



APPENDIX I:
WATER CONSUMPTION, AND
WASTEWATER GENERATION WORKSHEETS

Water Use Estimates for Cumulative Projects

Project Location	Description	Land Uses (in square feet, unless noted)											
		Retail	Residential (Dwelling Units)	Office	Light Industrial	Churches	Gym (Showers)	Training Facilities	Hotel (Rooms)	Movie Theater (Seats)	Childcare (Children)	University Growth (Students)	Dorms (Beds)
Within Boundaries of the Dominguez District													
19503 Normandie Avenue	Shopping Center	160,000											
Gateway Towne Center	Shopping Center	509,666											
	Single Family Housing		38										
	Movie Theater								46,000 [c]				
901 S. Central	Sav-on Retail	24,000											
Dominguez Technology Center	Technology			840,997									
	Industrial				693,822								
	Office			567,673									
Dominguez Hills Village	Childcare									150			
CSUDH Campus	Univ. Student Growth										1479		
CSUDH-University Housing	Single Family Residential		125										
	Townhouses		125										
CSUDH/Home Depot Center Phase II	Hotel							200					
	Administrative Offices			30,000									
	Athletic Performance Cntr.							30,000					
	Training Facilities							50,000					
	Dormitories											240	
Prime Wheel Expansion	Warehouse and Office			165,000									
South Bay Pavillion	Increase mall sf	225,454											
643 E. 223rd Street	Townhouses		40										
1216 E. Carson Street	Detached Condos		7										
21841 Orrick Avenue	Detached Condos		8										
235 E. 235th Street	Detached Condos		11										
630 E. 220th Street	Townhouses		8										
22038 Grace Street	Detached Condos		3										
816 Carson Street	Townhouses		100										
430-437 E. Carson Street	Townhouses		98										
21917 S. Figueroa Street	Townhouses		6										
2350 E. 223rd Street	Office			126,400									
1249 E. Carson	Church					25,000							
132 W. 220th Street	Detached Condos		6										
17120 S. Figueroa Street	Industrial				58,962								
1333 E. 223 Street	Car Dealership Expansion	145,000											
20320 Avalon Boulevard	Gas Station w/ Conven. Store	6,000											
249 E. Gardena Boulevard	Warehousing/Manufact.				78,408								
20700 Avalon Boulevard	24 Hour Fitness						33,000						
22005 Main Street	Office/Retail Center	10,205											
21914 Dolores Street	Detached Condos		3										
21225 S. Figueroa Street	Church				5,200								
21240-21250 Main Street	Strip Commercial	5,620											
21915 Dolores Street	Detached Condos		4										
20240 Avalon Boulevard	Commercial Drive-Thru	1,667											
418 223rd Street	Attached Condos		6										
17420 Broadway	2-unit Industrial/Manufacturing Office Buildings			10,000	40,000								
	TOTALS	1,087,612	588	1,740,070	871,192	30,200	33,000	80,000	200	46,000	150	1,479	240
Water Use Factors (Gallons per day, per 1000 square feet, unless noted) [a]		165	214.5	220	220	50	660	250[b]	137.5	137.5	22	22	82.5 [d]
	Total Water Use (gpd)	179,456	126,126	382,815	191,662	1,510	21,780	20,000	27,500	6,325	3,300	32,538	19,600
	Cumulative Water Use for All Projects												1,012,812
Outside of the Dominguez District Boundaries													
16908 Normandie Avenue	Residential Condos		21										Water Use: 4,504 gpd

[a] Based on the following County Sanitation Districts of Los Angeles County average daily generation factors for wastewater generated by different types of land uses (March 2004) (in gallons per day per 1,000 sq. ft., unless noted): Retail - 150, Residential -195 per parcel, Office -200, Light Industrial -200, Churches -45, Gym (with Showers) -600, Hotel- 125 per room, Indoor Theater -125, Childcare - 20 per child, University Growth - 20 per student. These values were increased by 10% to create the water consumption factors.

[b] Based on the generation factor of 250 gallons per 1,000 square feet for Practice Facilities provided in the Mollenhauer Report, December 2003.

[c] Total square footage of the movie theater was calculated based on a 2,000 seat theater and an assumption of 23 sq. ft. per seat. [derivation assumed in Playa Vista EIR, Appendix N 4]

[d] Based on a consumption rate for dormitories of 75 gallons per bed, obtained from the City of Los Angeles waste generation factors (March 2002). This value was increased by 10% to create the water consumption factor.

Project's Forecasted Sewage Generation

Use	Size (ksf)/Unit/Rooms	Factor	Average Daily Flow	Annual Flow	Regional		Neighborhood	
					Avg. Daily Flow	Annual Flow	Avg. Daily Flow	Annual Flow
RETAIL								
Shopping Center	610	322	196,420	71,693,300	161,000	58,765,000	35,420	12,928,300
Electronic Superstore	50	100	5,000	1,825,000	5,000	1,825,000	-	-
Home Improvement	150	100	15,000	5,475,000	15,000	5,475,000	-	-
Discount Club	150	100	15,000	5,475,000	15,000	5,475,000	-	-
Home Furnishings	350	100	35,000	12,775,000	35,000	12,775,000	-	-
Office Supply	50	100	5,000	1,825,000	5,000	1,825,000	-	-
Pet Supply	50	100	5,000	1,825,000	5,000	1,825,000	-	-
Supermarket	90	150	13,500	4,927,500	10,500	3,832,500	3,000	1,095,000
Subtotal	1,500		289,920	105,820,800	251,500	91,797,500	38,420	14,023,300
HOTEL								
Subtotal	300	125	37,500	13,687,500				
RESTAURANTS								
High-Turnover	50	1,000	50,000	18,250,000				
Fast Food	15	1,000	15,000	5,475,000				
Quality	16.13	1,000	16,125	5,885,625				
Subtotal	81.13		81,125	29,610,625				
COMMERCIAL RECREATION/ENT.								
Multiplex Movie Theater	110	125	13,750	5,018,750				
Bowling Alley	25	150	3,750	1,368,750				
Fitness Center	35	150	5,250	1,916,250				
Multi-purpose Rec. Center	44	72	3,168	1,156,320				
Subtotal	214		25,918	9,460,070				
RESIDENTIAL								
Apartment	400	156	62,400	22,776,000				
Condominiums	1,150	195	224,250	81,851,250				
Subtotal	1,550		286,650	104,627,250				
PROJECT TOTAL								
Commerical	1,995.13		434,463	158,578,995				
Residential	1,550		286,650	104,627,250				
TOTAL			721,113	263,206,245				

Sewage Generation Estimates for Cumulative Projects

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		Retail	Residential (Dwelling Units)	Office	Light Industrial	Churches	Gym (Showers)	Training Facilities	Hotel (Rooms)	Movie Theater (Seats)	Childcare (Children)	University Growth (Students)	Dorms (Beds)
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17420 Broadway	2-unit Industrial/Manufacturing				40,000								
	Office Buildings			10,000									
	TOTALS	1,087,612	609	1,740,070	871,192	30,200	33,000	80,000	200	46,000	150	1,479	240
Water Use Factors (Gallons per day, per 1000 square feet) [a]		150	195	200	200	45	600	225 [b]	125	125	20	20	75[d]
	Total Sewage Generation (gpd)	163,142	118,755	348,014	174,238	1,359	19,800	18,000	25,000	5,750	3,000	29,580	18,000
	Total Sewage Generation for All Projects												924,638

[a] Based on the following County Sanitation Districts of Los Angeles County average daily generation factors for wastewater generated by different types of land uses (March 2004) (in gallons per day per 1,000 sq. ft., unless noted): Retail - 150, Residential - 195 per parcel, Office - 200, Light Industrial - 200, Churches - 45, Gym (with Showers) - 600, Hotel- 125 per room, Indoor Theater - 125, Childcare - 20 per child, University Growth - 20 per student.

[b] Based on the generation factor of 225 gallons per 1,000 square feet for Practice Facilities provided in the Mollenhauer Report, December 2003.

[c] Total square footage of the movie theater was calculated based on a 2,000 seat theater and an assumption of 23 sq. ft. per seat.

[d] Based on a consumption rate for dormitories of 75 gallons per bed, obtained from the City of Los Angeles waste generation factors (March 2002).