

Appendix I

Wastewater Calculations



Proposed Modified Project's Forecasted Sewage Generation

Use	Size (ksf)/Unit/Rooms	Factor	Average Daily Flow	Annual Flow
<u>REGIONAL COMMERCIAL</u>	696.5	322	224,273	81,859,645
<u>REGIONAL RETAIL COMMERCIAL</u>				
Regional Retail Commercial	525.85	100	52,585	19,193,525
Supermarket	90	150	13,500	4,927,500
<i>Subtotal</i>	<u>615.85</u>		<u>66,085</u>	<u>24,121,025</u>
<u>HOTEL</u>				
<i>Subtotal</i>	<u>350</u>	<u>125</u>	<u>43,750</u>	<u>15,968,750</u>
<u>RESTAURANTS</u>				
Planning Area 2 High-Turnover	15.00	1000	15,000	5,475,000
Planning Area 3 High-Turnover	85.00	1000	85,000	31,025,000
Quality	0.00	1000	0	0
<i>Subtotal</i>	<u>100.00</u>		<u>100,000</u>	<u>36,500,000</u>
<u>COMMERCIAL RECREATION/ENT.</u>				
Multiplex Movie Theater	130.00	125	16,250	5,931,250
Bowling Alley	0.00	150	0	0
Fitness Center	0.00	150	0	0
Multi-purpose Rec. Center	0.00	72	0	0
<i>Subtotal</i>	<u>130.00</u>		<u>16,250</u>	<u>5,931,250</u>
<u>RESIDENTIAL</u>				
Apartment	1250	156	195,000	71,175,000
Condominiums	0	195	0	0
<i>Subtotal</i>	<u>1250</u>		<u>195,000</u>	<u>71,175,000</u>
PROJECT TOTAL			645,358	235,555,670

WITH 300 RESIDENTIAL UNITS IN DD3 INCLUDED

Use	Size (ksf)/Unit/Rooms	Factor	Average Daily Flow	Annual Flow
<u>REGIONAL COMMERCIAL</u>	696.5	322	224,273	81,859,645
<u>REGIONAL RETAIL COMMERCIAL</u>				
Regional Retail Commercial	525.85	100	52,585	19,193,525
Supermarket	90	150	13,500	4,927,500
<i>Subtotal</i>	<u>615.85</u>		<u>66,085</u>	<u>24,121,025</u>
<u>HOTEL</u>				
<i>Subtotal</i>	<u>350</u>	<u>125</u>	<u>43,750</u>	<u>15,968,750</u>
<u>RESTAURANTS</u>				
Planning Area 2 High-Turnover	15	1000	15,000	5,475,000
Planning Area 3 High-Turnover	85	1000	85,000	31,025,000
Quality	0	1000	0	0
<i>Subtotal</i>	<u>100</u>		<u>100,000</u>	<u>36,500,000</u>
<u>COMMERCIAL RECREATION/ENT.</u>				
Multiplex Movie Theater	130	125	16,250	5,931,250
Bowling Alley	0	150	0	0
Fitness Center	0	150	0	0
Multi-purpose Rec. Center	0	72	0	0
<i>Subtotal</i>	<u>130</u>		<u>16,250</u>	<u>5,931,250</u>
<u>RESIDENTIAL</u>				
Apartment	1,550	156	241,800	88,257,000
Condominiums	0	195	0	0
<i>Subtotal</i>	<u>1,550</u>		<u>241,800</u>	<u>88,257,000</u>
PROJECT TOTAL			692,158	252,637,670

Sewage Generation Estimates for Cumulative Projects

Land Uses (in square feet, unless noted)

Project Location	Description	Retail	Residential (Dwelling Units)	Office	Light Industrial
21801 Vera Street	Single Family Residential		18		
21721 Moneta Avenue	Multi-Family Residential		13		
21521 South Avalon Boulevard	Multi-Family Residential		357		
	Commercial			30700	
1802 East Carson Street	Coffee Shop w/ Drive-Through	1500			
1281 East University Drive	Commercial			47000	
16100 South Avalon Boulevard	Warehouse				44,000
2254 East 223 rd Street	Warehouse				120,500
200 E. Alondra Boulevard	Warehouse				137,000
	Office			10,000	
21900 South Wilmington	Warehouse				400,000
21205 South Main Street	Multi-Family Residential		46		
600 West Carson	Multi-Family Residential		51		
17706 South Main Street	Warehouse				94,731
	Office			15000	
2666 E Dominguez Street	Single-Family Residential		3		
140 West 223 rd Street	Multi-Family Residential		2		
123 East 223 rd Street	Multi-Family Residential		10		
21000 South Normandie Avenue	Multi-Family Residential		113		
19210 South Vermont Avenue	Office			61,500	
1302 West 177 th Street	Multi-Family Residential		131		
	Community Center			3500	
21138 South Western Avenue	Gas Station (12 pumps)	1694			
1054 West 204 th Street	Park (8.5 acres)				
22410 South Vermont Avenue	Apartments		41		
20416 Kenwood Avenue	Single-Family Residential		2		
20814 Normandie Avenue	Single-Family Residential		63		
19606 Normandie Avenue	Warehouses				13,400
22003 Meyler Street	Single-Family Residential		1		
939 West 223 rd Street	Warehouses				5,820
11 acres - south of Del Amo	Multi-Family Residential		300		
	TOTALS	3,194	1,151	167,700	815,451
Water Use Factors					
(Gallons per day, per square feet or per unit) [a]		0.15	195	0.2	0.2
	Total Sewage Generation (gpd)	479	224,445	33,540	163,090
	Total Sewage Generation for All Projects				421,554

[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, Dec 2004.

[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.