methodology involves a review of the project’s environmental setting, project impacts, cumulative impacts, and mitigation measures as required. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of the electricity and natural gas supply and distribution infrastructure serving the Development Site. Include plans for new transmission facilities or expansion of existing facilities; and

- Summary of adopted energy conservation plans and policies relevant to the project

Project Impacts

- Evaluation of the new energy supply and distribution systems which the project would require.
- Describe the energy conservation features that would be incorporated into project design and/or operation that go beyond City requirements, or that would reduce the energy demand typically expected for the type of project proposed.
- Consult with the DWP or The Gas Company, if necessary, to gauge the anticipated supply and demand conditions at project buildout.

This report analyzes the potential impacts of the Project on existing energy infrastructure by comparing the estimated Project energy demand with the available capacity. Will-serve letters from LADWP and SoCal Gas (Exhibits 4 and 5) demonstrate the availability of sufficient energy resources to supply the Project's demand.

5. PROJECT IMPACTS

5.1. CONSTRUCTION

5.1.1. WATER

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, etc. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water use ranges from 1,000 to 2,000 gallons per day (gpd). Although temporary construction water use would be greater than the existing water consumption at the Development Site, it is anticipated that the existing water infrastructure would meet the limited and temporary water demand associated with construction of the Project. Impacts on the water infrastructure due to construction activity would therefore be less than significant.

The Project will also require construction of new, on-site water distribution lines to serve new buildings and facilities of the proposed Project. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the water distribution lines below surface and would be limited to on-site water distribution, and minor off-site work associated with connections to the public main. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service and are typically responsible for the installation of new meters and main connections. Therefore, Project impacts on water associated with construction activities would be less than significant.

5.1.2. WASTEWATER

Construction activities for the Project would not result in wastewater generation as construction workers would typically utilize portable restrooms, which would not contribute to wastewater flows to the City's wastewater system. Thus, wastewater generation from Project construction activities is not anticipated to cause a measurable increase in wastewater flows. Therefore, Project impacts associated with construction-period wastewater generation would be less than significant.

The Project will require construction of new on-site infrastructure to serve the new buildings. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. No upgrades to the public main are anticipated. A Construction Management Plan would be implemented to reduce any temporary pedestrian and traffic impacts. The contractor would implement the Construction Management Plan, which would ensure safe pedestrian access and vehicle travel and emergency vehicle access throughout the construction phase. Overall, when considering impacts resulting from the installation of any required wastewater

infrastructure, all impacts are of a relatively short-term duration (i.e., months) and would cease to occur once the installation is complete. Therefore, Project impacts on wastewater associated with construction activities would be less than significant.

5.1.3. ENERGY

Electrical power would be consumed to construct the new buildings and facilities of the proposed Project. Typical uses include temporary power for lighting, equipment, construction trailers, etc. Overall, demolition and construction activities would require minimal electricity consumption and would not be expected to have any adverse impact on available electricity supplies and infrastructure. Therefore, impacts on electricity supply associated with short-term construction activities would be less than significant.

No natural gas usage is expected to occur during construction. Therefore, impacts on natural gas supply associated with short-term construction activities would be less than significant.

Construction impacts associated with the Project's electrical and gas infrastructure upgrades would primarily be confined to trenching. Infrastructure improvements will comply with all applicable LADWP, SoCalGas, and City of LA requirements, which are expected to and would in fact mitigate impact to existing energy systems and adjacent properties. As stated above, to reduce any temporary pedestrian access and traffic impacts during any necessary off-site energy infrastructure improvements, a construction management plan would be implemented to ensure safe pedestrian and vehicular travel. Therefore, Project impacts on energy infrastructure associated with construction activities would be less than significant.

5.2. OPERATION

5.2.1. WATER

5.2.1.1. INFRASTRUCTURE CAPACITY

When analyzing the Project for infrastructure capacity, the projected demands for both fire suppression and domestic water are considered. Although domestic water demand is the Project's main contributor to water consumption, fire flow demands have a much greater instantaneous impact on infrastructure, and therefore are the primary means for analyzing infrastructure capacity. Nevertheless, conservative analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 1 and Exhibit 2 for the results of the IFFAR and SAR, respectively, which together demonstrate that adequate water infrastructure capacity exists.

5.2.1.2. FIRE WATER DEMAND

According to information available in Navigate LA, the Project is currently zoned as "Highway Oriented Commercial". Based on fire flow standards set forth in Section

57.507.3 of the LAMC, the Project has a required fire flow of 6,000 to 9,000 gallons per minute (gpm) from four to six hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). Correspondence with the Los Angeles Fire Department (LAFD) Inspector is included in Exhibit 1 in the Appendix and states that, based on the anticipated building zoning, use, and programming, the required fire flow for the project is set at 9,000 GPM from six hydrants flowing simultaneously. An IFFAR was submitted to LADWP regarding available fire hydrant flow to demonstrate compliance. The results indicate the required flow can be provided from six hydrants flowing simultaneously for a total of 9,000 gpm – 1,500 gpm in each of the three hydrants along Hollywood Blvd, 1,500 gpm from the hydrant at the corner of Hollywood Blvd and Gower St, 1,500 gpm from the hydrant on the corner of Gower St and Carlton Way, and 1,500 gpm from the hydrant on Carlton Way. Therefore, no significant impact is anticipated due to project operation. The results show that the Development Site currently has adequate fire flow available to demonstrate compliance with Section 57.507.3 of the LAMC.

Furthermore, LAMC Section 57.513, Supplemental Fire Protection, states that:

Where the Chief determines that any or all of the supplemental fire protection equipment or systems described in this section may be substituted in lieu of the requirements of this chapter with respect to any facility, structure, group of structures or premises, the person owning or having control thereof shall either conform to the requirements of this chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems is necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project will incorporate a fire sprinkler suppression system to reduce or eliminate the public hydrant demands, which will be subject to Fire Department review and approval during the design and permitting of the Project. Based on Section 94.2020.0 of the LAMC that adopts by reference NFPA 14-2013 including Section 7.10.1.1.5, the maximum allowable fire sprinkler demand for a fully or partially sprinklered building would be 1,250 gpm. As noted, an SAR was submitted to LADWP to determine if the existing public water infrastructure could meet the demands of the Project. Based upon the SAR results, the existing infrastructure is sufficient to meet the demands of the project. The Project's fire flow impacts to water infrastructure would be less than significant.

5.2.1.3. DOMESTIC WATER DEMAND

Water consumption estimates have been prepared based on 2012 City of Los Angeles Bureau of Sanitation sewer generation rates, California Code of Regulations Title 23 Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance, and other assumptions as listed in the WSA, and are summarized in Table 3 below. As

mentioned, the approved SAR and WSA which is inclusive of anticipated domestic water demands shows that the existing infrastructure is sufficient to meet the water demand of the Project. Therefore, the Project’s impact on water supply would be less than significant.

Table 3 – Estimated Proposed Water Consumption						
Building Use	Water Consumption (GPD) ^(a)	Units	Quantity	Total Consumption (GPD)	Required Ordinances Water Savings (GPD)	Proposed Demand (GPD)
Residential: Apt - Bachelor	75	DU	52	3,900		
Residential: Apt – 1 BDR	110	DU	212	23,320		
Residential: Apt – 2 BDR	150	DU	47	7,050		
Residential: Townhouse – 2BDR	150	DU	26	3,900		
Residential: Apt – 3 BDR	190	DU	13	2,470		
Base Demand Adjustment (Residential)				4,249		
Residential Total				44,889	8,590	35,939
Office Building	0.12	SF	136,000	16,320		
Retail/Restaurant	30	Seat	752	22,560		
Base Demand Adjustment (Other)				540		
Non-Residential Total				39,420	5,185	34,235
Landscaping and Pool		SF	56,288	5,435	2,963	2,472
Covered Parking	.02	SF	30,979	257	0	257
Cooling Office	21.06	Ton	450	9,477	1,895	
Cooling High Rise	35.64	Ton	800	28,512	5,702	
Cooling Total				37,989	7,598	30,391
Total Estimated Proposed Water Consumption				103,294 GPD		
Existing to Be Removed				2,298 GPD		
Additional Conservation				872 GPD		
Net Additional Water Demand				100,124 GPD		

^(a) The proposed water consumption is based on 2012 sewer generation rates as noted in the WSA.

5.2.2. SEWER GENERATION

In accordance with the *L.A. CEQA Thresholds Guide*, the base estimated sewer flows were based on the sewer generation factors for the Project’s uses. Based on the type of use and generation factors, the Project will generate approximately 245,510 gallons per day (gpd) of wastewater. 240,450 GPD will discharge into the public sewer located on Hollywood Blvd, and 5,060 GPD into the public sewer located on Carlton Way. Wastewater generation estimates have been prepared based on the City of LA

Bureau of Sanitation sewerage generation factors for residential and commercial categories and are summarized in Table 4 below.

Table 4 – Estimated Proposed Wastewater Generation				
Building Use	Water Consumption (GPD) ^(a)	Units	Quantity	Total Consumption (GPD)
Residential: Apt - Bachelor	75	DU	52	3,900
Residential: Apt – 1 BDR	110	DU	212	23,320
Residential: Apt – 2 BDR	150	DU	73	10,950
Residential: Apt – 3 BDR	190	DU	13	2,470
Office Building w/ Cooling Tower	170	KGSF	136,000	23,120
Auto Parking	20	KGSF	390,979	7,820
Restaurant: Full Service Indoor Seat	30	Seat	752	22,560
Sewer Ejector ^(b)		GPD		108,000
Pool		GAL		28,613
Total Estimated Proposed Wastewater Generation			TOTAL (GPD)	230,753
<p>^(a) The average daily flow based on 100% of City of Los Angeles sewerage generation factors.</p> <p>^(b) Sewer Ejector load has been estimated based on anticipated plumbing fixtures and fire tank. If the fire tank flow exceeds the allowable discharge amount, the project will implement onsite measures (i.e. surge tank) to remain within the allowable pumped discharge to Hollywood Boulevard.</p>				

A Sewer Capacity Availability Request (SCAR) and a Wastewater Services Information request (WWSI) were submitted to see whether the existing public infrastructure can accommodate the Project. The Bureau of Engineering and Bureau of Sanitation have analyzed the Project demands in conjunction with existing conditions and forecasted growth. Refer to Exhibit 3 for the SCAR, will-serve letter from the Bureau of Engineering, and response letter from the Bureau of Sanitation – Wastewater Engineering Services Division.

It is anticipated that the Project will make multiple connections to the public sewer system. During the course of design and permitting, the exact locations of the points of connection will be determined. Table 5 below shows the anticipated wastewater generation relative to the available pipe’s capacity.

Table 5 – Estimated Impact to Wastewater Facilities			
Main in:	Current Gauging d/D (%)	50% d/D Capacity (GPD)	Proposed Flow (% of 50 d/D Capacity)
Hollywood Blvd.	28	229,000	105%
Carlton Way	N/A	384,000	1.3%

The Project is anticipating 98% of flow to the sewer in Hollywood Blvd. and 2% of flow to the sewer in Carlton. Although the proposed discharge to Hollywood Boulevard exceeds the pipe’s 50% capacity, the additional load still falls within the pipe’s total capacity, and the approved SCAR confirms that both sewer mains currently have sufficient capacity to accommodate the loading. Due to this fact and the Response Letter generated by the Bureau of Engineering-Wastewater Engineering Services Division, impacts on wastewater infrastructure would be less than significant.

As further discussed below, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (consisting of 450 mgd at the Hyperion Treatment Plant, 80 mgd at the Donald C. Tillman Water Reclamation Plant, Reclamation Plant, and 20 mgd at the Los Angeles–Glendale Water Reclamation Plant).¹² The Project’s proposed wastewater generation is approximately 0.24 mgd. This is equal to far less than one percent of the Hyperion Treatment Plant’s capacity where the Project’s wastewater would be treated. As indicated in the Response Letter, the Hyperion Treatment Plant is understood to have sufficient capacity to serve the Project. Consequently, impacts on wastewater treatment capacity are less than significant.

5.2.3. ENERGY

5.2.3.1. ELECTRICITY

The Project will increase the demand for electricity resources. The estimated projected electrical loads are provided in Table 6 below.

Table 6 - Estimated Proposed Electrical Demand		
Connection To:	Facility	Electricity Demand (kWhr/yr) ^(a)
Proposed Development Site	Building	6,752,724
	Water ^(b)	221,097
	EV Chargers ^(c)	114,903
Total Proposed Electricity Demand for Development Site ^(d)		7,088,724
Existing Total Electricity Demand for Development Site		444,333
Net Increase in Electricity Demand for Development Site Due to Project		6,644,391

¹² City of Los Angeles Department of Public Works, Bureau of Sanitation, Water Reclamation Plants, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-cw/s-lsh-wwd-cw-p?_adf.ctrl-state=oe81wkld_4&_afLoop=28344654751341747#!, accessed July 8, 2020.

- (a) 1 kW (kilowatt) = 1,000 Watts.
- (b) Calculations assume compliance with L.A. Green Building Code Chapter 4.303.4, which requires a 20-percent reduction in water usage compared to baseline. As quantifiable measures to reduce water usage are consistent with City code, no water reduction credit was assumed in the analysis.
- (c) The Project would provide EV chargers consistent with City requirements for EV chargers, which requires that 10 percent of residential parking spaces and 20 percent of non-residential parking spaces be equipped with EV chargers.
- (d) Electricity and natural gas estimates assume compliance with applicable CALGreen Code requirements and City Ordinance No. 187,714. The Project includes Project Design Feature GHG-PDF-1 1 in which implementation would result in the same decrease in natural gas usage and increase in electricity usage in compliance with Ordinance No. 187,714.

A Will Serve letter was sent to LADWP to determine if there is sufficient capacity to serve the Project. Based on the response from LADWP (see Exhibit 4), impacts related to electrical services would be less than significant.

5.2.3.2. NATURAL GAS.

The Project will decrease the demand for natural gas resources. The estimated projected natural gas loads are provided in Table 7 below.

Table 7 - Estimated Proposed Natural Gas Demand		
Connection To:	Facility	Natural Gas Demand (cf/yr)
Proposed Development Site	Building	269,970
Total Proposed Natural Gas Demand for Development Site ^(a)		269,970
Existing Total Natural Gas Demand for Development Site		1,076,922
Net Increase in Natural Gas Demand for Development Site Due to Project		-806,952
<p>^(a) Electricity and natural gas estimates assume compliance with applicable CALGreen Code requirements and City Ordinance No. 187,714. The Project includes Project Design Feature GHG-PDF-1 1 in which implementation would result in the same decrease in natural gas usage and increase in electricity usage in compliance with Ordinance No. 187,714.</p>		

Additionally, a Will Serve letter was sent to the gas company to determine if there is sufficient capacity to serve the Project. Based on the response from SoCalGas (see

Exhibit 5), available capacity to serve the project exists. As such, impacts related to gas would be less than significant.

5.3. CUMULATIVE IMPACTS

6.3.1 WATER

The geographic context for the cumulative impact analysis on water supply is the LADWP service area (i.e., the City). LADWP, as a public water service provider, is required to prepare and periodically update an Urban Water Management Plan to plan and provide for water supplies to serve existing and projected demands. The 2015 UWMP prepared by LADWP accounts for existing development within the City, as well as projected growth through the year 2040.

Additionally, under the provisions of Senate Bill 610, LADWP is required to prepare a comprehensive water supply assessment for every new development "project" (as defined by Section 10912 of the Water Code) within its service area that reaches certain thresholds. The types of projects that are subject to the requirements of Senate Bill 610 tend to be larger projects that may or may not have been included within the growth projections of the 2015 UWMP. The water supply assessment for projects would evaluate the quality and reliability of existing and projected water supplies, as well as alternative sources of water supply and measures to secure alternative sources if needed.

Furthermore, through LADWP's 2015 UWMP process and the City's Securing L.A.'s Water Supply, the City will meet all new demand for water due to projected population growth to the year of 2040, through a combination of water conservation and water recycling. These plans outline the creation of sustainable sources of water for the City of Los Angeles to reduce dependence on imported supplies. LADWP is planning to achieve these goals by expanding its water conservation program. To increase recycled water use, LADWP is expanding the recycled water distribution system to provide water for irrigation, industrial use, and groundwater recharge.

Compliance of the Project and future development projects with regulatory requirements that promote water conservation such as the Los Angeles Municipal Code, including the City's Green Building Code, as well as AB 32, would also assist in assuring that adequate water supply is available on a cumulative basis.

Based on the above, it is anticipated that LADWP would be able to supply the water demands of the Project as well as future growth. Therefore, cumulative impacts on water supply would be less than significant.

6.3.2 WASTEWATER

The Proposed Project will result in the additional generation of sewer flow. However, as discussed above the Bureau of Sanitation will conduct an analysis of existing and planned capacity and will determine that adequate capacity exists to serve the Project. Related projects connecting to the same sewer system are required to obtain a sewer connection permit and submit a Sewer Capacity Availability Request to the Bureau of Sanitation as

part of the related project's development review. Impact determination will be provided for each project following the completion of the SCAR analysis. 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 Bureau of Sanitation to construct the necessary improvements.

Wastewater generated by the Proposed Project would be conveyed via the existing wastewater conveyance systems for treatment at the Hyperion Treatment Plant system. As previously stated, based on information from the Bureau of Sanitation, the existing design capacity of the Hyperion Service Area is approximately 550 million gallons per day (mgd) and the existing average daily flow for the system is approximately 260 mgd.¹³ The estimated wastewater generation of the Proposed Project (245,510 gpd) is less than the available capacity in the system. It is expected that the related projects would also be required to adhere to the Bureau of Sanitation's annual wastewater flow increase allotment.

Based on these forecasts the Project's increase in wastewater generation would be adequately accommodated within the Hyperion Service Area. In addition, the City Bureau of Sanitation's analysis confirms that the Hyperion Treatment Plant has sufficient capacity and regulatory allotment for the Proposed Project. Thus, operation of the Project would have a less than significant impact on wastewater treatment facilities.

6.3.3 ENERGY

The geographic context for the cumulative analysis of electricity is LADWP's service area and the geographic context for the cumulative analysis of natural gas is SoCal Gas' service area. The geographic context for transportation energy use is the City of Los Angeles. Growth within these geographies is anticipated to increase the demand for electricity, natural gas, and transportation energy, as well as the need for energy infrastructure, such as new or expanded energy facilities.

Buildout of the Project, the related projects, and additional growth forecasted to occur in the City would increase electricity consumption during project construction and operation and, thus, cumulatively increase the need for energy supplies and infrastructure capacity, such as new or expanded energy facilities. LADWP forecasts that its total energy sales in the 2024-2025 fiscal year (the project buildout year) will be 23,286 gigawatt-hours (GWh) of electricity.¹⁴ Based on the Project's estimated net new electrical consumption of 1.05 GWh/year, the project would account for approximately 0.005% of LADWP's projected sales for the Project's build-out year. Although future development would result in the irreversible use of renewable and non-renewable electricity resources during project construction and operation which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with growth expectations for LADWP's service area. Furthermore, like the Project, during

¹³ City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, January 2019.

¹⁴ LADWP, 2017 Power Integrated Resource Plan, Appendix A, Table A-1.

construction and operation, other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to electricity consumption would not be cumulatively considerable and, thus, would be less than significant.

Electricity infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by LADWP are ongoing. As described in LADWP's 2017 Power Integrated Resource Plan, LADWP would continue to expand delivery capacity as needed to meet demand increases within its service area at the lowest cost and risk consistent with LADWP's environmental priorities and reliability standards. LADWP has indicated that the Power Integrated Resource Plan incorporates the estimated electricity requirement for the Project. The Power Integrated Resource Plan takes into account future energy demand, advances in renewable energy resources and technology, energy efficiency, conservation, and forecast changes in regulatory requirements. Development projects within the LADWP service area would also be anticipated to incorporate site-specific infrastructure improvements, as necessary. Each of the related projects would be reviewed by LADWP to identify necessary power facilities and service connections to meet the needs of their respective projects. Project applicants would be required to provide for the needs of their individual projects, thereby contributing to the electrical infrastructure in the Project area. As such, the Project's contribution to cumulative impacts with respect to electricity infrastructure would not be cumulatively considerable and, thus, would be less than significant.

Buildout of the Project and related projects in SoCal Gas' service area is expected to increase natural gas consumption during project construction and operation and, thus, cumulatively increase the need for natural gas supplies and infrastructure capacity. Based on the 2020 California Gas Report, the California Energy Commission estimates natural gas capacity within SoCal Gas' planning area will be approximately 3,435 million cubic feet/day in 2025, of which approximately 1,093 million cubic feet/day is currently unallocated.¹⁵ The Project would account for significantly less than 0.01 percent of the 2025 forecasted consumption in SoCalGas's planning area. SoCalGas' forecasts consider projected population growth and development based on local and regional plans. Although future development projects would result in the irreversible use of natural gas resources which could limit future availability, the use of such resources would be on a relatively small scale and would be consistent with regional and local growth expectations for SoCalGas' service area. Furthermore, like the Project, during project construction and operation other future development projects would be expected to incorporate energy conservation features, comply with applicable regulations including CALGreen and State energy standards under Title 24, and incorporate mitigation measures, as necessary. Accordingly, the Project's contribution to cumulative impacts related to natural gas consumption would not be cumulatively considerable and, thus, would be less than significant.

¹⁵ California Gas and Electric Utilities, 2020 California Gas Report, p. 159.

Natural gas infrastructure is typically expanded in response to increasing demand, and system expansion and improvements by SoCalGas occur as needed. It is expected that SoCalGas would continue to expand delivery capacity if necessary to meet demand increases within its service area. Development projects within its service area would also be anticipated to incorporate site-specific infrastructure improvements, as appropriate. As such, cumulative impacts with respect to natural gas infrastructure would not be cumulatively considerable and, thus, would be less than significant.

6. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified to water, wastewater, or energy infrastructure for this Project.

Appendix

Exhibit 1 – LAFD Request for Fire Services Report

LADWP “Information of Fire Flow Availability Request” (IFFAR) Results

Exhibit 2 – LADWP “Service Advisory Report” (SAR) Results

LADWP “Water Supply Assessment” (WSA)

Exhibit 3 – Sewer Capacity Availability Report (SCAR) Results and Will Serve Letter

City of Los Angeles “Wastewater Service Information” Letter

Exhibit 4 – LADWP Approved Power Will-Serve Letter

Exhibit 5 – SoCal Gas Approved Will-Serve Letter

Exhibit 6 – CalEE Mod Analysis

EXHIBIT 1

**LAFD Request for Fire Services Report
LADWP “Information of Fire Flow Availability Request”
(IFFAR) Results**

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

March 6, 2023

To: Eyestone Environmental
Attention: Laura Rodriguez
2121 Rosecrans Ave Suite 3355
El Segundo Ca 90245

From: Los Angeles City Fire Department

Subject: Request for Fire Services Report

CASE NO.: 6000 Hollywood Bl.
PROJECT NAME: The 6000 Hollywood Boulevard Project
PROJECT APPLICANT: Eyestone Environmental
PROJECT LOCATION: 6000 w Hollywood Bl. Los Angeles CA 90028

PROPOSED PROJECT:

The Project Site is located at 6000 Hollywood Boulevard (Project Site) in the Hollywood Community Plan area of the City. The Project Site is generally bound by Hollywood Boulevard to the north, Bronson Avenue to the east, Carlton Way to the south, and Gower Street to the west. Regional access to the Project Site is provided by Hollywood Boulevard located just north of the Project Site, Sunset Boulevard located south of the Project Site, and US-101, which is accessible within approximately 730 feet of the Project Site. Local access to the Project Site is provided by several local streets and avenues, including Gower Street and Bronson Avenue.

The Project is a new mixed-use development proposed on a 163,327-square-foot (3.75-acre) site comprised of nine lots south of Hollywood Boulevard (Hollywood Lot) and one adjoining lot along Carlton Way between Bronson Avenue to the east and Gower Street to the west (Carlton Lot). The Hollywood Lot is currently developed as an automotive dealership for Toyota, and includes a showroom, parts storage structure, auto repair facility with five service bays, and surface parking. The existing structures on the Hollywood Lot total approximately 31,833 square feet. The Hollywood Lot and the Carlton Lot are collectively referred to herein as the Project Site.

As summarized in Table 1, the Project would replace the existing automotive dealership and surface parking on the Project Site with a mixed-use development that would comprise 501,460 square feet of new residential, commercial, and retail floor area across multiple structures that would be integrated with public and private open space. The proposed uses would be provided within a six-story, 113-foot office and retail building (Building A, height of 120 feet with mechanical) along the northwest portion of the Project Site; a 35-story, 404-foot residential tower (Building B, height of 419 feet with mechanical) along the northeast portion of the Project Site that would contain 265 residential units; 11 low-rise structures ranging from two to three stories; and a four-story, 44.5-foot residential building located entirely on the Carlton Lot (Building C, height of 56 feet with mechanical) that would contain 46 units. The proposed 35-story residential building, six-story office building, and 11 low-rise style structures would all be atop a parking podium and be

located along Hollywood Boulevard. One of the low-rise structures would be used as a 4,366-square-foot two-story restaurant. The remaining 10 structures would include 39 townhomes with ground floor retail. Each of these 10 structures would be between two and three stories above the podium with a maximum height of 98 feet. Overall, the Project would include 341,094 square feet of residential uses (350 units), 136,000 square feet of commercial office uses, and 24,366 square feet of retail uses, including 19,500 square feet of retail, 4,366 square feet of restaurant uses, and 500 square feet of support uses. The overall floor area ratio (FAR) would be 3.08:1.

Table 1 Summary of Existing and Proposed Floor Area^a

Land Use	Floor Area
Existing (All to Be Removed)	
Commercial (Automotive Dealership)	31,833 sf
<i>Total Existing Floor Area to Be Removed</i>	<i>31,833 sf</i>
New Construction	
Residential	341,094 sf (350 units)
Office	136,000 sf
Retail/Restaurant	24,366
<i>Total New Construction</i>	<i>501,460 sf</i>
Net Floor Area Upon Completion	469,627 sf
<p><i>sf = square feet ^a Square footage is calculated pursuant to the Los Angeles Municipal Code (LAMC) definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”</i></p>	

The Project would incorporate numerous on-site common and private open space and recreational amenities. The Project would provide common open space at the ground level that could be publicly accessible during daytime hours in the form of gardens, courtyards, and terraces. The common open space proposed to be provided within the Project Site would total 38,252 square feet. The primary public open space amenity would be a landscaped and paved central plaza along Hollywood Boulevard, which would include access to retail, outdoor dining, and terrace stairs that provide additional gathering space as well as access to a landscaped upper plaza and residential garden walk. Interior common areas would include resident amenities such as a pool deck, view deck, fitness areas, game rooms, lounges and meeting rooms. Additional common area opens spaces

would be provided in gardens and terraces throughout the Project Site. Many of the residential structures would also include roof top open spaces.

Vehicular access to the Project Site would be provided from four driveways along Hollywood Boulevard. Access for trash pickup and other freight vehicles would be provided via a loading dock entry off Hollywood Boulevard, adjacent to the Project Site's eastern boundary. The Project would include a total of 971 parking spaces within a maximum three-level subterranean parking garage. Two levels of the subterranean parking garage would cover the entire Project Site while the third level would cover only the eastern half of the Project Site. Pedestrian access to the Project Site would be provided at several access points around the perimeter of the Project Site, including along Hollywood Boulevard, Carlton Way, and Gower Street. Bicycle access would occur via the pedestrian access points and three driveways along Hollywood Boulevard. Additionally, the Project would include 42 short-term and 202 long-term bicycle parking spaces. Short-term bicycle parking spaces would be provided on the ground level and long-term bicycle parking spaces would be provided within the subterranean parking garage. Locker rooms and showers would also be provided beside the long-term bicycle parking area and bike racks would be provided on all frontages of the Project Site.

Proposed lighting would include shielded low to medium output exterior lights adjacent to buildings and along pathways for security and wayfinding purposes. In addition, shielded low to medium output lighting to accent signage, architectural features, murals, and landscaping elements would be incorporated throughout the Project Site.

The Project Site does not currently contain any residential uses; therefore, the existing uses on-site do not generate a residential service population. The Project would increase the building square footage on-site and would introduce new residential uses, as discussed above. Based on employee generation rates included in the City of Los Angeles VMT Calculator Documentation, the Project's new residential units would result in a population of approximately 827 new residents. Additionally, the Project is estimated to generate 536 net new employees to the Project Site.

The following comments are furnished in response to your request for this Department to review the proposed development:

FIRE FLOW:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the

water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at **9,000 G.P.M. from six fire hydrants flowing simultaneously.**

Improvements to the water system in this area may be required to provide 9,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

RESPONSE DISTANCE:

Based on a required fire-flow of 9,000 G.P.M., the first-due Engine Company should be within 1 mile(s), the first-due Truck Company within 1 1/2 mile(s).

FIRE STATIONS:

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development: **6000 w Hollywood Bl, LA CA 90028**

DISTANCE	Fire Station No.	EQUIPMENT & SERVICES	STAFF
0.3	Fire Station No. 82 5769 Hollywood Bl Los Angeles CA 90028	Engine, Paramedic Rescue Ambulance	6
1.1	Fire Station No. 27 1327 Cole Avenue Los Angeles, CA 90028	Light Force, Engine, Paramedic Rescue Ambulance and BLS Rescue Ambulance, Battalion Supervisor	16
1.7	Fire Station No. 52 4957 Melrose Ave Los Angeles, CA 90029	Assessment Engine and Paramedic Rescue Ambulance	6
2.1	Fire Station No. 35 1601 N Hillhurst Ave. Los Angeles, CA 90027	Assessment Engine, Light Force, Paramedic Rescue Ambulance, BLS Rescue ambulance	14
2.1	Fire Station No. 41 1439 N Gardner Los Angeles, CA 90046	Engine, Paramedic Rescue Ambulance	6

Based on these criteria (response distance from existing fire stations), fire protection would be considered **adequate.**

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas, which will serve the proposed project.

Bob Babajian
March 6, 2023
6000 w Hollywood Bl. (Request for Fire Services Report)
Page 5

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities. (I.E., Paramedic Rescue Ambulance and EMT Rescue Ambulance resources.)
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Fire Development Services Section, Hydrants & Access Unit at **(213) 482-6543**.

Kristin M. Crowley,
Fire Chief

Orin Saunders, Fire Marshal
Bureau of Fire Prevention and Public Safety

OS:MRC:mrc



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 9,000 gpm from 6 hydrants flowing simultaneously at 1,500 gpm. Water Service Map No.: 148-189
 LAFD Signature: _____
 Date Signed: _____

Applicant: Mike Suehisa
 Company Name: KPFF
 Address: 700 S Flower St, Suite 2100
 Telephone: 213-266-5261
 Email Address: mike.suehisa@kpff.com

	F- 35995	F- 35996	F- 43002
Location:	Hollywood Blvd	Hollywood Blvd	Hollywood Blvd
Distance from Nearest Pipe Location (feet):	39	42	31
Hydrant Size:	4D	2 1/2 X 4D	2 1/2 X 4D
Water Main Size (in):	16	16	16
Static Pressure (psi):	87	85	84
Residual Pressure (psi):	63	61	61
Flow at 20 psi (gpm):	1,500	1,500	1,500

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No. W20230502018
 Please see the attached exhibit showing the fire hydrant locations.
Maximum flow of 9,000 GPM from 6 hydrants running simultaneously.

Water Purveyor: Los Angeles Department of Water & Power Date: 5/16/2023

Signature: Oscar E. Tupul Title: Civil Engineering Associate

Requests must be made by submitting this completed application, along with a \$271.00 check payable to: "Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

* If you have any questions, please contact us at (213) 367-2WNB or visit our web site at <http://www.ladwp.com>.



City of Los Angeles

Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

LAFD Fire Flow Requirement: 9,000 gpm from 6 hydrants flowing simultaneously at 1,500 gpm. Water Service Map No.: 148-189
 LAFD Signature: _____
 Date Signed: _____

Applicant: Mike Suehisa
 Company Name: KPFF
 Address: 700 S Flower St, Suite 2100
 Telephone: 213-266-5261
 Email Address: mike.suehisa@kpff.com

	F- 35990	F- 35991	F- 35994
Location:	Carlton Way / Gower St NE Corner	Carlton Way	Hollywood Blvd / Gower St NW Corner
Distance from Nearest Pipe Location (feet):	24	29	81
Hydrant Size:	4D	2 1/2 X 4D	2 1/2 X 4D
Water Main Size (in):	8	8	24
Static Pressure (psi):	94	92	88
Residual Pressure (psi):	70	68	65
Flow at 20 psi (gpm):	1,500	1,500	1,500

KATHRINE CRUZ
MAY 02 2023

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: _____ ECMR No. W20230502018
 Please see the attached exhibit showing the fire hydrant locations.
Maximum flow of 9,000 GPM from 6 hydrants running simultaneously.

Water Purveyor: Los Angeles Department of Water & Power Date: 5/16/2023

Signature: Oscar E. Tupul Title: Civil Engineering Associate

Requests must be made by submitting this completed application, along with a \$271.00 check payable to: "Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
111 North Hoe Street - Room 1425
Los Angeles, CA 90012

* If you have any questions, please contact us at (213) 367-2WNB or visit our web site at <http://www.ladwp.com>.

Amy

EXHIBIT 2

LADWP “Service Advisory Report” (SAR) Results
LADWP “Water Supply Analysis” (WSA)



BUILDING A STRONGER L.A.

Eric Garcetti, Mayor

Board of Commissioners
Cynthia McClain-Hill, President

Jill Banks Barad-Hopkins

Mia Lehrer

Nicole Neeman Brady

Cynthia M. Ruiz

Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

July 12, 2022

Map No. 148-189

Erin Yamashita, P.E.
KPF Consulting Engineers
700 South Flower Street, Suite 2100
Los Angeles, California 90017

Dear Erin Yamashita:

Subject: Water Availability-Will Serve
6000 Hollywood Boulevard, Los Angeles, California 90028
APN's: 5545-006-029, Mount View Tract, Lot FR 8
5545-005-022, Brokaw Tract Number 2, Lot FR LT A
5545-005-005, Brokaw Tract Number 2, Lot 8

This is in reply to your request regarding water availability for the above-mentioned location. This property can be supplied with water from the municipal system subject to the Water System rules of the Los Angeles Department of Water and Power (LADWP). It is also subject to all conditions set by LADWP.

Should you require additional information, please contact Mr. Ricardo Buantello at (213) 367-1738. Correspondence may be addressed to:

LADWP
111 North Hope Street, Room 1425
Los Angeles, California 90012

Sincerely,



Liz Gonzalez
Manager-Business Arrangements
Water Distribution Engineering

RB:kc
c: Mr. Ricardo Buantello

EXHIBIT 3

**Sewer Capacity Availability Report (SCAR) Results and Will
Serve Letter**

City of Los Angeles “Wastewater Services Information” Letter

Processed by: **Albert Lew**
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: **Approved**
Reviewed by: **Talar Galoustian**
on **10/10/2024**

Submitted by: **Christina Braco**
Bureau of Engineering
Central District
Phone:

Fees Collected	Yes	SCAR FEE (W:37 / QC:707) \$2,568.50
Date Collected	06/18/2024	SCAR Status: Completed

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. When is the SCARF applied, or charged?

It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

3. Where does the SCARF get paid?

The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

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VAHID KHORSAND
COMMISSIONER

SUSANA REYES
COMMISSIONER

TJ KNIGHT
ACTING EXECUTIVE OFFICER

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

TED ALLEN, PE
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://engineering.lacity.gov>

10/11/2024

MIKE SUEHISA
700 S FLOWER STREET, SUITE 2100
LOS ANGELES, CA, 90017

Dear MIKE SUEHISA,

SEWER AVAILABILITY: 6000 HOLLYWOOD BLVD

The Bureau of Sanitation has reviewed your request of 04/19/2024 for sewer availability at **6000 HOLLYWOOD BLVD**. Based on their analysis, it has been determined on 10/11/2024 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480. **If not listed in the Proposed Facility Description section of the SCAR, sewer ejector use is prohibited.**

Sincerely,

Christina Braco

Central District, Bureau of Engineering

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
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It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.

2. Why is the SCARF being charged now when it has not been in the past?

The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.

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CHIEF FINANCIAL OFFICER

JULIE ALLEN
NICOLE BERNSON
MAS DOJIRI
ROBERT POTTER
ALEXANDER E. HELOU
ASSISTANT DIRECTORS

TIMEYIN DAFETA
HYPERION EXECUTIVE PLANT MANAGER

**WASTEWATER ENGINEERING
SERVICES DIVISION**
2714 MEDIA CENTER DRIVE
LOS ANGELES, CA 90065
FAX: (323) 342-6210
WWW.LACITYSAN.ORG

April 4, 2023

Mr. Mike Suehisa,
KPF Consulting Engineers,
700 S Flower Street, # 2100
Los Angeles, CA 90017.

Dear Mr. Suehisa,

6000 HOLLYWOOD BLVD - REQUEST FOR WASTEWATER SERVICES INFORMATION

This is in response to your March 21, 2023 letter requesting a review of your proposed mixed-use project located at 6000 Hollywood Boulevard, Los Angeles, CA 90028. The project will consist of residential apartment units, offices, retail areas, and restaurants. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative capacity impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<i>Proposed</i>			
Residential: APT - BACHELOR	75 GPD/DU	52 DU	3,900
Residential: APT – 1 BDRM	110 GPD/DU	212 DU	23,320
Residential: APT – 2 BDRM	150 GPD/DU	73 DU	10,950

zero waste • zero wasted water

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Residential: APT – 3 BDRM	190 GPD/DU	13 DU	2,470
Office Space	120 GPD/KGSF	136,000 SF	16,320
Retail Area	25 GPD/KGSF	18,004 SF	450
Restaurant	30 GPD/SEAT	270 SEATS	8,100
Sewer Ejector	N/A	N/A	180,000
Total			245,510 GPD

SEWER AVAILABILITY

The Developer is requesting to discharge 240,450 GPD into the public sewer located on Hollywood Blvd, and 5,060 GPD into the public sewer located on Carlton Way.

For the discharge on Hollywood Blvd, the sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Hollywood Blvd. The sewage from the existing 8-inch line feeds into a 21-inch line on Sunset Blvd before discharging into a 33-inch sewer line on Vine St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 21-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Hollywood Blvd.	28	229,000 GPD
21	Sunset Blvd.	*	4.14 MGD
33	Vine St.	22	21.11 MGD

* No gauging available

For the discharge on Carlton Way, the sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Carlton Way. The sewage from the existing 8-inch line feeds into a 21-inch line on Sunset Blvd before discharging into a 33-inch sewer line on Vine St. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow levels (d/D) in the 8-inch line and the 21-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Carlton Way	*	384,000 GPD
21	Sunset Blvd.	*	4.14 MGD
33	Vine St.	22	21.11 MGD

* No gauging available

Based on estimated flows, it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

This response letter is not intended to address any potential utility conflicts associated with the wastewater or stormwater conveyance systems. Construction of any type near any wastewater or stormwater conveyance infrastructure in the public right of way, or in/near any conveyance easement must be evaluated separately.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: <https://eng2.lacity.org/techdocs/stdplans/index.htm>

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers a Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from the Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

Sincerely,

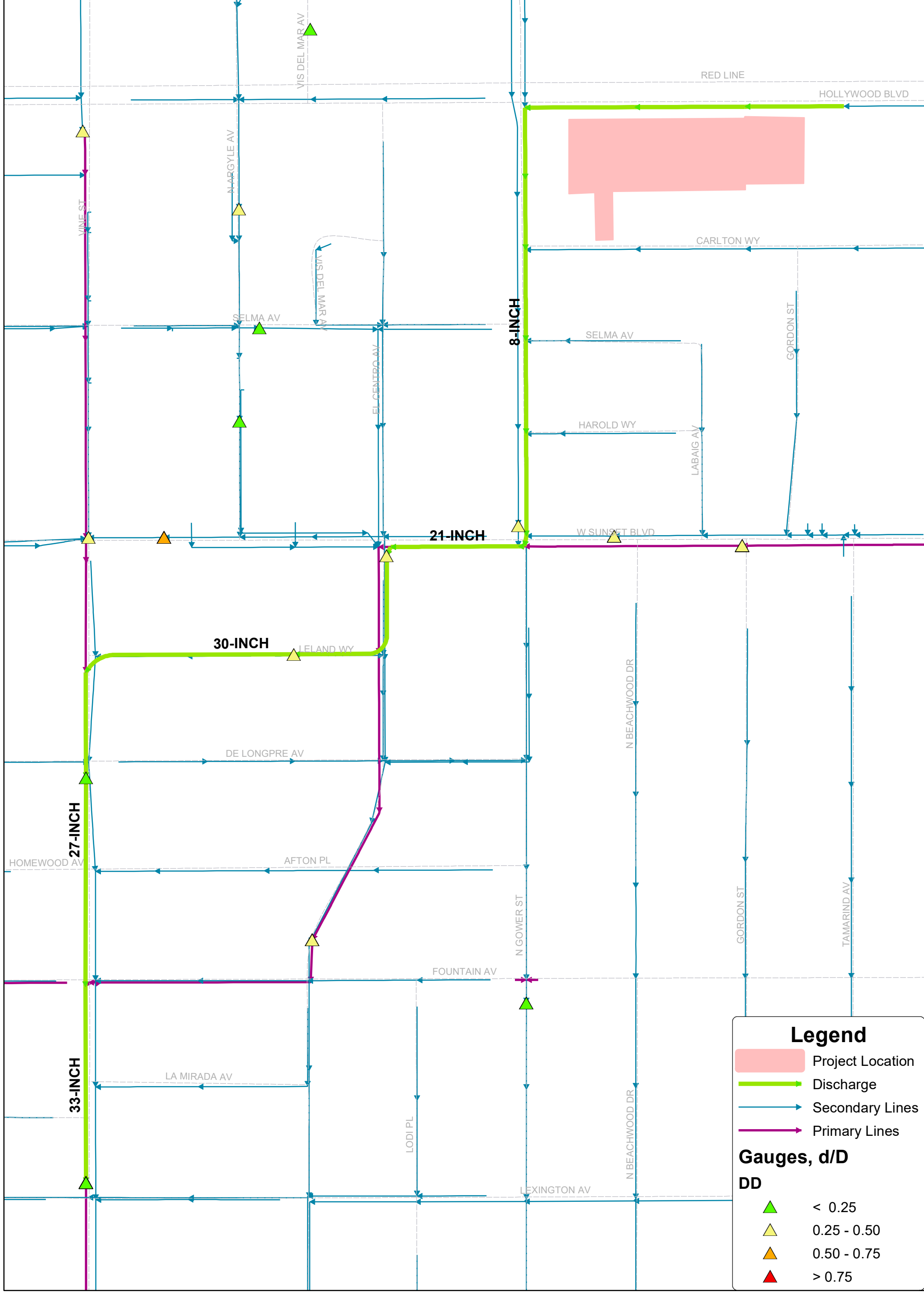


Rowena Lau, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

RL/CD: ra

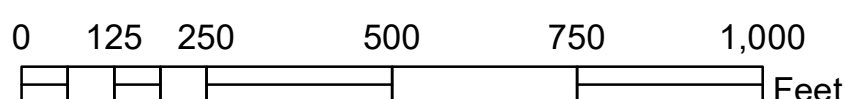
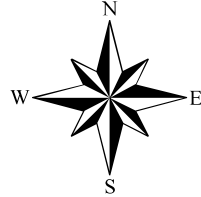
Attachment: Figure 1-2 - Sewer Maps

c: Julie Allen, LASAN
Michael Scaduto, LASAN
Ryan Thiha, LASAN
Christopher DeMonbrun, LASAN

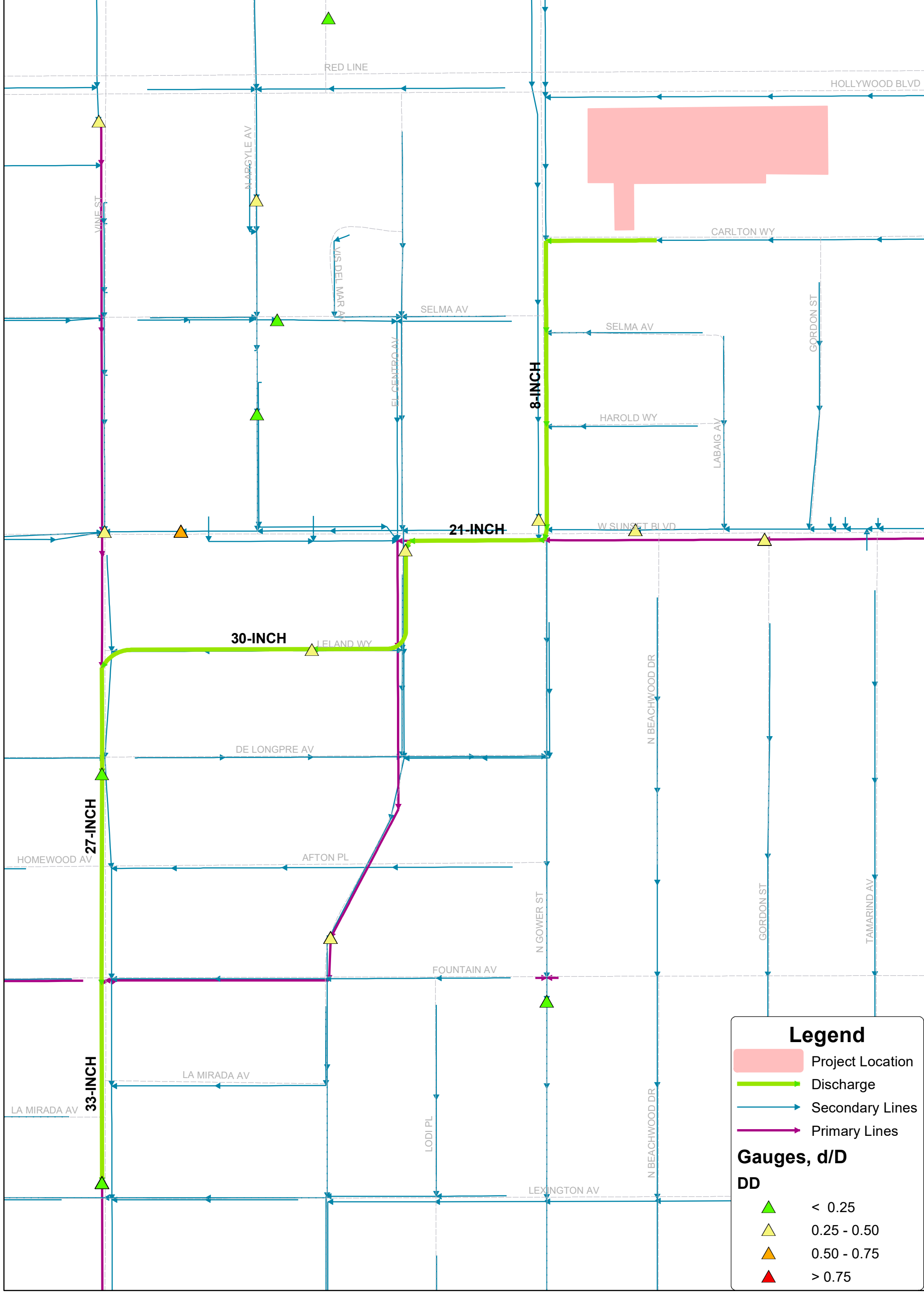


Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
6000 HOLLYWOOD BLVD
HOLLYWOOD BLVD ANALYSIS
Sewer Map

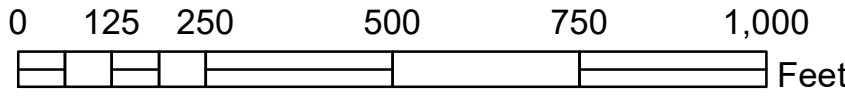
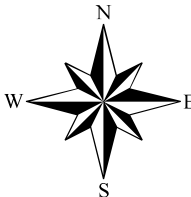


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Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 2
6000 HOLLYWOOD BLVD
CARLTON WAY ANALYSIS
Sewer Map



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EXHIBIT 4

LADWP Approved Power Will-Serve Letter

July 7, 2022

Ms. Erin Yamashita
KPF
700 S Flower Street, Suite 2100
Los Angeles, CA 90017

Dear Ms. Yamashita:

Subject: Will Serve
6000 Hollywood Blvd -Multi-Residential Mixed Used

This is in response to your letter dated on July 7, 2022 regarding electric service for the proposed project at the above address.

Electric service is available and will be provided in accordance with the Department of Water and Power Rules and Regulations. The estimated power requirement for this proposed project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system.

If you have any questions regarding this matter, please call Mr. Jairo Mazariegos, at (818) 771-3654.

Sincerely,

Marco Maldonado/AV

Marco Maldonado
District Engineer, Metro West Service Planning

c: Jairo Mazariegos

EXHIBIT 5

SoCal Gas Approved Will-Serve Letter



701 N. Bullis Rd.
Compton, CA 90224-9099

July 26, 2022

Kpff
700 S. Flower St. Suite 2100
Los Angeles, CA 90017
Attn: Erin Yamashita

Subject: Will Serve - 6000 Hollywood Blvd, Los Angeles, CA 90028

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Jason Sum
Planning Associate
SoCalGas - Compton HQ

EXHIBIT 6

CalEE Mod Analysis

Refer to Appendix D, Energy, of this Draft EIR for the CalEEMod Analysis.