

APPENDIX N-3:
SOLID WASTE



9189 DE GARMO STREET • Mailing Address: P.O. BOX 1081 • SUN VALLEY, CALIFORNIA 91352
(818) 767-0675 • (213) 875-0587 • FAX# (818) 766-3930

July 25, 2003

Mr. David A. Crook, AICP
CDM
18581 Teller Avenue, Suite 200
Irvine, CA 92612

Re: Village at Playa Vista

Dear Mr. Crook:

Confirming that Crown Disposal would be pleased to provide waste disposal and recycling services to both the construction and post-construction phases for the Village at Playa Vista Project. We currently are the exclusive provider of construction recycling services for the first phase at Playa Vista and have achieved a year-to-date recycling rate of 92%. We have also been awarded the exclusive contract through P.V. PALS to provide all post-construction waste disposal and recycling services and are currently servicing the Fountain Park Apartments, Capri Court and Avalon.

As service requirements continue to increase for the first phase, Crown Disposal will be in an excellent position to expand its waste disposal and recycling services to the Village Project. We are fully prepared to commit the necessary equipment and personnel to provide waste disposal services for the projected 19 tons per day of MSW. This also includes an integrated recycling program that features mixed solid waste processing for all waste generated and source separated recycling programs for businesses and multi-family dwellings.

We look forward to working with you and would welcome the opportunity to provide you and your staff a tour of our Sun Valley processing facilities and of our Lamont Compost site.

Sincerely,

Alex Dmitriew

Material	Residential Multi-Unit Construction				Institutional Low-rise Construction			
	cu. yd./ 1,000 sq. ft.	tons/1,000 sq. ft.	cu. yd./ 1,000 sq. ft.	tons/1,000 sq. ft.	cu. yd./ 1,000 sq. ft.	tons/1,000 sq. ft.	cu. yd./ 1,000 sq. ft.	tons/1,000 sq. ft.
wood	3.3	0.40	7.0	0.86	5.6	0.68	6.0	0.73
drywall	3.6	0.92	0.9	0.22	0.2	0.05	1.1	0.27
metal	0.2	0.09	0.4	0.21	-	-	-	-
concrete/ asphalt		1.7	1.79	0.7	0.99	-	-	0.04
corrugated asphalt		-	-	-	-	7.1	0.14	2.4
other	5.6	1.54	0.2	0.54	1.0	0.27	0.5	0.14
Total	14.4	4.74	9.2	2.82	13.9	1.14	10.04	1.24

Explanatory note: Waste generation rates vary depending on project type and size, substrate efficiency, accurate material estimation, on-site materials storage procedures and product packaging.

Estimate the volumes or quantities of materials generated on the site by multiplying the floor area of your project with the generation rates listed for the different materials.

<http://greenbuildings.santa-monica.org/appendices/apawastegeneration.html>

Land Use	Wood Generation Factors (ton/unit)	Overall Generation Factors (ton/unit)	Dwell Generation Factors (ton/unit)	Metal Generation Factors (ton/unit)	Concrete Generation Factors (ton/unit)	Concrete/Asphalt (ton/unit)	Curb Generation Factors (ton/unit)	Consulted Asphalt (ton/unit)	Other Generation Factors (ton/unit)	Total
Residential (d.u.) ¹	12,152	0.320	3988.5	0.072	874.9	1.432	0.000	0.000	1.232	45,090.4
Office (ksf) ²	14,584	0.050	694.8	0.000	0.000	0.000	0.140	204.1	0.270	3937.8
Retail (ksf) ²	3,978	0.080	270.5	0.000	0.000	0.000	0.140	568.6	0.270	1078.4
Hotel (rooms) ³	4,307	0.320	1378.2	0.072	310.1	1.432	0.000	0.000	1.232	4532.3
Community-Serving (ksf) ³	2,156	0.080	165.2	0.000	0.000	0.000	0.000	0.000	0.540	809.2
Warehouse ²	358	0.080	307.8	0.000	0.000	0.000	0.000	0.000	0.540	421.1
Theater ³	193	0.080	131.2	0.000	0.000	0.000	0.000	0.000	0.540	219.9
Industrial ³	15,573	0.080	1392.5	0.210	3276.3	0.990	0.000	0.000	0.540	8409.2
Total (tons)			33,640.4	17,047.7	4,990.6	41,532.2		2,693.4		735,074.9

d.u. = dwelling units, ksf = thousand square feet

¹ Residential and Hotel calculations assume 800 square feet per dwelling unit and hotel room on average. As such, original Residential Multi-Unit Construction factors multiplied by 0.9 (originally tons/1000 square feet).

² Office, Retail, and Restaurant uses were evaluated using the Commercial Low-Rise Construction factor.

³ Community-Serving, Warehouse, Theater, and Industrial uses were evaluated using the Institutional Low-Rise Construction factor, based on the highest content of concrete and metal waste. Typically associated with big box or similar development. Assumed 23 square feet per theater seat.

Sources:

- 1) City of Santa Monica Green Building Program, Solid Waste Division, "Construction Projects - Typical Waste Generation Rates," Table on website: <http://greenbuildings.santamonica.org/appendices/apawwsegeneration.html>
- 2) Skyrapers.com Data Committee (SDC) <http://www.skyrapers.com/length/aboutsd/information/index.html>, Accessed January 28, 2003. (For high-rise/low-rise definition)

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Construction-Related Cumulative Inert Waste Generation

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**Playa Vista - Proposed Project
Related Projects - Solid Waste Generation**

Project #	Project Name	Project Location	Residential (d.u.)	Office (sq ft)	Sales (sq ft)	Hotel (rooms)	Club (retail)	Warehouse (sq ft)	Theater (seats)	Restaurant (sq ft)	Industrial (sq ft)	Parking (spaces)	Landscaping (sq ft)
Factor	Activity or Building		0.00012	0.000050	0.000100	0.00021	0.000005	0.000005	0.000005	0.000007	0.000012	0.0	0.0
1	Regatta	4251 Lincoln Bl	812										
2	Multi-Media Office	4795 S. Alta Rd		48,000									
3	Apartment Complex	8000 Manchester Av	246										
4	Center Drive	6060 Center Dr.		280,000									
5	Dietron Project	Lincoln Bl/Manchester Av	547										
6	Howard Hughes Center	Sepulveda / H. Hughes Pkwy		1,467,381									
7	Bartlett's Harley Davidson	4141 Lincoln Bl		32,000									
8	Wilshire B. Temple School	3400 Wilshire Av / Olympic Bl			51,470					4,250			
9	Apartment	Pershing/Manchester			5,500								
10	School	9160 Pico Bl	49										
11	20th Century Fox Expansion	10201 Pico Bl											
12	West Bluff	7400 West 80th St.	120								771,000		
13	LNU Expansion	7101 West 80th St.											
14	Gas Station/Fast Food	7300 La Tijera Bl											
15	LAX Master Plan	L.A. International Airport								1,659			
16	Commercial City - Phase 1 (2005)	Aviation Bl / Imperial Hwy											
17	Weekender Pkwy / Loyola Bl												
18	LAX Northside												
19	Playa Vista Phase I												
20	Office			1,305,000	86,000	1,030				55,000			
21	Playa Vista		3,246	2,077,050	35,000								
22	In-N-Out Parking	6335 W. 92nd St											
23	Samitaur	5800 Jefferson Bl		69,300									
24	Knowlton Av Senior Housing	Knowlton/La Tijera	187										
25	Shopping Center	3737 Crenshaw Bl											
26	Shopping Center	5935 Venice Bl											
27	Mixed Use Project	3480 S. La Brea		20,000									
28	Santa Barbara Plaza	Marlin Luther King Jr. B. Buckingham Rd		500,000									
29	Sawelle Apartments	3101 Sawelle Bl	205										
30	Office Building	3737 Venice Bl		45,712									
31	Western Office Building	11113 W. Pico Bl		74,653									
32	Warehouse	3460 S. La Brea Av											
33	Apartment	Pershing/Falbert	305										
34	Playa Vista Phase II												
35	Total d.u./rooms		2,600	175,003	153,000	0	40,300	0					15
36	Solid Waste Generation (sqd)		8,318	5,045,796	878,564	1,850	429,300	0	180,000	50,809	15,583,500	1,815	15
37	Total Cumulative SW Generation		60,900	18,281	13,874	3,447	1,503	5,663	0,000	0,396	455,317	0,000	0,000
38	Total Generation (with Background Growth)		12,727	1,829	1,387	0,352	0,150	0,000	0,000	0,040	45,529	0,000	0,000
39	Background Growth		69,633	20,110	15,045	4,071	1,653	0,000	0,000	0,425	500,849	0,000	0,000
40	Background Growth (25% factor)		65,633										
41	Background Commercial Growth (10% factor)		540,266										
42	Background Growth												
43	Total with Background Growth		2,390	609,380	87,556	185	42,930	0	13,000	6,091	1,459,350	182	15
44	Assumed 650 sq ft per total room			61,031,175	864,230	1,815	472,230	0	203,000	67,000	16,062,850	957	15
45	Assumed 23 sq ft per theater seat												
46	Assumed 33 sq ft per restaurant seat												
47	Assumed 212 sq ft per school student												
48	Assumed 154 sq ft per parking space												
49	Assumed 100 sq ft per storage unit average												