



Appendix B

Equivalency Tables

**MANGROVE ESTATES EIR
WASTEWATER GENERATION EQUIVALENCY TABLE**

		Water Demand Square Footage Equivalent ²			
LAND USE ¹	Intensity	Residential	Office	Community Space	Retail
		1 DU	1.000 KSF	1.000 KSF	1.000 KSF
Residential	1 DU ³		0.722 ^a	0.722 ^a	0.216 ^a
Office	1.000 KSF ⁴	1.385 ^b		1.000	0.300
Community Space	1.000 KSF	1.385 ^b	1.000		0.300
Retail	1.000 KSF	4.623 ^b	3.339	3.339	

Notes:

Numbers represented in the equivalency table are conversion factors from one land use to another in order to maintain water demand rates used in the EIR.

Ratios are conversion factors from 1.000 KSF to 1.000 KSF and 1 DU to 1 DU, except for the following:

^a *ratios are conversion factors from DU's to 1.000 KSF*

^b *ratios are conversion factors from 1.000 KSF to DU's*

¹ *Estimated breakdown of specific uses based on the general uses described in Table 2-2 of Section 2.0, Project Description.*

² *Based on City of Los Angeles Department of Public Works, Bureau of Sanitation Sewer Generation Rates table. Uses not listed are estimated by the closest type of use available in the table. Does not include water conservation measures*

³ *DU = dwelling unit*

⁴ *KSF = 1,000 square feet*

**MANGROVE ESTATES EIR
WATER DEMAND EQUIVALENCY TABLE**

		Water Demand Square Footage Equivalent ²			
LAND USE ¹	Intensity	Residential	Office	Community Space	Retail
		1 DU	1.000 KSF	1.000 KSF	1.000 KSF
Residential	1 DU ³		0.722 ^a	0.722 ^a	0.216 ^a
Office	1.000 KSF ⁴	1.385 ^b		1.000	0.300
Community Space	1.000 KSF	1.385 ^b	1.000		0.300
Retail	1.000 KSF	4.623 ^b	3.339	3.339	

Notes:

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³ *DU = dwelling unit*

⁴ *KSF = 1,000 square feet*

**MANGROVE ESTATES EIR
SOLID WASTE GENERATION EQUIVALENCY TABLE**

		Water Demand Square Footage Equivalent ²			
LAND USE ¹	Intensity	Residential	Office	Community Space	Retail
		1 DU	1.000 KSF	1.000 KSF	1.000 KSF
Residential	1 DU ³		2.038 ^a	2.038 ^a	2.038 ^a
Office	1.000 KSF ⁴	0.491 ^b		1.000	1.000
Community Space	1.000 KSF	0.491 ^b	1.000		1.000
Retail	1.000 KSF	0.491 ^b	1.000	1.000	

Notes:

Numbers represented in the equivalency table are conversion factors from one land use to another in order to maintain water demand rates used in the EIR.

Ratios are conversion factors from 1.000 KSF to 1.000 KSF and 1 DU to 1 DU, except for the following:

^a *ratios are conversion factors from DU's to 1.000 KSF*

^b *ratios are conversion factors from 1.000 KSF to DU's*

¹ *Estimated breakdown of specific uses based on the general uses described in Table 2-2 of Section 2.0, Project Description.*

² *Based CIWMB, Estimated Solid Waste Generation Rates for Commercial Establishments, website, accessed 10/23/09. Does not include the 65% diversion rate that was assumed in the EIR analysis.*

³ *DU = dwelling unit*

⁴ *KSF = 1,000 square feet*

MANGROVE ESTATES EIR
AM PEAK HOUR EQUIVALENCY TABLE

			Trip Generation Square Footage Equivalent				
LAND USE	ITE Code	Intensity	Apartment	General Office Building	Recreational Community Center	Residential Condominium/Townhouse	Shopping Center
			1 DU	1.000 KSF	1.000 KSF	1 DU	1.000 KSF
Apartment	220	1 DU		0.375 ^a	0.315 ^a	1.159	0.429 ^a
General Office Building	710	1.000 KSF	2.667 ^b		0.840	3.091 ^b	1.143
Recreational Community Center	495	1.000 KSF	3.176 ^b	1.191		3.682 ^b	1.361
Residential Condominium/Townhouse	230	1 DU	0.863	0.324 ^a	0.272 ^a		0.37 ^a
Shopping Center	820	1.000 KSF	2.333 ^b	0.875	0.735	2.705 ^b	

Notes:

Numbers represented in the equivalency table are conversion factors from one land use to another in order to maintain trip totals equivalent to those approved by LADOT.

The numbers are based on weekday AM peak hour trip generation data for the development considered in the EIR.

Conversion of land uses may affect the internal trip reduction for the development considered in the EIR.

Ratios are conversion factors from 1.000 KSF to 1.000 KSF and 1 DU to 1 DU, except for the following:

^a ratios are conversion factors from DU's to 1.000 KSF

^b ratios are conversion factors from 1.000 KSF to DU's

MANGROVE ESTATES EIR
PM PEAK HOUR EQUIVALENCY TABLE

			Trip Generation Square Footage Equivalent				
LAND USE	ITE Code	Intensity	Apartment	General Office Building	Recreational Community Center	Residential Condominium/Townhouse	Shopping Center
			1 DU	1.000 KSF	1.000 KSF	1 DU	1.000 KSF
Apartment	220	1 DU		0.484 ^a	0.378 ^a	1.192	0.125 ^a
General Office Building	710	1.000 KSF	2.065 ^b		0.780	2.462 ^b	0.259
Recreational Community Center	495	1.000 KSF	2.645 ^b	1.281		3.154 ^b	0.331
Residential Condominium/Townhouse	230	1 DU	0.839	0.406 ^a	0.317 ^a		0.105 ^a
Shopping Center	820	1.000 KSF	7.984 ^b	3.867	3.018	9.519 ^b	

Notes:

Numbers represented in the equivalency table are conversion factors from one land use to another in order to maintain trip totals equivalent to those approved by LADOT.

The numbers are based on weekday AM peak hour trip generation data for the development considered in the EIR.

Conversion of land uses may affect the internal trip reduction for the development considered in the EIR.

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^a ratios are conversion factors from DU's to 1.000 KSF

^b ratios are conversion factors from 1.000 KSF to DU's