

Paseo Colorado Redevelopment Project

Initial Study/Mitigated Negative Declaration

Appendix E Utilities Worksheets

Table 1: Project Description

<i>Residential Uses</i>	<i>Variable</i>	<i>Total Units</i>
Single-Family Residential	No. of Units	
Medium Density Residential (>15 units)	No. of Units	279
Multiple-Family Residential (<15 units)	No. of Units	
Mobile Home Park	No. of Units	

<i>Office Uses</i>	<i>Variable</i>	<i>Total Floor Area</i>
Office	Square Feet	
Medical Office Building	Square Feet	
Office Park	Square Feet	
Bank/Financial Services	Square Feet	

<i>Commercial Uses</i>	<i>Variable</i>	<i>Total Floor Area</i>
Specialty Retail Commercial	Square Feet	9515
Convenience Store	Square Feet	0
General Commercial	Square Feet	18475
Shopping Center	Square Feet	0
Sit-Down Restaurant	Square Feet	20500
Fast-Food Restaurant	Square Feet	0

<i>Manufacturing Uses</i>	<i>Variable</i>	<i>Total Floor Area</i>
Industrial Park	Square Feet	
Manufacturing	Square Feet	
General Light Industry	Square Feet	
Warehouse	Square Feet	

<i>Public/Institutional</i>	<i>Variable</i>	<i>Total Floor Area</i>
Public/Institutional	Square Feet	
Open Space	Square Feet	

Table 2: Projected Utility Consumption/Generation

<i>Utilities Consumption and Generation</i>	<i>Factor</i>	<i>Rates</i>
Electrical Consumption	kWh/Day	6,663
Natural Gas Consumption	Cu. Ft./Day	41,442
Water Consumption	Gal./Day	55,054
Sewage Generation	Gal./Day	56,830
Solid Waste Generation	Lbs./Day	1,749

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
<i>Residential Uses</i>			
	<i>No. of Units</i>	<i>kWh/Unit/Year</i>	<i>kWh/Unit/Day</i>
Single-Family Residential	0	7,554.00	0.0
Medium Density Residential	279	4,644.00	3549.8
Multiple-Family Residential	0	4,644.00	0.0
Mobile Home Park	0	4,644.00	0.0
<i>Office Uses</i>			
	<i>Square Feet</i>	<i>kWh/Sq. Ft./Year</i>	<i>kWh/Sq. Ft./Day</i>
Office	0	20.90	0.0
Medical Office Building	0	14.20	0.0
Office Park	0	20.90	0.0
Bank/Financial Services	0	20.90	0.0
<i>Commercial Uses</i>			
	<i>Square Feet</i>	<i>kWh/Sq. Ft./Year</i>	<i>kWh/Sq.Ft./Day</i>
Specialty Retail Commercial	3550	16.00	155.6
Convenience Store	0	16.00	0.0
General Commercial	4560	16.00	199.9
Shopping Center	0	36.90	0.0
Sit-Down Restaurant	20500	49.10	2757.7
Fast-Food Restaurant	0	49.10	0.0
<i>Manufacturing Uses</i>			
	<i>Square Feet</i>	<i>kWh/Sq. Ft./Year</i>	<i>kWh/Sq. Ft./Day</i>
Industrial Park	0	4.90	0.0
Manufacturing	0	4.90	0.0
General Light Industry	0	4.90	0.0
Warehouse	0	4.90	0.0
<i>Public/Institutional</i>			
	<i>Square Feet</i>	<i>kWh/Sq. Ft./Year</i>	<i>kWh/Sq. Ft./Day</i>
Public/Institutional	0	4.90	0.0
Open Space	0	0.00	0.0
Total Daily Electrical Consumption (kWh/Day)			6663

Source: Common Forecasting Methodology VII Demand Forms, 1969

Table 4: Natural Gas Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
<i>Residential Uses</i>			
	<i>No. of Units</i>	<i>Cu. Ft./Mo./Unit</i>	<i>Cu. Ft./Day</i>
Single-Family Residential	0	6,665.00	0.0
Medium Density Residential	279	4,011.50	36816.1
Multiple-Family Residential		4,011.50	0.0
Mobile Home Park	0	4,011.50	0.0
<i>Office Uses</i>			
	<i>Square Feet</i>	<i>Cu. Ft./Mo./Sq. Ft.</i>	<i>Cu. Ft./Day</i>
Office	0	2.00	0.0
Medical Office Building	0	2.00	0.0
Office Park	0	2.00	0.0
Bank/Financial Services	0	2.00	0.0
<i>Commercial Uses</i>			
	<i>Square Feet</i>	<i>Cu. Ft./Mo./Sq. Ft.</i>	<i>Cu. Ft./Day</i>
Specialty Retail Commercial	9515	2.90	907.7
Convenience Store	0	2.90	0.0
General Commercial	18475	2.90	1762.4
Shopping Center	0	2.90	0.0
Sit-Down Restaurant	20500	2.90	1955.6
Fast-Food Restaurant	0	2.90	0.0
<i>Manufacturing Uses</i>			
	<i>Square Feet</i>	<i>Cu. Ft./Mo./Sq. Ft.</i>	<i>Cu. Ft./Day</i>
Industrial Park	0	4.70	0.0
Manufacturing	0	4.70	0.0
General Light Industry	0	4.70	0.0
Warehouse	0	4.70	0.0
<i>Public/Institutional</i>			
	<i>Square Feet</i>	<i>Cu. Ft./Mo./Sq. Ft.</i>	<i>Cu. Ft./Day</i>
Public/Institutional	0	2.90	0.0
Open Space	0	2.90	0.0
Total Daily Natural Gas Consumption (Cu. Ft./Day)			41442

Source: South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993

Table 5: Water Consumption

Project Component	Units of Measure	Consumption Factors	Projected Consumption
<i>Residential Uses</i>			
	<i>No. of Units</i>	<i>Gal./Day/Unit</i>	<i>Gal./Day</i>
Single-Family Residential	0	450.00	0.0
Medium Density Residential		250.00	0.0
Multiple-Family Residential	250	200.00	50000.0
Mobile Home Park	0	260.00	0.0
<i>Office Uses</i>			
	<i>Square Feet</i>	<i>Gal./Day/Sq. Ft.</i>	<i>Gal./Day</i>
Office	0	0.14	0.0
Medical Office Building	0	0.14	0.0
Office Park	0	0.14	0.0
Bank/Financial Services	0	0.14	0.0
<i>Commercial Uses</i>			
	<i>Square Feet</i>	<i>Gal./Day/Sq. Ft.</i>	<i>Gal./Day</i>
Specialty Retail Commercial	9515	0.10	951.5
Convenience Store	0	0.10	0.0
General Commercial	18475	0.10	1847.5
Shopping Center	0	0.10	0.0
Sit-Down Restaurant	20500	0.11	2255.0
Fast-Food Restaurant	0	0.11	0.0
<i>Manufacturing Uses</i>			
	<i>Square Feet</i>	<i>Gal./Day/Sq. Ft.</i>	<i>Gal./Day</i>
Industrial Park	0	0.14	0.0
Manufacturing	0	0.14	0.0
General Light Industry	0	0.14	0.0
Warehouse	0	0.14	0.0
<i>Public/Institutional</i>			
	<i>Square Feet</i>	<i>Gal./Day/Sq. Ft.</i>	<i>Gal./Day</i>
Public/Institutional	0	0.10	0.0
Open Space	0	0.10	0.0
Total Daily Water Consumption (Gal./Day)			55054

Source: Derived from Orange County Sanitation District Rates

Table 6: Sewage Generation

Project Component	Units of Measure	Consumption Factors	Projected Consumption
<i>Residential Uses</i>			
	<i>No. of Units</i>	<i>Gal./Day/Unit</i>	<i>Gal./Day</i>
Single-Family Residential	0	190.00	0.0
Medium Density Residential	279	195.00	54,405
Multiple-Family Residential		190.00	-
Mobile Home Park	0	190.00	0.0
<i>Office Uses</i>			
	<i>Square Feet</i>	<i>Gal./Day/ 1000 Sq. Ft.</i>	<i>Gal./Day</i>
Office	0	200.00	0.0
Medical Office Building	0	200.00	0.0
Office Park	0	200.00	0.0
Bank/Financial Services	0	200.00	0.0
<i>Commercial Uses</i>			
	<i>Square Feet</i>	<i>Gal./Day/ 1000 Sq. Ft.</i>	<i>Gal./Day</i>
Specialty Retail Commercial	9515	50.00	475.8
Convenience Store	0	50.00	0.0
General Commercial	18475	50.00	923.8
Shopping Center	0	50.00	0.0
Sit-Down Restaurant	20500	50.00	1025.0
Fast-Food Restaurant	0	50.00	0.0
<i>Service Use</i>			
	<i>No. of Rooms</i>	<i>Gal./Day/Room</i>	<i>Lbs/Day</i>
Hotel		125.00	0.0
<i>Manufacturing Uses</i>			
	<i>Square Feet</i>	<i>Gal./Day/ 1000 Sq. Ft.</i>	<i>Gal./Day</i>
Industrial Park	0	100.00	0.0
Manufacturing	0	100.00	0.0
General Light Industry	0	100.00	0.0
Warehouse	0	100.00	0.0
<i>Public/Institutional</i>			
	<i>Square Feet</i>	<i>Gal./Day/ 1000 Sq. Ft.</i>	<i>Gal./Day</i>
Public/Institutional	0	75.00	0.0
Open Space	0	75.00	0.0
Total Daily Sewage Generation (Gal./Day)			56,830

Source: Orange County Sanitation Districts, 1994

Table 7: Solid Waste Generation

Project Component	Units of Measure	Consumption Factors	Projected Consumption
<i>Residential Uses</i>			
	<i>No. of Units</i>	<i>Lbs./Day/Unit</i>	<i>Lbs./Day</i>
Single-Family Residential	0	4.00	0.0
Medium Density Residential	279	4.00	1116.0
Multiple-Family Residential		4.00	0.0
Mobile Home Park	0	4.00	0.0
<i>Office Uses</i>			
	<i>Square Feet</i>	<i>Lbs./Day/ 1000 Sq. Ft.</i>	<i>Lbs./Day</i>
Office	0	6.00	0.0
Medical Office Building	0	6.00	0.0
Office Park	0	6.00	0.0
Bank/Financial Services	0	6.00	0.0
<i>Commercial Uses</i>			
	<i>Square Feet</i>	<i>Lbs./Day/ 1000 Sq. Ft.</i>	<i>Lbs./Day</i>
Specialty Retail Commercial	9515	42.00	399.6
Convenience Store	0	42.00	0.0
General Commercial	18475	6.00	110.9
Shopping Center	0	6.00	0.0
Sit-Down Restaurant	20500	6.00	123.0
Fast-Food Restaurant	0	42.00	0.0
<i>Service Use</i>			
	<i>No. of Rooms</i>	<i>Lbs./Room/Day</i>	<i>Lbs./Day</i>
Hotel		8.00	0.0
<i>Manufacturing Uses</i>			
	<i>Square Feet</i>	<i>Lbs./Day/ 1000 Sq. Ft.</i>	<i>Lbs./Day</i>
Industrial Park	0	6.00	0.0
Manufacturing	0	6.00	0.0
General Light Industry	0	6.00	0.0
Warehouse	0	6.00	0.0
<i>Public/Institutional</i>			
	<i>Square Feet</i>	<i>Lbs./Day/ 1000 Sq. Ft.</i>	<i>Lbs./Day</i>
Public/Institutional	0	4.00	0.0
Open Space	0	3.00	0.0
Total Daily Waste Generation (Lbs./Day)			1,749

Source: City of Los Angeles Average Solid Waste Generation Rates, April 1961