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FAX TRANSMITTAL

Date November 20, 2001
Job # 1011684 File 1.10
Project 2000 Avenue of the Stars
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To Mr. Travis Cullen
Company Envicom Corporation
Fax # 818 / 879-4711
Phone #

From Ali Khamisi

Subject AOS-EIR Write-up & Exhibits
Operator Initials mm
Description / Comments

Travis,

Please see attached EIR write-up & exhibits. I am sending the originals by overnight courier tonight. Please call if you have any questions.

Ali

- These are transmitted for your use
- The original will follow in the mail

cc:

X.X HYDROLOGY AND DRAINAGE

A hydrology and drainage analysis for the proposed project was prepared by KPFF Consulting Engineers. This section summarizes the findings of the analysis.

The project site is south of the foothills of the Santa Monica Mountains. It has minor undulations and a grade change of approximately forty-five feet between the high point at the south corner of the property and the low point near the eastern corner. Most of the water in adjacent streets flows from properties in the immediate vicinity of the project site. There is an extensive storm drain system in the area (shown in Exhibits 1 and 2). The drains are in Avenue of the Stars, Constellation and Century Park East. The City of Los Angeles has not identified any drainage system problems in the vicinity of the project, nor do they have any capital improvements planned or needed.

The property is approximately 12.9 acres, of which 11.9 acres, or 92 percent, contains an underground parking lot. Within the footprint of this underground structure, there are four buildings on an elevated plaza. All drainage on the roofs of these buildings and the deck of the plaza flows through various drains and connects with the surrounding storm drains in the street. In the perimeter of this plaza area, some drainage from the landscaped areas may percolate into the adjacent ground and the remaining drainage flows on the surface to the adjacent streets. Under the proposed project, the southwestern portion of the site (above the parking structure) will be demolished and reconstructed. There will be little, if any, change as a result of the new construction. There will be a reconfiguration of the drains on the roofs and the plaza, but the end result will be almost the same amount of water flowing into each of the currently used connections to the public storm drain system. At present, and under the proposed project, approximately 59.4 cubic feet per second (cfs) falls on the entire site during the peak of a 25-year storm. Of this amount, approximately 55.1 cfs falls or will fall directly into roof and area drains on the plaza deck. The remaining amount falls in the perimeter of the site where a majority surface flows into the surrounding streets and then the public storm drain.

UNAVOIDABLE SIGNIFICANT IMPACTS

The proposed project would not increase the volume of flow from the site and it would improve water quality over current site conditions. Mandatory compliance with City, County and State regulatory requirements would further ensure that any potential runoff effects that could occur from development would be rigorously controlled. The project would not be subject to a known flood hazard, nor would it create a new flood hazard through the impedance of surface water runoff. Given that the proposed project would improve site conditions, no significant cumulative impacts would occur. Consequently, no significant unmitigated impacts would occur with the proposed project.

