# Appendix C CUMULATIVE GROWTH CALCULATIONS



Description	SFR (d.u.)	MFR (d.u.)	Retail (s.f.)	Office (s.f.)	Industrial (s.f.)	MOB (s.f.)	Hospital uses (s.f.)	Schools (s.f.)	Parks (acres)
andmark Village/Tract 53108	308	1,136	1,033,000						
lission Village/Tract 61105	291	5,040	1,300,000						
Iomestead/Tract 60678	965	4,812	1,310,000						
PM 18108 (includes existing)					3,500,000				
ract 60030					1,300,000				
Fract 60257	233		30,000						
ract 60665	7								
Fract 52475	46								
ract 53725	42								
PM 18654				200,000			1		
orthlake Phase 1/Tract 51852	1,696							274,000	
Castaic High School								500,000	
Riverpark/Tract 53425	439	650	16,000	1					26
Heritage Hills/Tract 65806	190			1					
JCLA Film Archives				368,730					
College of the Canyons Expansion							1	180,000	
Gate-King Industrial Park					4,200,000		1		
Ailestone/Tract 61811	167								
Porta Bella/Whittaker-Bermite	1,244	1,667		1,241,179	1,241,179		1	261,000	30
_yons Ranch/Tract 53653	95	95							
Fract 53419		111					1		
Downtown Newhall Specific Plan Area		1,092	1,017,000				1		
North Newhall Specific Plan Area	57	616	660,500					261,000	
Golden Valley Ranch/Tract 52414	498		618,800					261,000	
Bridgeport Market Place			130,000	30,000					5
The Keystone	319	180						274,000	4
Soledad Circle Estates	147								
Soledad Village		407	8,000						
Fown Center Mall Expansion			331,860				1		
The Masters College Expansion		54						213,288	
Aterials Recovery/Transfer Facility					160,000				
Aike Redmond's Office Park				51,300			1		
lim Backer's Mixed Use Project		10		37,000					
Proposed Project <sup>a</sup>						153,600	125,363		
TOTAL	6,744	15,870	6,455,160	1,928,209	10,401,179	153,600	125,363	2,224,288	65
Growth Factor for Providers <sup>®</sup>	N/A	N/A	N/A	N/A	N/A	0.00056	N/A	N/A	N/A
Growth Factor for PO Support Staff <sup>D</sup>	N/A	N/A	N/A N/A	N/A	N/A	4.7	N/A	N/A	N/A
Overall Growth Factor <sup>c</sup>	3.099	3.099	0.00183	0.00242	0.00094	N/A	0.00050	0.00053	N/A N/A
Population	20,900	49,181	11,803	4,676	9,751	380	63	1,189	N/A N/A
Fopulation	20,900	49,101	11,003	4,070	9,731	300	03	1,109	N/A

SFR = Single-Family Residential MFR = Multi-Family Residential MOB = Medical Office Building PO = Provider Office d.u. = dwelling unit s.f. = square foot

a) For hospital uses, the proposed In-Patient Building (125,363 square feet) would require new employees; however the proposed Central Plant (10,000 square feet) would not require additional employees. For purposes of the analysis, it was assumed that 20 percent of the total space in the MOBs is devoted to diagnostic and treatment support services.

b) Source: EIP Associates, Kaiser Permanente Redwood City Medical Center Master Plan Draft EIR, 2002. Based upon the average size of 1,796 square feet per provider offices (POs) (i.e. 1 PO/1,796 s.f. = 0.00056 generation factor), 153,600 square feet of MOBs would be able to support approximately 86 POs. Each of the 86 PO supports a staff ratio of 4.7 staff per provider, which results in 404 support staff. In total, the proposed MOBs would generate 490 employee positions (86 practitioners and 404 support staff).

c) The population growth factor assumes 3.099 persons per household on average (Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark. Sacramento, California, May 2007). Housing units are multiplied by 3.099 to yield population growth, while employment-generating uses are multiplied by an employment factor to yield employment growth, then it is assumed (conservatively) that 25% of new employees would relocate to the area. Assuming 1/4 of new employees (and their families) move to the area and require housing, the resultant population growth would be new employees multiplied by 3.099 for each respective housing unit required to house each new employee.

	SFR (d.u.)	MFR (d.u.)	Retail (s.f.)	Office (s.f.)	Industrial (s.f.)	MOB (s.f.)	Hospital uses (s.f.)	Schools (s.f.)	Parks (acres)
Landmark Village/Tract 53108	308	1,136	1,033,000						
Mission Village/Tract 61105	291	5,040	1,300,000		İ				
Homestead/Tract 60678	965	4,812	1,310,000						
PM 18108 (includes existing)					3,500,000				
Tract 60030					1,300,000				
Tract 60257	233		30,000						
Tract 60665	7								
Tract 52475	46								
Tract 53725	42								
PM 18654				200,000					
Northlake Phase 1/Tract 51852	1,696							274,000	
Castaic High School								500,000	
Riverpark/Tract 53425	439	650	16,000						26
Heritage Hills/Tract 65806	190								
UCLA Film Archives				368,730					
College of the Canyons Expansion								180,000	
Gate-King Industrial Park					4,200,000				
Milestone/Tract 61811	167								
Porta Bella/Whittaker-Bermite	1,244	1,667		1,241,179	1,241,179			261,000	30
Lyons Ranch/Tract 53653	95	95							
Tract 53419		111							
Downtown Newhall Specific Plan Area		1,092	1,017,000						
North Newhall Specific Plan Area	57	616	660,500					261,000	
Golden Valley Ranch/Tract 52414	498		618,800					261,000	
Bridgeport Market Place			130,000	30,000					5
The Keystone	319	180						274,000	4
Soledad Circle Estates	147								
Soledad Village		407	8,000						
Town Center Mall Expansion			331,860						
The Masters College Expansion		54						213,288	
Materials Recovery/Transfer Facility					160,000				
Mike Redmond's Office Park				51,300					
Jim Backer's Mixed Use Project		10		37,000					
Proposed Project <sup>a</sup>						153,600	125,363		
TOTAL	6,744	15,870	6,455,160	1,928,209	10,401,179	153,600	125,363	2,224,288	65
Growth Factor for Providers	N/A	N/A	N/A	N/A	N/A	0.00056	N/A	N/A	N/A
Growth Factor for PO Support Staff <sup>®</sup>	N/A	N/A	N/A	N/A	N/A	4.7	N/A	N/A	N/A
Overall Growth Factor	N/A	N/A	0.00236	0.00313	0.00121	N/A	0.00064	0.00069	N/A
Employment	N/A	N/A	15,224	6,045	12,547	490	81	1,543	N/A

## TOTAL EMPLOYMENT GROWTH

#### Notes:

SFR = Single-Family Residential MFR = Multi-Family Residential MOB = Medical Office Building PO = Provider Office d.u. = dwelling unit s.f. = square foot

a) For hospital uses, the proposed In-Patient Building (125,363 square feet) would require new employees; however the proposed Central Plant (10,000 square feet) would not require additional employees. For purposes of the analysis, it was assumed that 20 percent of the total space in the MOBs is devoted to diagnostic and treatment support services.

b) Source: EIP Associates, Kaiser Permanente Redwood City Medical Center Master Plan Draft EIR, 2002. Based upon the average size of 1,796 square feet per provider offices (POs) (i.e. 1 PO/1,796 s.f. = 0.00056 generation factor), 153,600 square feet of MOBs would be able to support approximately 86 POs. Each of the 86 PO supports a staff ratio of 4.7 staff per provider, which results in 404 support staff. In total, the proposed MOBs would generate 490 employee positions (86 practitioners and 404 support staff).

c) Employment Density Summary Report, prepared by the Natelson Company, Southern California Association of Governments, October 31, 2001, Page 4. Source available at http://www.scag.ca.gov/forecast/downloads/employ\_den.pdf (Accessed August 18, 2008).

Description	SFR (s.f.) <sup>a</sup>	MFR (s.f.) <sup>b</sup>	Retail (s.f.)	Office (s.f.)	Industrial (s.f.)	Private School (s.f.)	Schools (s.f.)	Parks (acres)
Landmark Village/Tract 53108	616,000	1,363,200	1,033,000					
Mission Village/Tract 61105	582,000	6,048,000	1,300,000					
Homestead/Tract 60678	1,930,000	5,774,400	1,310,000					
PM 18108 (includes existing)					3,500,000			
Tract 60030					1,300,000			
Tract 60257	466,000		30,000					
Tract 60665	14,000							
Tract 52475	92,000							
Tract 53725	84,000							
PM 18654				200,000				
Northlake Phase 1/Tract 51852	3,392,000						274,000	
Castaic High School							500,000	
Riverpark/Tract 53425	878,000	780,000	16,000					26
Heritage Hills/Tract 65806	380,000							
UCLA Film Archives				368,730				
College of the Canyons Expansion							180,000	
Gate-King Industrial Park					4,200,000			
Milestone/Tract 61811	334,000							
Porta Bella/Whittaker-Bermite	2,488,000	2,000,400		1,241,179	1,241,179		261,000	30
Lyons Ranch/Tract 53653	190,000	114,000						
Tract 53419		133,200						
Downtown Newhall Specific Plan Area		1,310,400	1,017,000					
North Newhall Specific Plan Area	114,000	739,200	660,500				261,000	
Golden Valley Ranch/Tract 52414	996,000		618,800				261,000	
Bridgeport Market Place			130,000	30,000				5
The Keystone	638,000	216,000					274,000	4
Soledad Circle Estates	294,000							
Soledad Village		488,400	8,000					
Town Center Mall Expansion			331,860					
The Masters College Expansion		64,800				213,288		
Materials Recovery/Transfer Facility					160,000			
Mike Redmond's Office Park				51,300				
Jim Backer's Mixed Use Project		12,000		37,000				
Proposed Project <sup>c</sup>				192,000	125,363			
TOTAL	13,488,000	19,044,000	6,455,160	2,120,209	10,526,542	213,288	2,011,000	65
Impact Fee Factor <sup>d</sup>	\$0.9341	\$0.9341	\$0.9341	\$0.9341	\$0.9341	\$0.9341	N/A	N/A
Fire Impact Fees	\$12,599,141	\$17,789,000	\$6,029,765	\$1,980,487	\$9,832,843	\$199,232	N/A	N/A

## Total Fire Impact Fees

\$48,430,469

Notes:

SFR = Single-Family Residential MFR = Multi-Family Residential s.f. = square feet

a) Fire impact fee calculations assume each Single-Family Residential dwelling unit equates to 2,000 square feet (2,000s.f. per SFR).

b) Fire impact fee calculations assume each Multi-Family Residential dwelling unit equates to 1,200 square feet (1200 s.f. per MFR).

c) For office uses, the Project proposes the construction 200,000 square feet of Medical Office Buildings (MOB) and the demolition of a 8,000-square foot office building. As such, the proposed Project would result in a net increase in MOBs by 192,000 square feet.

d) Current (2008) fees for fire service impacts are \$0.9341 per square foot of new development for all land uses.

Landmark Village/Tract 63108 <sup>a</sup> Mission Village/Tract 61105 <sup>a</sup> Homestead/Tract 60678 <sup>a</sup> PM           Homestead/Tract 60678 <sup>a</sup> PM           PM 18108 (includes existing)         Tract 60030           Tract 60030         PM           Tract 60065         7           Tract 50257         233           Tract 50257         233           Tract 50257         233           Tract 52475         46           Tract 53725         42           PM 18054         PM           Northlake Phase 1/Tract 51852         1,696           Castaic High School         Riverpark/Tract 53425         439           Heritage Hills/Tract 65806         190         ULLA Film Archives           College of the Canyons Expansion         Gate-King Industrial Park         Milestone/Tract 61811           Milestone/Tract 61811         167         Porta Bella/Whittaker-Bermite         1,244         1,667           Lyons Ranch/Tract 53653         95         95         111         Downtown Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         Bidgeport Market Place         Tract 534         Downtown Newhall Specific Plan Area         57         616         Golden Vallege	Retail (s.f.)	Office (s.f.)	Industrial (s.f.)	Hospital Uses (beds)	MOBs (s.f)	Hospital/Central Plant (s.f.)	Foundation & Administrative Office Building (s.f.)	Schools (s.f.)	Parks (acres)
Homestead/Tract 60678 <sup>a</sup> PM 18108 (includes existing)           PM 18108 (includes existing)         Tract 50030           Tract 60050         7           Tract 50655         7           Tract 53725         46           Tract 53725         42           PM 18654            Northlake Phase 1/Tract 51852         1,696           Castaic High School         Riverpark/Tract 53425         439           Riverpark/Tract 53425         439         650           Heritage Hills/Tract 65806         190         UCLA Film Archives           College of the Canyons Expansion         Gate-King Industrial Park         Milestone/Tract 61811         167           Porta Bella/Whittaker-Bermite         1,244         1,6667         Lyons Ranch/Tract 53653         95         95           Tract 53419         1111         Downtown Newhall Specific Plan Area         57         616         Golden Valley Ranch/Tract 52414         498         Bridgeport Market Place         The Keystone         319         180         Soledad Village         407         Soledad Village         10									
PM 18108 (includes existing)         Image: constraint of the second									
Tract 60030       Tract 600257       233         Tract 600257       233         Tract 60065       7         Tract 52475       46         Tract 52725       42         PM 18654									
Tract 60257       233         Tract 60665       7         Tract 52475       46         Tract 53725       42         PM 18654			3,500,000						
Tract 60665       7         Tract 52475       46         Tract 53725       42         PM 18654			1,300,000						
Tract 52475         46           Tract 53725         42           PM 18654	30,000								
42           PM 18654           Northlake Phase 1/Tract 51852           Castaic High School           Riverpark/Tract 53425           Heritage Hills/Tract 65806           UCLA Film Archives           College of the Canyons Expansion           Gate-King Industrial Park           Milestone/Tract 61811           Dorth Bella/Whittaker-Bermite           1,244           1,667           Porta Bella/Whittaker-Bermite           1,244           1,667           Porta Bella/Whittaker-Bermite           1,244           1,667           Lyons Ranch/Tract 53653           95           95           95           95           95           95           95           95           95           95           95           95           95           96           97           616           Golden Valley Ranch/Tract 52414           498           Bridgeport Market Place           The Keystone           319           180           Soledad Villege									
PM 18654         Image: square sq									
Northlake Phase 1/Tract 51852         1,696           Castaic High School         1           Riverpark/Tract 53425         439         650           Heritage Hills/Tract 65806         190         102           UCLA Film Archives         1         100           College of the Canyons Expansion         3         3           Gate-King Industrial Park         167         167           Porta Bella/Whittaker-Bermite         1,244         1,667           Lyons Ranch/Tract 53653         95         95           Tract 53419         111         100           Downtown Newhall Specific Plan Area         1,092           North Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         8           Bridgeport Market Place         147         5           Town Center Mall Expansion         147         54           Materials Recovery/Transfer Facility         10         7           Mike Redmond's Office Park         10         7 <i>Total</i> 5,180         4,882           Generation Factor (gpd) <sup>10</sup> 260         156									
Castaic High School         439         650           Riverpark/Tract 53425         439         650           Heritage Hills/Tract 65806         190         UCLA Film Archives         College of the Canyons Expansion         Gate-King Industrial Park           College of the Canyons Expansion         Gate-King Industrial Park         Milestone/Tract 61811         167           Porta Bella/Whittaker-Bermite         1,244         1,667         Lyons Ranch/Tract 53653         95         95           Tract 53419         111         Downtown Newhall Specific Plan Area         1,092         North Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         Bridgeport Market Place         1147           Soledad Circle Estates         147         Soledad Village         407           Town Center Mall Expansion         54         Materials Recovery/Transfer Facility           Mike Redmond's Office Park         Jim Backer's Mixed Use Project         10 <i>Proposed Project</i> 10         Proposed Project         10           TOTAL         5,180         4,882         6eneration Factor (gpd) <sup>10</sup> 260         156		200,000							
Riverpark/Tract 53425         439         650           Heritage Hills/Tract 65806         190         UCLA Film Archives           College of the Canyons Expansion         Gate-King Industrial Park         Gate-King Industrial Park           Milestone/Tract 61811         167           Porta Bella/Whittaker-Bermite         1,244         1,667           Lyons Ranch/Tract 53653         95         95           Tract 53419         111         107           Downtown Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         1180           Soledad Circle Estates         147         Soledad Circle Estates         147           Soledad Circle Estates         147         Soledad Village         407           Town Center Mall Expansion         54         Materials Recovery/Transfer Facility         Mike Redmond's Office Park         10           Jim Backer's Mixed Use Project         10         7         7         10           Proposed Project         10         7         7         16           Generation Factor (gpd) <sup>10</sup> 260         156         156								274,000	
Heritage Hills/Tract 65806         190           UCLA Film Archives								500,000	
UCLA Film Archives	16,000								26
College of the Canyons Expansion         Gate-King Industrial Park         Milestone/Tract 61811         Porta Bella/Whittaker-Bermite         1,244         1,667         Lyons Ranch/Tract 53653         95         Tract 53419         Downtown Newhall Specific Plan Area         Solden Valley Ranch/Tract 52414         498         Bridgeport Market Place         The Keystone         Soledad Circle Estates         147         Soledad Circle Estates         147         Soledad Village         407         Town Center Mall Expansion         The Masters College Expansion         Materials Recovery/Transfer Facility         Miles Redmond's Office Park         Jim Backer's Mixed Use Project <i>ToTAL</i> <b>5</b> ,180 <b>Generation Factor (gpdy Generation Factor (gpdy</b>									
Gate-King Industrial Park         Industrial Park           Milestone/Tract 61811         167           Porta Bella/Whittaker-Bermite         1,244         1,667           Lyons Ranch/Tract 53653         95         95           Tract 53419         111         100           Downtown Newhall Specific Plan Area         1,092         111           Downtown Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         8           Bridgeport Market Place         7         616           The Keystone         319         180           Soledad Circle Estates         147         Soledad Village         407           Town Center Mall Expansion         54         Materials Recovery/Transfer Facility         Mike Redmond's Office Park           Jim Backer's Mixed Use Project         10         Proposed Project         10           Proposed Project         10         7         7           TOTAL         5,180         4,882         4,882           Generation Factor (gpd) <sup>10</sup> 260         156         156		368,730							
Milestone/Tract 61811         167           Porta Bella/Whittaker-Bermite         1,244         1,667           Lyons Ranch/Tract 53653         95         95           Tract 53419         111         100           Downtown Newhall Specific Plan Area         1,092         1032           North Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         180           Bridgeport Market Place         147         Soledad Circle Estates         147           Soledad Circle Estates         147         Soledad Village         407           Town Center Mall Expansion         54         Materials Recovery/Transfer Facility         Mike Redmond's Office Park         10           Jim Backer's Mixed Use Project         10         Proposed Project         10           TOTAL         5,180         4,882         156								180,000	
Porta Bella/Whittaker-Bermite         1,244         1,667           Lyons Ranch/Tract 53653         95         95           Tract 53419         1111           Downtown Newhall Specific Plan Area         1,092           North Newhall Specific Plan Area         57           Golden Valley Ranch/Tract 52414         498           Bridgeport Market Place         117           The Keystone         319         180           Soledad Circle Estates         147           Soledad Village         407           Town Center Mall Expansion         54           Materials Recovery/Transfer Facility         11           Mike Redmond's Office Park         10 <i>Proposed Project</i> 10           Proposed Project         10           TOTAL         5,180         4,882           Generation Factor (gpd) <sup>10</sup> 260         156			4,200,000						
Lyons Ranch/Tract 53653         95         95           Tract 53419         111           Downtown Newhall Specific Plan Area         1,092           North Newhall Specific Plan Area         57           Golden Valley Ranch/Tract 52414         498           Bridgeport Market Place         111           The Keystone         319           Soledad Circle Estates         147           Soledad Village         407           Town Center Mall Expansion         54           Materials Recovery/Transfer Facility         10           Proposed Project         10           Proposed Project         5180         4,882           Generation Factor (gpd) <sup>10</sup> 260         156									
Aract 53419     111       Downtown Newhall Specific Plan Area     1,092       North Newhall Specific Plan Area     57       Golden Valley Ranch/Tract 52414     498       Bridgeport Market Place     319       The Keystone     319       Soledad Circle Estates     147       Soledad Village     407       Town Center Mall Expansion     54       Materials Recovery/Transfer Facility     10       Proposed Project     10       TOTAL     5,180       Generation Factor (gpd) <sup>10</sup> 260		1,241,179	1,241,179					261,000	30
Downtown Newhall Specific Plan Area         1,092           North Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         8           Bridgeport Market Place         7         816           The Keystone         319         180           Soledad Circle Estates         147         50           Soledad Circle Estates         147         51           Soledad Village         407         54           Town Center Mall Expansion         54         54           Materials Recovery/Transfer Facility         9         10           Proposed Project         10         7           TOTAL         5,180         4,882           Generation Factor (gpd) <sup>10</sup> 260         156									
North Newhall Specific Plan Area         57         616           Golden Valley Ranch/Tract 52414         498         Bridgeport Market Place           Bridgeport Market Place         319         180           Soledad Circle Estates         147         Soledad Village         407           Town Center Mall Expansion         54         Materials Recovery/Transfer Facility         Mike Redmond's Office Park         Jim Backer's Mixed Use Project         10           Proposed Project         10         Proposed Project         10           TOTAL         5,180         4,882         6eneration Factor (gpd) <sup>10</sup> 260         156									
Golden Valley Ranch/Tract 52414         498           Bridgeport Market Place         1           The Keystone         319         180           Soledad Circle Estates         147         1           Soledad Circle Estates         147         1           Soledad Village         407         1           Town Center Mall Expansion         54         1           The Masters College Expansion         54         1           Materials Recovery/Transfer Facility         1         1           Jim Backer's Mixed Use Project         10         1           Proposed Project         1         1           TOTAL         5,180         4,882           Generation Factor (gpd) <sup>10</sup> 260         156	1,017,000								
Bridgeport Market Place         319         180           Soledad Circle Estates         147         50           Soledad Circle Estates         147         407           Soledad Village         407         54           Town Center Mall Expansion         54         54           Materials Recovery/Transfer Facility         10         10           Proposed Project         10         7           TOTAL         5,180         4,882           Generation Factor (gpd) <sup>10</sup> 260         156	660,500							261,000	
The Keystone         319         180           Soledad Circle Estates         147	618,800							261,000	
Soledad Circle Estates     147       Soledad Village     407       Town Center Mall Expansion     54       The Masters College Expansion     54       Materials Recovery/Transfer Facility     54       Mike Redmond's Office Park     Jim Backer's Mixed Use Project <i>Topposed Project</i> 10 <i>TOTAL</i> 5,180       Generation Factor (gpd) <sup>10</sup> 260	130,000	30,000							5
Soledad Village     407       Town Center Mall Expansion     1       The Masters College Expansion     54       Materials Recovery/Transfer Facility     1       Mike Redmond's Office Park     1       Jim Backer's Mixed Use Project     10       Proposed Project     10       TOTAL     5,180     4,882       Generation Factor (gpd) <sup>10</sup> 260     156								274,000	4
Town Center Mall Expansion     54       The Masters College Expansion     54       Materials Recovery/Transfer Facility     54       Mike Redmond's Office Park     54       Jim Backer's Mixed Use Project     10       Proposed Project     70       TOTAL     5,180     4,882       Generation Factor (gpd) <sup>10</sup> 260     156									
The Masters College Expansion 54 Materials Recovery/Transfer Facility Mike Redmond's Office Park 10 Mim Backer's Mixed Use Project 10 Proposed Project 10 TOTAL 5,180 4,882 Generation Factor (gpd) 260 156	8,000								
Materials Recovery/Transfer Facility Mike Redmond's Office Park Jim Backer's Mixed Use Project Proposed Project TOTAL Generation Factor (gpd) <sup>10</sup> 260 156	331,860								
Mike Redmond's Office Park Jim Backer's Mixed Use Project 10 Proposed Project TOTAL 5,180 4,882 Generation Factor (gpd) <sup>10</sup> 260 156								213,288	
Jim Backer's Mixed Use Project         10           Proposed Project			160,000						
Proposed Project TOTAL 5,180 4,882 Generation Factor (gpd) <sup>10</sup> 260 156		51,300				T			
TOTAL 5,180 4,882 Generation Factor (gpd) <sup>0</sup> 260 156		37,000							
Generation Factor (gpd)" 260 156				147	200,000	10,000	-8,000		
Generation Factor (gpd)" 260 156	2,812,160	1,928,209	10,401,179	147	200,000	10,000	-8,000	2,224,288	65
	0.10	0.20	0.025	319	0.30	0.025	0.20	0.20	0.1000
Total (gpd) 1,346,800 761,592	281,216	385,642	260,029	46,893	60,000	250	-1,600	444,858	6.5
Fotal Daily Peak Wastewater Generation (gpd) Fotal Daily Peak Wastewater Generation (mgd)									3,585,687

SFR = Single-Family Residential MFR = Multi-Family Residential MOB = Medical Office Building d.u. = dwelling unit s.f. = square foot gpd = gallons per day mgd = million gallons per day

a) The Landmark Village, Mission Village and Homestead projects were not included in wastewater cumulative calculations because these projects would not be served by the Santa Clarita Valley Joint Sewerage System.

b) Proposed Project Wastewater Generation Factor Source: Telephone conversation with Ruth Frazen, Engineering Technician, Sanitation Districts of Los Angeles County (LACSD), September 20, 2007. Cumulative Projects Wastewater Generation Factor Source: LACSD, Santa Clarita Valley Sanitation District Connection Fee Loading, Capacity, and Unit Rate, http://www.lacsd.org/info/wastewater\_services/new\_cf\_sc\_rates\_2008\_09.asp (Accessed August 18, 2008).

Description	SFR (d.u.)	MFR (d.u.)	Retail (s.f.)	Office (s.f.)	Industrial (s.f.)	MOB (s.f.)	Hospital uses (bed)	Schools (sq ft)	Parks (acres)
Landmark Village/Tract 53108	308	1,136	1,033,000						
Mission Village/Tract 61105	291	5,040	1,300,000						
Homestead/Tract 60678	965	4,812	1,310,000						
PM 18108 (includes existing)					3,500,000				
Tract 60030					1,300,000				
Tract 60257	233		30,000			1			
Tract 60665	7								
Tract 52475	46								
Tract 53725	42					1			
PM 18654				200,000					
Northlake Phase 1/Tract 51852	1,696					1		274,000	
Castaic High School								500,000	
Riverpark/Tract 53425	439	650	16,000						26
Heritage Hills/Tract 65806	190					1			
UCLA Film Archives				368,730					
College of the Canyons Expansion						1		180,000	
Gate-King Industrial Park					4,200,000	1			
Milestone/Tract 61811	167					1			
Porta Bella/Whittaker-Bermite	1,244	1,667		1,241,179	1,241,179	1		261,000	30
Lyons Ranch/Tract 53653	95	95				1			
Tract 53419		111				1			
Downtown Newhall Specific Plan Area		1,092	1,017,000			1			
North Newhall Specific Plan Area	57	616	660,500			1		261,000	
Golden Valley Ranch/Tract 52414	498		618,800			1		261,000	
Bridgeport Market Place			130,000	30,000		1			5
The Keystone	319	180				1		274,000	4
Soledad Circle Estates	147					1			
Soledad Village		407	8,000			1			
Town Center Mall Expansion			331,860			1			
The Masters College Expansion		54				1		213,288	
Materials Recovery/Transfer Facility					160,000				
Mike Redmond's Office Park				51,300		1			
Jim Backer's Mixed Use Project		10		37,000					
Proposed Project <sup>a</sup>					10,000	192,000	147		
TOTAL	6,744	15,870	6,455,160	1,928,209	10,411,179	192,000	147	2,224,288	65
Growth Factor (lbs/sq ft/day)	10	4	0.006	0.006	0.006	N/A	N/A	0.007	N/A
Growth Factor (Ibs/bed/day)	N/A	N/A	N/A	N/A	N/A	N/A	16	N/A	N/A
Growth Factor (tons/sq ft/year)	N/A	N/A	N/A	N/A	N/A	0.0108	N/A	N/A	N/A
Sub total Solid waste (Ib/day)	67,440	63,480	38,731	11,569	62,467	11,362	2,352	15,570	N/A
Sub total Solid Waste (h/day)	34	32	19	6	31	6	1	8	N/A
Sub total Solid Waste (tons/dill/day)	34	32	19	U	31			o	IN/A

TOTAL DAILY SOLID WASTE GENERATION (tpd)	137
TOTAL ANNUALSOLID WASTE GENERATION (tons/year)	50,005

SFR = Single-Family Residential MFR = Multi-Family Residential MOB = Medical Office Building d.u. = dwelling unit s.f. = square foot tpd = tons per day lb = pound 1 tons = 2000 lbs. 1 lb = 0.0005 tons. 1 ton = 2,000 lbs.

a) For office uses, the Project proposes the construction 200,000 square feet of Medical Office Buildings (MOB) and the demolition of a 8,000-square foot office building. As such, the proposed Project would result in a net increase in MOBs by 192,000 square feet.

Generation factors are in tons per day per dwelling unit or square foot, as appropriate, and are derived from the California Integrated Waste Management Board website. (http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/default.htm), accessed January 28, 2008.

Description	SFR (d.u.)	MFR (d.u.)	Retail (s.f.)	Office (s.f.)	Industrial (s.f.) <sup>a</sup>	MOB and Hospital Uses (s.f)	College (s.f.)	High/MiddleSchool (s.f.) <sup>b</sup>	Elementary School	Parks (acres)
Landmark Village/Tract 53108	308	1,136	1,033,000							
Mission Village/Tract 61105	291	5,040	1,300,000							
Homestead/Tract 60678	965	4,812	1,310,000							
PM 18108 (includes existing)					3,500,000					
Tract 60030					1,300,000					
Tract 60257	233		30,000							
Tract 60665	7									
Tract 52475	46									
Tract 53725	42									
PM 18654				200,000						
Northlake Phase 1/Tract 51852	1,696							274,000		
Castaic High School								500,000		
Riverpark/Tract 53425	439	650	16,000							26
Heritage Hills/Tract 65806	190									
UCLA Film Archives				368,730						
College of the Canyons Expansion							180,000			
Gate-King Industrial Park					4,200,000					
Milestone/Tract 61811	167									
Porta Bella/Whittaker-Bermite	1,244	1,667		1,241,179	1,241,179				261,000	30
Lyons Ranch/Tract 53653	95	95								
Tract 53419		111								
Downtown Newhall Specific Plan Area		1,092	1,017,000							
North Newhall Specific Plan Area	57	616	660,500						261,000	
Golden Valley Ranch/Tract 52414	498		618,800						261,000	
Bridgeport Market Place			130,000	30,000						5
The Keystone	319	180						274,000		4
Soledad Circle Estates	147									
Soledad Village		407	8,000							
Town Center Mall Expansion			331,860							
The Masters College Expansion		54					213,288			
Materials Recovery/Transfer Facility					160,000					
Mike Redmond's Office Park				51,300						
Jim Backer's Mixed Use Project		10		37,000						
Proposed Project <sup>c</sup>						327,363				
TOTAL	6,744	15,870	6,455,160	1,928,209	10,401,179	327,363	393,288	1,048,000	783,000	65
Consumption Factor <sup>d</sup>	5,626.5	5,626.5	13.55	12.95	10.50	21.7	11.55	10.50	5.90	N/A
Annual Electricity Consumption (kWh)	37,945,116	89,292,555	87,467,418	24,970,307	109,212,380	7,103,777	4,542,476	11,004,000	4,619,700	N/A

Total Annual Cumulative Electricity Consumption (kWh)		376,157,729
Total Annual Cumulative Electricity Consumption (MWh)		376,158

SFR = Single-Family Residential MFR = Multi-Family Residential MOB = Medical Office Building d.u. = dwelling unit s.f. = square foot kWh = kilowatt-hours MWh = megawatt-hours

1000 kWh = 1 MWh

a) No factor exists for industrial uses. In order to provide a conservative analysis, the Miscellaneous factor was applied.

b) No factor exists for middle schools. In order to provide a conservative analysis, the High School factor was applied.

c) The proposed Project includes the new construction of 125,363 square feet (s.f.) of Hospital Uses and 200,000 s.f. of MOB, and the demolition of 8,000 s.f. of MOB. As such, the total net new square footage for MOB and Hospital Uses is 327,363 square feet (i.e. 125,363 s.f. Hospital Uses + 200,000 s.f. MOB - 8,000 s.f. MOB).

d) Consumption factors are in kilowatt-hours per dwelling unit or square foot, as applicable, and are from the South Coast Air Quality Management District's

CEQA Air Quality Handbook (1993), Table A9-11-A.

Description	SFR (d.u.)	MFR (d.u.)	Retail (s.f.)	Office (s.f.)	Industrial (s.f.) <sup>a</sup>	Hospital Uses & Support Facilities <sup>b</sup>	Schools (s.f.) <sup>b</sup>	Parks (acres
andmark Village/Tract 53108	308	1,136	1,033,000					
Mission Village/Tract 61105	291	5,040	1,300,000					
Homestead/Tract 60678	965	4,812	1,310,000					
PM 18108 (includes existing)					3,500,000			
Tract 60030					1,300,000			
Tract 60257	233		30,000					
Tract 60665	7							
Tract 52475	46							
Tract 53725	42							
PM 18654				200,000				
Northlake Phase 1/Tract 51852	1,696						274,000	
Castaic High School							500,000	
Riverpark/Tract 53425	439	650	16,000					26
Heritage Hills/Tract 65806	190							
UCLA Film Archives				368,730				
College of the Canyons Expansion							180,000	
Gate-King Industrial Park					4,200,000			
Milestone/Tract 61811	167							
Porta Bella/Whittaker-Bermite	1,244	1,667		1,241,179	1,241,179		261,000	30
Lyons Ranch/Tract 53653	95	95						
Tract 53419		111						
Downtown Newhall Specific Plan Area		1,092	1,017,000					
North Newhall Specific Plan Area	57	616	660,500				261,000	
Golden Valley Ranch/Tract 52414	498		618,800				261,000	
Bridgeport Market Place			130,000	30,000				5
The Keystone	319	180					274,000	4
Soledad Circle Estates	147							
Soledad Village		407	8,000					
Town Center Mall Expansion			331,860					
The Masters College Expansion		54					213,288	
Materials Recovery/Transfer Facility					160,000			
Mike Redmond's Office Park				51,300				
Jim Backer's Mixed Use Project		10		37,000				
Proposed Project <sup>a</sup>						327,363		
TOTAL	6,744	15,870	6,455,160	1,928,209	10,401,179	327,363	2,224,288	65
Consumption Factor <sup>e</sup>	6,665.0	4,011.5	2.9	2.0	2.41611	4.800	2.0	N/A
Monthly Natural Gas Consumption (cf)	44,948,760	63,662,505	18,719,964	3,856,418	25,130,393	1,571,342	4,448,576	N/A

Total Monthly Natural Gas Consumption (kcf)	162,338
Total Annual Natural Gas Consumption (bcf)	1.95

SFR = Single-Family Residential MFR = Multi-Family Residential MOB = Medical Office Building d.u. = dwelling unit s.f. = square foot cf = cubic feet kcf = thousand cubic feet bcf = billion cubic feet

1,000 cf = 1 kcf 1 million kcf = 1 bcf

a) The consumption factor for industrial uses is cubic feet per gas meter per month. This analysis assumes 100,000 square feet of industrial space per meter.

b) No factor exists for hospital uses. In order to provide a conservative analysis, the Hotel/Motel consumption factor was applied.

c) No factor exists for school uses. In order to provide a conservative analysis, the office factor was applied.

d) The proposed Project includes the new construction of 125,363 square feet (s.f.) of Hospital Uses and 200,000 s.f. of MOB, and the demolition of 8,000 s.f. of MOB. As such, the total net new square footage for MOB and Hospital Uses is 327,363 square feet (i.e. 125,363 s.f. Hospital Uses + 200,000 s.f. MOB - 8,000 s.f. MOB).

e) Consumption factors are in cubic feet per month and are from the South Coast Air Quality Management District's CEQA Air Quality Handbook (1993), Table A9-12-A.