APPENDIX N-3: Solid Waste



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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

	Residential	Residential Multi-Unit Construction	struction		Institutional	Institutional Low-rise Construction	truction	
Material	cu. yd./ 1,000 sq.	ft. tons/1,000 sq. ft.	cu. yd./ 1,000 sq	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. f	t. tons/1.000 sq. ft.	cu. vd./ 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	0.2 0.05 1.1 0.27	0.27
metal	0.2	0.09	0.4	0.21		ı	ı	
concrete/ asphalt	lt	1.7	1.79	0.7	0.99	ı	I	0.04
corrugated asphalt	alt	ı	ı	,		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
Explana	Explanatory note: Waste	ste deneration ra	ates varv den	deneration rates vary depending on project type and size subtrade efficiency accurate	twne and size	subtrade offici	anov acompata	

Explanatory note: waste generation rates vary depending on project type and size, subtrade 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

1/29/03

										Corr				
		Wood		Drywall		Metal		Concrete		Asphall		Other		
		Generation		Generation		Generation		Generation		Generation		Generation		
		Factors		Factors,		Factors		Factors	Concrete/	Factors	Compated	Factors		
;	Land Use	(tons/unit)	Wood	(Jons'unit)	Drwall	(tons/unit)	Meta.	(Jonsiunit)	Asohali	(ions/unit)	Asohat	Innstunity	<u>P</u>	TAN.
Residential (d.u.)	12,152	0 220	3868.5	0.736	8943.8	0.072	874 9	1.432	17401.7	000	00	1 282	140.71 2	48 000 A
Cflice (Ist) 2	14,584	0.680	9917.4	0,050	729.2	0000	0.0	0000	00	0 140	2041 B	1.25.0	2037.9	16,656.0
Retail (ksf) ²	3,976	0.680	2703.5	0.050	198.9	0.000	6	800	00	0 140	ASR B	0.220	10714	7 823 3
Hotel (rooms)	4,307	0.320	1378.2	0.736	3170.0	0.072	310.1	1.432	6167.9	0.00	0.0	1 230	6308.2	16.32
Community-Serving (ksf) ³	2,156	0,860	1654.2	0.220	474.3	0.210	452.6	0660	2134.5	0.000	0.0	0.540	1164.3	R 060 M
Warehouse ³	358	C.860	307 8	0.220	78.7	0.210	75.2	0.990	354.3	0000	00	0.540	193.7	1 000 2
Restaurant ²	8	C.680	1312	0.050	9.6	0.000	00	0.000	0.0	0.140	0.72	0.270	52.1	0 6-6
Theater	78	C.860	67.1	0.220	17.2	6.210	16.4	0.990	77.2	000'0	0.0	0.540	1.017	7/0 0
Industrial ³	t5,573	C.860	13392.5	0.220	3425.0	0.210	3270.3	0.992	15415.9	0.000	00	0.540	8409.2	43.974.0
Total (lons)			33,640.4		17,047.7		4,999.8		41,552.2		2,625.4		35,149.4	135,014,9

d u: = dweling unts ksf = nousend square feet Residential and Hotel calcu alters assume 300 square feet per dweling unit and hotel noom on average. As such, onginal Residential Multi-Unit Construction 'actors multiplied by 0.8

(criginally form?h 200 aquare feet). Office: Relati: and Restaurant uses were evaluated using the Commercial Low-Rise Construction factor. Daeled on the highes: content of concrete and metal waste. ¹ Community: Serving, Warehouse, Theater: and Incusartal uses were evaluated using the instruction factor. Daeled on the highes: content of concrete and metal waste. Hydically associated with big box or similar development. Assume 2:3 square feet per theater seat.

Sources:

City of Santa Mentica Green Building, Program, Solid Waste Division "Construction Projects - Typical Waste Generation Rates, "Table on website: http://preenbuildings.santa-monica.orp/appendicss/apawas/egeneration.html 2) Shysciapers.com Data Committee (SDC) http://www.skyscialeers.com/englie/vapou/sdc/infreduction/index.html. Accessed January 23, 2003. (For ingh-rise/low-rise Definition)

Million Contraction Contraction

			Re sted +	
	Related +	Background	Vilage +	
	Vilage	Growth	Background	
Residential (d.u.)	12 152	3,038	15,190	(25% added to Residential Jses)
Office (kst) ²	14.584	1,459	16.043	(10% added to non-Residentia uses)
Retail (ksf)?	3,976	398	4,373	(10% added to non-Residentia: uses)
Hotel (noms)	100,4	5	HCL.+	(10% added to non-Residential uses)
Community-Serving (Est) ³	2 156	216	2,372	(*0% acced to non-Residential uses)
Warehouse ³	359	8	394	(10% added to non-Residential uses)
Restaurant ²	£6.	ē	212	710% acded to non-Residential uses)
Thea;er 3	78		8	(13% acced to non-Residential uses)
Industrial ³	15,573	1 557	17,130	(10% added to non-Residential uses)

Construction-Related Comutative Inert Waste Generation 1/20/03

				:						Corr.				
		Mood	_	Drwall	_	Metal		Concrete		Aschalt		Other		
		Generation		Generation		Generation	_	Generation		Generation		Generation		
		Factors		Factors		Factors.	_	Factors	Concrete/	Factors	Compated	Factors		
	Land Use	Cons/unit)	7000	tions/unity	Drwall	(tons/unit)	Metal 1	[jons/unit]	Aschalt	(tons/unit)	Asphatt	(tons/unit)	Other	Tota
Residential (d.u.)	15, 100	0.320	4B/50.8	0.736	11179.8	C.072	1063.7	1.432	21752 1	0000	00	1 232	- 11711	57 600 5
Office (ksf) ²	16,043	0.680	10906.1	0.050	802.1	0.000	0.0	0.000	0.0	0.140	2248.0	0.270	4331 R	19.242.2
Retail (ksf) ²	4,373	0.680	2973.8	0.050	2:8.7	000.0	0.0	0.000	6.0	0 140	A12.3	0200	1120.0	4 GR5 5
Hotel (rog ms)	4,738	0.320	1518,1	0.735	3¢859	0.072	341.1	1.432	6784.4		00	1 2 4 2	2976.8	12065
Community-Serving (Ist)	2,372	0.860	2039.8	0.220	521.8	0.210	498.0	066.0	2347.6	0.000	0.0	0540	1280.7	6 688 0
Warehouse	394	0.860	338.5	0.220	88	0.210	82.7	066.0	389.7	0000	e	0.540	9.010	1101
Restaurant ²	212	0.680	144.3	0.050	10.6	0:000	0.0	0.000	00	0.140	29.7	0.270	57.3	244 5
Theater	8	0.850	73.8	D.220	18.9	0.210	18,0	0.990	3	0.000	0.0	0.540	46.3	244.5
Industrial ¹	17,130	0.860	14731.7	0.220	3768.6	0.2-0	3597.3	286.0	19968.0	0000	00	0.540	9050.2	48 306 4
Total {tons]			37,587.8		Z0,094,0		5,630.8		10,247.7		2,000.0		40.910.3	155.428.5
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d.u. = dwelling units wif = thoursand square feet * Residential and Hore calculations assume 800 square feet per dwaling unit and hotel morn on average. As such, original Residential Multi-Unit: Construction factors multipleed by C.8 * Residential and Hore calculations assume 800 square feet per dwaling unit and hotel morn on average. As such, original Residential Multi-Unit: Construction factors multipleed by C.8 * Residential and Hore calculations assume 800 square feet per mercial Low-Rise Construction factors. The second multipleed by C.8 * Officer Residential area were evaluated using the Commercial Low-Rise Construction factor. * Constructing-Serving. Warehouse Theater, and Industrial uses were evaluated using the britichonal Low-Rise Construction factor, based on the highest content of concrete and meta waste. * Optically associated with big tox or similar development. Assumed 23 square feet per theater seat.

Playa Vista - Proposed Project Related Projects - Solid Waste Generation

(asree) (สรายอ	.00					15 15 0.000 0.000		- <u>-</u>
P≳rháng (spaces) ^e	36					1,815		
Industrial (s.f.)	0.000012		771,000 5,900,030 3,000,030 1,036,030	1,595,000 332,500 797,400	161,600	14,580,500 455,317 455,579 455,579	g Total (mod)	1,459,850 16,062,850
Restaurent (s.t. ³	0,00007	4 520	1.659 55.020			50,500 50,206 0.2985 0.040 0.040 0.040	Growth WW Generation Total (mod) 62.599	160 ⁶
Thostor (seat) [*]	0.000358					00000	E	aa
ae Warehouse ().:)	0.000235					0000,0001 0000,0001 5685 5685 5685	··	000 000 000 000 000 000 000 000
¹ Cive: Inst. Lutional Martha (s.1.) (slips)	0.000035		25,150 80,000 11.5,000	120,000		40,000 0 420,000 0 1,503 0,000 1,503 0,000 1,500 0,000	- · - · · · · · · · · · · · · · · · · ·	42,330
Hoteł (roome) [–] Ciwe	0.00221					1,050 1,050 1,050 1,050 1,050 1,050	1 -	182
Fielzi (s*)	0.000155	29.030 100.000 64.338 51.470 5.500	100,000	35,000	53,674 132,802 79,750	150,000 150,000 150,000 150,000 150,000 150,000	a the projected Read/Benila solid Waste generation multiplied by 1.25.	87,556 864,820 964,820 964,820
Office (J.L.)	0 2000050	49,000 290,000 1,467,381 322,000		2,077,050	66.330 20,000 500,000 45,712 74,663	175,003 6,065,796 18.260 1.4270 20.170	of Realdential solid of non-realdential of	67.9.280 6.705,175 mail regiu to anvitor-me usei
Rostdential (d. u.)	C.00812	812 246 547	20 120 120 150 150 150 150 150 150 150 150 150 15	3,246	206	305 2,600 4,318 4,318 4,2,527 63,533	(This value is the projected Realdential soli (This value is the projected non-realitertial	2, 280 10, 358 10, 358 Troom Troom 10, 364 10, 10, 10, 10, 10, 10, 10, 10, 10, 10,
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			Persh ng/Man 9750 Pico BI 9750 Pico BI 12001 Pico BI 7101 West 80 7101 West 80 7300 La Tiera 7300 La Tiera 7300 La Tiera 7300 La Tiera 1730 La West 80 7300 La Tiera 7300 La Vestella 7300 La Vestella 7300 La Vestella 7300 La Vestella	Playa V sta			tector): factor):	
Project Name	tpd/s.f./yr or tpd/d.u./yr	Regatts Auth-Media Office Apartment Complex Center Drive Howard Fughest Howard Fughest Bartiets Harley Davidson Migorie Bi Temple School	Apartments Persh ng/Manchester School 9760 Ploo Bl 205 Conjury Fox Expansion 9750 Ploo Bl 205 Conjury Fox Expansion 12301 Ploo Bl LVU Expansion 7400 West 80fh Sl LWU Expansion 7100 LB CMM Master Plan 7100 Kest 80fh Sl Cast Explored 7101 West 80fh Sl Cast Explored 7101 West 80fh Sl Cast Explored 7100 West 80fh Sl Cast Explored 7101 West 90fh Sl Cast Explored 7200 West 80fh Sl Cast Explored 1,2005 Autoin Bl Cast Norreside 1,2005 Autoin Bl Lax Norreside West-Hory	Playa Vista Phase I	Samitaur Knowitor Ny Serior Housing Sipopping Center Mixed Use Project Sania Barbara Flazza Savia Barbara Flazza Savia Bunding Office Building	Avartmenus Avartmenus Apartmenus Apartmenus	Background Residented Growth Background Residented Growth (55% factor): Backgrownd Commarcial Growth (10% factor):	(10) Assumed 25.0 a. per rotel ioon Assumed 23.4. per rotelate seat Kesured 33.5.1. per restarant seat Kesured 33.5.1. per restarant seat Kesured 10.6.1. per evol stucent Assured 10.6.1. per evol stucent
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