

**CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT**

RESOLUTION NO. PC 8-22
ENVIRONMENTAL ASSESSMENT #19-21
SITE PLAN REVIEW #10-21
VESTING TENTATIVE MAP NO. 82437 (VTM #3-21)
APNS: 4064-023-017
AGENDA ITEM #5.A

DATE: May 17, 2022

TO: Chair Langley and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

CASE PLANNER: Amanda Acuna, Senior Planner

APPLICANT: G3 Urban Inc. (Representative: Mitch Gardner)

LOCATION: 2545 Marine Avenue

REQUEST: The applicant is requesting approval of the following to develop 22 attached condominium townhomes, including two low-income affordable units, on a 0.72-acre lot in the General Commercial and Mixed-Use Overlay zones:

1. Site Plan Review (SPR #10-21) to construct 22, three-story townhomes in four buildings;
2. Vesting Tentative Map No. 82437 (VMT #3-21) subdividing the property for 22 condominium units;
3. Density Bonus to allow the density increase of 4 units and concession for reduction in open space requirements and waivers from the minimum project size and reduction of setbacks; and
4. Direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project.

BACKGROUND AND PROJECT SETTING

On December 8, 2021, the applicant submitted for a site plan review and a vesting tentative map to develop 22 residential condominium units, including two affordable units, on the property at 2545 Marine Avenue. The subject property is an approximately 0.72 acre lot that is currently vacant. The property is located towards the central west end of

the City at the northeast corner of Marine Avenue and Dublin Avenue (Figure 1: Vicinity Map). The property had been previously developed with a 34-unit motel, which was demolished in 2006.

The following chart shows the General Plan land use designation, zoning, and actual use of the property and the surrounding areas:

	General Plan Designation	Zoning	Use
Property	General Commercial with Mixed-Use Overlay	General Commercial (C-3 with Mixed Use Overlay (MUO))	Vacant
North	General Commercial with Mixed-Use Overlay Low Residential	General Commercial (C-3 with Mixed Use Overlay (MUO)) Single Family Residential (R-1)	30-foot-wide vacant property which provides easement to both the subject property and apartment building to the north Non-conforming apartment building
East	General Commercial with Mixed-Use Overlay	General Commercial (C-3 with Mixed Use Overlay (MUO))	Swim School
West (across Dublin)	Low Residential	Single Family Residential (R-1)	Single Family
South (across Marine)	General Commercial	General Commercial (C-3)	Non-conforming single-family and multi-family residential and commercial

FIGURE 1 – VICINITY MAP

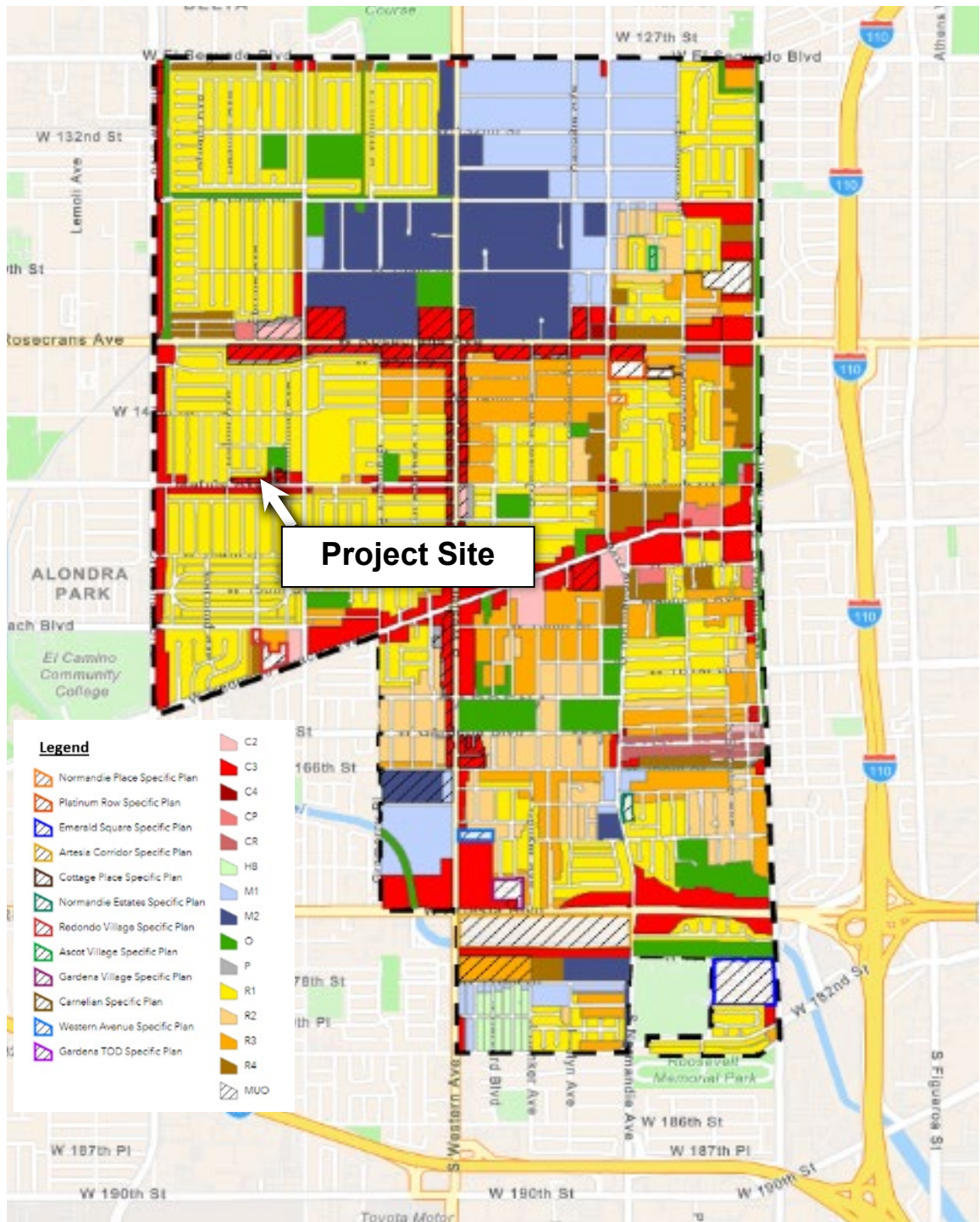


FIGURE 2 – ZONING MAP



PROJECT DESCRIPTION

The applicant is proposing to construct 22 three-story residential townhomes in four buildings, including two low-income affordable unit on the subject lot. The townhomes will consist of eight different floor plans ranging from studios to four-bedroom units. Parking is provided through single and two car garages, including tandem garages, with open parking spaces for guests. The proposed structural design is modern and utilizes a consistent palette of materials and textures. Landscape is proposed between the buildings and along the property perimeters. Private open space will be provided on ground gated patios and balconies on the second floors.

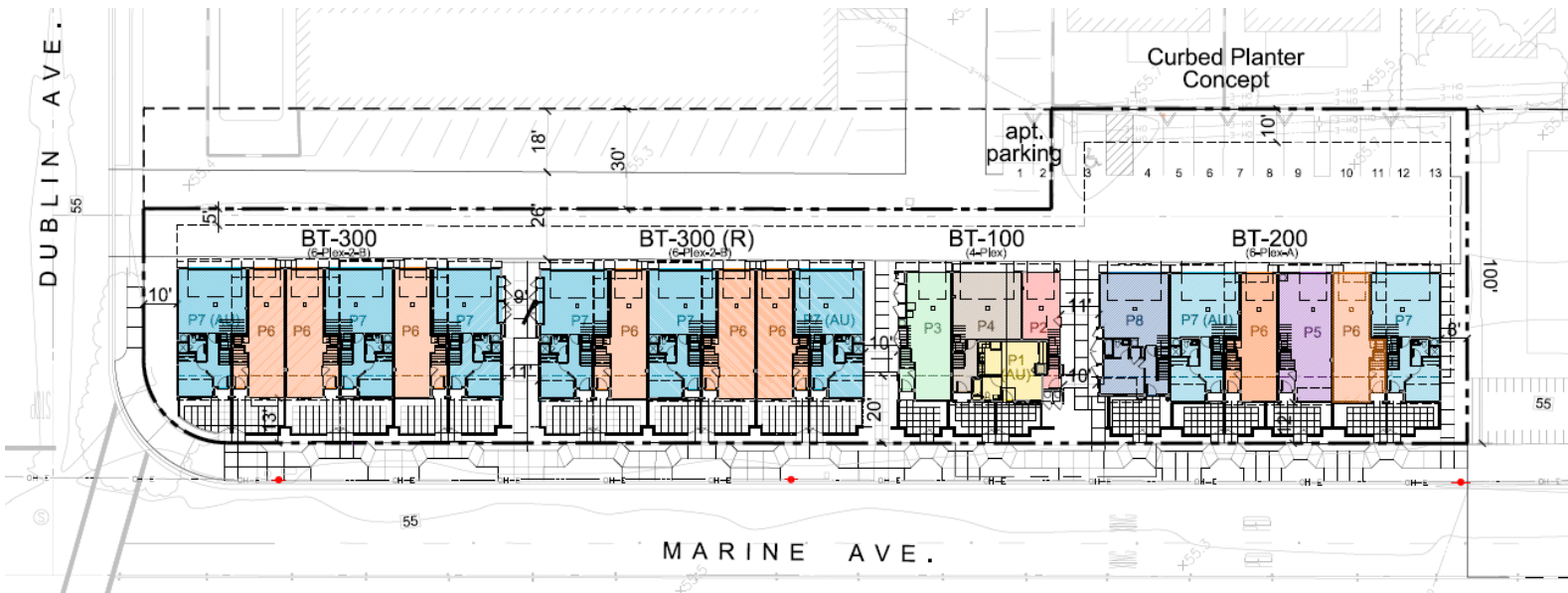
There are four separate buildings being proposed with a range of four to six units per building. Vehicular access to the site is provided off Dublin Avenue, at the western end of the property, in part through an existing easement from the property to the north which is a 30 foot by 271-foot parcel.

Upon entry into the project there are two, 6-plex buildings to the south side of the property. Each building will contain three 2-bedroom units and three 3-bedroom. Towards the center of the development there is a 4-plex building containing one studio unit, one 1-bedroom unit, and two 2-bedroom units. The last building, furthest to the east of the site, building is also a 6-plex and will contain one 4-bedroom unit, three 2-bedroom units and two 3-bedroom unit. The total area for these buildings is 27,225 square feet (sf). The affordable units will be the studio and 1-bedroom apartment.

The project's density and development standards are based on the Density Bonus Law, consistent with Gardena Municipal Code Chapter (GMC) 18.43 and California Government Code section 65915. These provisions allow an increase in density, a concession and waivers of development standards, and reduced parking requirements.

To allow for the construction of the 22 residential townhome development, including two affordable units, the applicant is seeking approval of the following requests:

1. Site Plan Review (SPR #10-21) to construct 22, three-story townhomes in four buildings;
2. Vesting Tentative Map No. 82437 (VMT #3-21) subdividing the property for 22 condominium units;
3. Density Bonus to allow the density increase of 4 units and concession for reduction in open space requirements and waivers from the minimum project size and reduction of setbacks; and
4. Direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project.



SITE PLAN REVIEW

In accordance with GMC Section 18.44.010.A and E, site plan review is required when there is another discretionary permit, such as a tract map and for all new multifamily developments of four units or more. Site plans may be approved where the Commission finds that the proposed development, including the uses and physical design are consistent with the general plan and municipal code and that the development will not adversely affect the orderly and harmonious development of the area and the general

welfare of the City. Therefore, the following analysis is presented to describe the proposed project and any anticipated effects it may have on other properties in the vicinity and the City as a whole.

DEVELOPMENT STANDARDS

The subject property is located in the C-3 and MUO zones. The applicant is not proposing a commercial development and, therefore, is subject to the provisions of the overlaying zoning district of MUO, which allows a 100 percent residential development. (GMC § 18.19.030B.) As shown in Table 1, the project complies with the development standards of the MUO zone, except for those development standards the applicant is requesting concessions or waivers in accordance with the provisions of the State Density Bonus Law.

The MUO zone development standards require a minimum 1-acre lot size, subject to certain exceptions, which includes other circumstances which prevent the consolidation of parcels. (GMC § 18.19.060B.) The property to the direct north, the easement lot, has a mixed-use overlay and is being used as part of the project for access. The project site is bordered by a roadway on two sides, the properties to the north (beyond the easement), west and south all lack the mixed use overlay zoning. The only property that could be consolidated is the property to the east of the project site. However, the applicant previously tried to acquire this property and was unsuccessful as the owners of Lucky Duck swim school did not want to sell. Staff finds that the project may proceed with less than the 1-acre. However, as explained below, the reduced project size would also be allowed under a density bonus waiver.

For purposes of analyzing the setbacks, it is important to note that the under the definitions contained in the Gardena Municipal Code, the front yard is the side facing Dublin Ave.

TABLE 1 – DEVELOPMENT STANDARDS

Standard	MUO Zone	Project	Compliant?
Minimum Project Area	1 acre with exceptions	0.72 acre	Yes due to exceptions and also as a waiver
Density	25 du/acre max (18 du)	18 18 + 4 bonus units	Yes, with Density Bonus
Minimum Unit Sizes (Not applicable to affordable units with housing agreement)	Studios: 400-sf 1 Bd: 600-sf 2 Bds: 800-sf 3 or more Bds: 1,000-sf	379-sf (Affordable Unit) 658-sf (Affordable Unit) 1,189 – 1,203-sf 1,407 – 1,801-sf	Yes
Building Height	40 ft/4 stories	36 ft, 2 in/3 stories	Yes
<u>Setback</u>			
Front (Dublin Ave)	12 ft – 20 ft from face of curb	15 - 20 ft	Yes
North side – adj. to easement parcel	5 ft	15 ft	Yes
Northside – adj. to R-1	15 ft	45 ft	Yes
Street side (Marine Ave.)	10 ft	12 ft (except corner)	Yes, with waiver
Rear	5 ft	7.8 ft	Yes
Distance Between Buildings	10 ft	10 ft	Yes
Minimum Open Space	3,300-sf	2,526-sf	Yes, with concession
Maximum Fence Height	7 ft	6 ft	Yes
Refuse areas	Two bins in garage	Two bins in garage	Yes
Parking	54 spaces	52 spaces	Yes, due to density bonus
Storage space	120 cf/unit	120 cf/unit	Yes

The four separate buildings being proposed have a range of four to six units per building. An approximate 8,130 square foot parcel (30' x 271') lies between the proposed project site and the apartment building to the north. Both properties have a parking easement over the parcel. This project will use the southern 10.5 feet of the easement parcel for access to the garages and guest parking, in addition to 15 feet of the subject property for a 26 foot wide access. Vehicular access to the site will be provided off Dublin Avenue, at the western end of the property through this easement. The easement will allow the residents of the subject project permanent access to the shared drive aisle, while continuing to allow access to the residents of the apartments complex located at 15020 Dublin Avenue. Although physical access through the apartment driveway to 150th Street will not be physically prohibited, signs will be required to be posted that condominium residents may not use the apartment driveway off of 150th Street or park in the apartment parking spaces. This prohibition will also be required to be included in the CC&Rs. Additionally, the applicant has agreed to repave and restripe the entire easement area, including the parking spaces in use by the apartment building, as well as realign two of the apartment parking spaces so there is no loss for apartment users. These improvements will also be added as conditions of approval.

Pedestrian access will be provided by a newly replaced sidewalk along Marine Avenue. Pedestrian circulation throughout the property will be facilitated by landscape between the buildings and along the property perimeters. Private open space will be provided on ground gated patios and balconies on the second floors. All walkways, communal areas, and parking will be adequately lit. All exterior lighting is designed to contain direct illumination on-site, thereby preventing light spillover onto adjoining properties.

RESIDENTIAL DESIGN CRITERIA

The proposed project is of modern design that articulates the different parts of the buildings through changes in planes, materials, and colors. Varied rooflines and wall offsets reduce the perceived mass of the buildings. Structures contain a variety of distinct parts, architectural elements and surface treatments. The buildings will be finished in smooth stucco in light neutral colors, wood veneer sidings along the second and third floor, and stone veneer on the first floor. An existing block wall along the northeast corner of the property will remain. A new three-foot high metal fence with a decorative block base will surround the private patios along Marine Avenue, which will be set back by three-foot landscape planters. A newly paved driveway will lead to each individual parking garage that will consist of similar modern design of the building with metal and glass panels.

The project complies with the residential design criteria set forth in GMC section 18.42.095 regarding scale and massing, architectural detailing, rooflines, garage driveways and parking, walls and fencing, and material, colors, and textures.

GENERAL PLAN CONSISTENCY

The General Plan land use designation for the subject property is General Commercial with Mixed Use Overlay. The Mixed-Use Overlay permits residential development on selected areas designated for Commercial and Industrial land uses. The purpose of this land use designation is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. Allowing the development of the 22-unit residential on an underutilized site would be consistent with various goals and policies of the General Plan as shown in the following tables.

Table 2 – General Plan Consistency

Table 2a – Land Use

<u>LU Goal 1</u> Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.	
LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.	The project design is of high-quality, with well-articulated buildings that incorporate a variety of building materials, textures, and colors to create an attractive development.
LU 1.4: Locate new medium- and high-density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.	The project is a high-density residential development located in an area of the city, with close proximity to community shopping centers and public facilities.
LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.	The project received will-serve letters from the utilities. Police and Fire both reviewed the plans and did not indicate there will be any issues with providing services.

Table 2b – Community Design

<u>DS Goal 2</u> Enhance the aesthetic quality of the residential neighborhoods in the City.	
DS 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.	The buildings are well-articulated and incorporate a variety of building materials, textures, and colors.
DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener”	The project provides common open space in the form of gated patios and balconies on the second floors. Various plants and shrubbery will be placed in the front yard setback that

environment for residents and those viewing from public areas.	fronts Dublin Avenue and along Marine Avenue, enhancing the overall public view of not only the subject property, but the overall neighborhood.
DS 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.	As stated above, the project provides common open space in the form of gated patios and balconies on the second floors.

DS Goal 3 Improve the vitality of designated commercial corridors with well-designed mixed-use development that attractively blends commercial retail, office and residential uses in design development features.

DS 3.5: Encourage underground parking or surface parking with effective landscape buffers to minimize the visual impact of parking areas.	Surface parking will provide to the northeast corner of the property and will accommodate 11 guest parking spaces. This surface parking will be buffered by landscape that includes several trees and shrubs.
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Table 2c – Circulation Plan

CI Goal 1 Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system.

CI 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.	The project is in near three high-quality transit corridors (Metro Bus Line 210 and Torrance Lines 2 and 10).
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CI Goal 3 Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.

CI 3.3: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas.	As a condition of approval, the applicant will be required to replace the sidewalk in front of the project site.
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Table 2d – Open Space Plan

<u>OS Goal 1</u> Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents.	
OS 1.7: Promote creative financing mechanisms to fund the development and maintenance of parks and recreation programs, such as State grant funds, park in-lieu fees, and public-private partnerships.	The project will require payment of park in-lieu fees in the amount of \$200,000.

Table 2e – Conservation Plan

<u>CN Goal 2</u> Conserve and protect groundwater supply and water resources.	
CN 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.	The project will be conditioned to ensure that the landscape and irrigation plans comply with the State’s Water Efficient Landscape Guidelines.
<u>CN Goal 3</u> Reduce the amount of solid waste produced in Gardena.	
CN 3.1: Comply with the requirements set forth in the City’s Source Reduction and Recycling Element.	The applicant will be required to prepare construction and demolition waste recycling plans for review and approval by the Building Division. The applicant shall also shall enroll in the city’s waste diversion program.
<u>CN Goal 4</u> Conserve energy resources through the use of technology and conservation methods.	
CN 4.2: Require compliance with Title 24 regulations to conserve energy.	The project will be conditioned to comply with the current California Building Code, which includes Part 6 – Energy and Part 11 – CalGreen.

Table 2f – Public Safety Plan

<u>PS Goal 2</u> Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.	
PS 2.3: Require compliance with seismic safety standards in the Unified Building Code.	The project will be conditioned to comply with the current California Building Code relating to seismic safety.
PS 2.4: Require geotechnical studies for all new development projects located in an	The applicant is required to submit and comply with a Geotechnical investigation.

Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.	
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Table 2g – Noise Plan

N Goal 3 Develop measures to control non-transportation noise impacts.

N 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.	The project will be conditioned to show compliance with interior noise standards.
N 3.2: Require compliance with noise regulations. Review and update Gardena’s policies and regulations affecting noise.	The project will be conditioned to show compliance with interior noise standards.
N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.	The project will be conditioned to comply with the City’s hours of construction. Additionally, the project is conditioned on implementing noise reduction methods.

Table 2h – Housing Element

GOAL 2.0 Provide opportunity for increasing the supply of affordable housing within the City, with special emphasis on housing for special needs groups.

Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units with 3 or more bedrooms to provide adequately sized housing for large families.	<p>The project will create a new 22-unit residential townhome project with a variety of floor plan types ranging from studio to 4-bedroom and include two affordable housing units.</p> <p>This project helps satisfy the City’s RHNA allocation of 5,735 units including 761 low income units.</p>
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Upon approval of the site plan review and issuance of the conditions of approval, the project will not change the character of the community and be consistent with the Gardena Municipal Code and General Plan. Moreover, the project will not obstruct the attainment of any General Plan goal.

DENSITY BONUS

Under Density Bonus Law (Government Code § 65915), when a developer provides affordable units, the project qualifies for increased density and some relief from local regulations via concessions and waivers. Density Bonus Law encourages the development of affordable units and is intended to help make the development of affordable housing economically feasible. Density Bonus Law is a state mandate,

therefore, a developer who meets the requirements of the law is entitled to receive the density bonus and other benefits as a matter of right.

The subject site is in the MUO zone and has a lot size of 0.72-acres, which allows for a maximum density of 25 units per acre. Therefore, the maximum allowed dwelling units for the site, under the MUO zoning, is 18. Out of the 18 dwelling units, the applicant has agreed that two units will be set aside for as low-income units. These will be the (1) studio unit and the (1) one-bedroom unit. Under the Density Bonus Law, when a developer provides 10% of the units for low-income housing, the project is entitled to a 20% density bonus, and then another 1.5% for every 1% above the 10% threshold – up to a maximum of a 35% density bonus.

The applicant's proposal includes 12% affordable, low-income units. Therefore, the applicant is entitled to a 23% bonus, entitling them to build an additional 5 units for a total of 23 units (Table 3 – Summary of Density Bonus). The applicant is only proposing to develop 22 units and is therefore compliant with the density requirements.

Table 3: Summary of Density Bonus

MUO Density Allowed (lots 0.5 - 1 acre)	25 du/acre
Lot Size	0.72 acre
Maximum DU Allowed	18
Number of Affordable Units	2 Low-Income Units
Percentage of Very Low-Income Units	12%
Density Bonus for 12% Low-Income	23%
Density Bonus Units	5
Total units (18 original + bonus units)	23
Total proposed units	22

Concession

State Density Bonus Law compels a local agency to grant a specific number of concessions or incentives where doing so would result in identifiable cost reductions to a project in support of the provision of affordable housing. A concession or incentive is a reduction in site development standards, modification of zoning code requirements, or architectural design requirements that results in identifiable and actual cost reductions to provide for affordable housing. The City is required to grant the concessions or incentives requested unless there is substantial evidence the request is not needed to provide for affordability, will negatively affect health safety or welfare of the community, or is contrary to state and federal law.

The number of concessions is set on a sliding scale based upon the percentage of affordable units at each income level. A project that provides 10% of the units for low-income households is entitled to one incentive or concession. As the project is providing 12% of the total units as affordable for low-income, the project qualifies for one concession. The applicant requesting a concession to allow the reduction in the open space requirements. Staff believes the requested concession is acceptable for the following reasons:

Requested Concession: Reduction in open space requirements.

Rational: The applicant is requesting a concession in the open space requirements in order to effectuate a cost savings to make the project affordable. If the applicant were required to provide the full amount of open space, it would require smaller units, fewer units, or increased costs in the form of additional open space areas such as additional balconies or roof decks. Each of these would make the project more expensive. Allowing the reduced open space will not have an adverse impact upon public health and safety or the physical environment. No state or federal laws will be broken as a result of the concession.

As staff cannot make any of the findings for denial of the concession, staff finds the concession acceptable for the development of the project.

Waivers

In addition to concessions and incentives the applicant can request waivers from development standards that will have the effect of physically precluding the construction of an affordable housing development. There is no limit to the number of waivers that a project may receive. The City may only deny a waiver if it finds that there is substantial evidence that:

- 1) It would have a specific, adverse impact upon the public health or safety which cannot be mitigated;
- 2) It would have a specific adverse impact on the physical environment which cannot be mitigated;
- 3) It would have a specific adverse impact on historical property; or
- 4) It would be contrary to law.

The project requires two waivers of development standards, without which the project cannot be physically built as proposed with the granted incentive.

The first waiver is for an exception to the minimum project size requirement in the MUO zone. In accordance with GMC Section 18.19.060.B.1, all new development projects proposed in the MUO zone shall have a minimum project size of one acre, subject to certain exceptions. The subject property is approximately 0.72-acres. If for any reason

the Planning Commission did not agree that the project qualified for an exception under the development standards, a reduction would be justified as a waiver.

The second waiver requested by the applicant is for a reduction of setback along Marine Avenue at the corner of Dublin Avenue. Due to the corner radius, it is impossible to build the proposed project with the required 10-foot setback to the property line.

Neither of the waivers would result in any specific, adverse impacts to public health, safety, the physical environment, or historical resources as the property is a vacant lot, nor would they be in violation of law. Requiring the development to meet the required minimum development standards would physically preclude the project at the approved density so waivers should be granted.

Parking

Under Density Bonus Law, the project is eligible for the following parking ratios per unit, including guest parking:

- 0-1 bedroom – 1 parking space
- 2-3 bedrooms – 1.5 parking space
- 4 bedrooms – 2.5 parking spaces

The project consists of one studio and one-bedroom units (2 spaces); 19 two- and three-bedroom units (29 spaces); and one, four-bedroom units (3 spaces). Accordingly, the City may only require a total of 34 parking spaces. Without the affordable units and allowed density bonus, the project would have been required to provide 54 parking spaces under the City's parking provisions. The project plans show a total of 52 parking spaces, therefore, meeting the parking requirements under the State Density Bonus Law.

Affordable Housing Agreement

The two affordable units will initially be made available to low-income households and will be subject to an equity sharing agreement as required by the Density Bonus law. The marketing of the units will initially focus on local residents. If there are more qualified applicants than units, buyers will be selected by lot. The requirement for affordable housing and the entering into of the agreement is a condition of the site plan review approval. A copy of the Affordable Housing Agreement is attached as Exhibit D of Resolution No. 8-22.

VESTING TENTATIVE MAP NO. 82437 (VTM #3-21)

The purpose of a tentative map review is to identify conditions that should be applied to ensure that each parcel is designed so as to comply with the State Subdivision Map Act and good design practice. A vesting tentative map confers a vested right to proceed with

development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting map is deemed complete. The applicant is proposing a vesting tentative map for the development of 22 condominium units.

In accordance with the City of Gardena General Plan, including the Open Space Plan, and in accordance with the Subdivision Map Act, specifically Government Code Section 66477, the City of Gardena requires either the dedication of land, the payment of in-lieu fees, or a combination of both for the park or recreational purposes as a condition of the approval of a tentative or parcel map for residential subdivisions. In accordance with Resolution No. 6433, the applicant will be required to pay a total of \$10,000 per unit, except for the two affordable units. Total in lieu park fee for this project is \$200,000. Payment will be paid in full to the City prior to final map recordation.

The condominium development will be regulated by specific covenants, conditions and restrictions (CC&Rs) that are enforced by a homeowner's association. The condominium owners will have mutual ownership of the common areas within the development, and individual ownership of the air space occupied by each unit. These areas will be delineated on a condominium plan, which will be filed with the Department of Real Estate.

The State Subdivision Map Act includes a list of grounds for denial; if any one of the findings is made, the map must be denied:

- ❖ *The map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plan (§ 66474; § 66473.5)*

The Land Use Plan designates the project site as Mixed-Use Overlay which allows for higher density residential development in appropriate areas that are experiencing both physical and economic blight. The project will consist of subdividing the property for 22 condominium units. The subdivision is consistent with several following goals and policies of the General Plan: LU Policy 1.1, LU Policy 1.4, LU Policy 1.6, DS Policy 2.11, DS 3.5, CI Policy 3.3, and OS Policy 1.7 as indicated above. There are no applicable Specific Plans.

- ❖ *The site is not physically suitable for the type or density of development (§ 66474)*

The property is approximately 0.72 acres and is essentially flat. The Gardena General Plan and Zoning ordinance allow for a maximum density of 25 dwelling units per acre. As the project includes two affordable units, the project is allowed a 23% increase in density under the State Density Bonus Law. As shown above, the proposed density of the project complies with municipal and state requirements. Therefore, the site is physically suitable for the type or density of development.

- ❖ *The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (§ 66474)*

The property is currently a vacant lot which has no suitable habitat for fish, or wildlife in the area which will be harmed by the project. The proposed residential development, by its nature, is not expected to create environmental or public health problems.

- ❖ *The design of the subdivision or type of improvements will conflict with public access easements (§ 66474).*

The subdivision was designed to not interfere with any easements. The property immediately to the north that lies between the subject property and the apartment building further north provides for a 30 foot wide easement for parking purposes for both properties. This project will utilize 10.5 feet of the easement for access to the garages and guest parking. The applicant is proposing an additional public utility access easement to the private drive aisle along the northwest end of the property ingress and egress. These easements will not interfere with the existing public access easement along the northeast end of the property.

- ❖ *The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66474.5).*

During winter, an east-west alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, the general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities. The building allows for passive exposure.

Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

With the conditions of approval and approval of the associated entitlements, the project and project design will be consistent with the General Plan and the State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code. As none of the findings for denial can be made, the map should be approved.

NO NET LOSS - 2021-2029 HOUSING ELEMENT

Government Code section 65863 provides that when a property is identified in the housing inventory sites and is developed with fewer units than identified therein, the City is required to make findings based on substantial evidence that the reduction is consistent

with the general plan and the remaining sites are adequate to accommodate the jurisdiction’s share of regional housing need at each income level.

The City was allocated a regional housing need of 5,735 units to plan for the 2021-2029 planning period, broken down into four different income levels (Table 4). However, the housing element plans for a total of 7,399 units, exceeding the City’s allocation by 1,664 units or 29%. The City is in the beginning of the 2021-2029 housing period, and the first reported progress in reaching the regional housing need has not been completed at this time. However, there are several residential development projects with completed entitlements and pending projects in the City that will be completed within the timeframe of this housing element. This project will also assist the City in reaching this allocation and continue to provide different housing options.

Table 4: Regional Housing Need

	Lower	Moderate	Above Moderate
Allocation	2,246	894	2,595
Number of Housing Units in 2021-2029 HE	2,833	1,770	2,796
Buffer	587	876	201
Reported Progress	-	-	-
Approved Projects	13		636
Proposed Project	2		20
Projected Remaining Allocation	2,231	894	1,959

The subject property is identified in the 2021-2029 Housing Element as a suitable site for consolidation and redevelopment for housing that would include 23 lower income units, 7 moderate income units, and 16 above moderate-income units between five parcels that

have total size of 1.6 acres. The subject property is a 0.72-acre lot and will include 20 above moderate-income units and 2 lower-income units. As shown in Table 5, the subject project will satisfy the above moderate housing units for the consolidated site area and provide 2 out of the 23 identified lower income units. The remaining sites of the consolidated area will include 0.88 acres and have a Housing Overlay that will allow for a density of 31 to 50 dwelling units per acre. The above chart shows that there are sufficient sites available with the buffer to meet the City’s housing needs in the lower and moderate income categories.

While the project site was not consolidated with the sites identified in the housing element, the remaining sites still have the potential for consolidation due to the contiguous location, similar existing conditions, and the presence of multiple lots that are already under single ownership. Even on the remaining parcels on this site, there could be a gain of 27 to 44 new residential units. Additionally, under Housing Programs 2.2 and 4.3, the City plans to promote lot consolidation and housing construction, particularly affordable housing, by facilitating communications between interested property owners and potential developers.

Table 4: Consolidated Site and Income Distribution

ID	Lot Addresses	Acres	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
68	2421 Marine Ave 2403 Marine Ave 2415 Marine Ave (No Address) 2545 Marine Ave	1.6	23	7	16	46
Provided		0.72	2		20	
Remaining		0.88	21	7	0	28

HOUSING ACCOUNTABILITY ACT

Government Code § 65589.5(j) prohibits a City from disapproving a housing development project that complies with applicable, objective, general plan, zoning and subdivision standards and criteria unless it makes both of the following findings based on a preponderance of the evidence (i.e., more than 50 percent):

- The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved at a lower density. A “specific, adverse impact” is defined to mean a significant, quantifiable,

direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions.

- There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the disapproval of the housing development project or approval at a lower density.

Therefore, this project may only be denied if it fails to meet an objective standard, which is a standard “that involves no personal or subjective judgment . . . and [is] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.” In other words, the standard must be in the City’s Municipal Code or other written policy and must be subject to the same interpretation by anyone looking at the project. This requirement is being interpreted very strictly by the courts.

As set forth above, the project meets the City’s objective standards.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) applies to discretionary projects. If the City does not have a way to modify a project to address environmental concerns, then CEQA does not apply. Based on existing case law, between the Density Bonus Law provisions and the Housing Accountability Act, the City does not have the discretion to modify the applicant’s project in this situation and CEQA arguably should not apply.

However, even if the proposed project is subject to CEQA, it is categorically exempt pursuant to Guidelines Section 15332, in-fill development. The project is consistent with the applicable general plan and zoning designations of Mixed-Use Overlay. The project occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. Further, approval will not result in any significant effects for traffic, noise, air or water. The City’s environmental consultant, Kimley-Horn and Associates, Inc, conducted a CEQA compliance review for the subject project and presented those findings in a technical memorandum along with technical assessments for transportation, noise, and air quality (Attachment 2). The assessments completed by Kimley-Horn determined that there were no significant impacts or less than significant impacts with regard to traffic, noise, and air. In regard to water quality, the applicant will be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) and Gardena Municipal Code Chapter 8.70 regarding Stormwater and Runoff Pollution control which would ensure the project’s construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, resulting in a less than significant

impact. Therefore, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.

The proposed project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The project is not located along any state designated scenic highway nor within any designated hazardous waste site and as the property site is vacant there are no historical resources. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this project.

Therefore, the proposed project is categorically exempt from CEQA under CEQA Guidelines section 15332, Infill Exemption.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission:

1. Open the public hearing
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 8-22 approving Site Plan Review #10-21 and Vesting Tract Map #3-21, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

ATTACHMENTS

ATTACHMENT 1 – Resolution No. PC 8-22

Exhibit A – Conditions of Approval

Exhibit B – Architectural Plans

Exhibit C – Vesting Tentative Map #82437 (VTM #3-21)

Exhibit D - Affordable Housing Agreement and attachments

ATTACHMENT 2 – CEQA Compliance Memo

RESOLUTION NO. PC 8-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #10-21 AND VESTING TENTATIVE MAP NO. 82437 (VMT #2-21) FOR THE CONSTRUCTION OF 22 ATTACHED CONDOMINIUM TOWNHOMES, INCLUDING TWO AFFORDABLE UNITS, IN FOUR BUILDINGS ON A 0.72-ACRE LOT LOCATED IN THE GENERAL COMMERCIAL AND MIXED-USE OVERLAY (C-3/MUO) ZONE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION FOR A CLASS 32 IN-FILL DEVELOPMENT (2545 MARINE AVENUE) (APN: 4064-023-017)

THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS

- A. On December 8, 2021, G3 Urban Inc., the Applicant, submitted an application for a Site Plan Review and a Vesting Tentative Map to develop 22 residential units, including two affordable low-income units (the "Project"), on the property located at 2545 Marine Avenue, comprising of 0.72 gross acres (the "Property");
- B. The Property has a General Plan land use and zoning designation of General Commercial (C-3) and Mixed-Use Overlay (MUO);
- C. The Property is bounded by the same zoning districts to the north and east, as well as Single-Family Residential (R-1) further to the north and west, across Dublin Avenue and General Commercial to the south across Marine Avenue;
- D. On May 5, 2022, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for May 17, 2022;
- E. On May 17, 2022, the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and
- F. In making the various findings set forth herein, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code.

SECTION 2. DENSITY BONUS

The Applicant has agreed to provide 2 units for lower income families. Accordingly, the Applicant is entitled to the following pursuant to the Density Bonus law:

- A. The Project is entitled to a density bonus of five units. The Applicant is only proposing to add four additional units.

- B. The Project is entitled to a concession of a reduction of open space square footage as this will provide cost reductions.
- C. The Project is entitled to waivers of the following development standards as the project cannot be physically built as proposed without them:
 - 1. The Project is entitled to an exception of the 1 acre minimum size. But even without the exception, the minimum lot size is allowed as a waiver.
 - 2. The Project is entitled to a waiver of the required setback along the corner of Marine and Dublin Avenues.
- D. The City cannot make any of the findings which would justify the denial of the concession or waiver.

SECTION 3. SITE PLAN REVIEW

Site Plan Review (#3-21) for the construction of 22 residential condominium units, as shown on the plans dated October 5, 2021, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A.

- A. ***The proposed development, including the uses and physical design, is consistent with the intent and general purpose of the general plan and provisions of the municipal code.***

The General Plan land use designation for the Property is General Commercial with a Mixed Use Overlay. The Mixed-Use Overlay permits residential development on selected areas designated for Commercial and Industrial land uses. The purpose of this land use designation is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. The Project would be consistent with various goals and policies of the General Plan as more fully described in the staff report which is incorporated herein by reference and will not interfere with the attainment of any General Plan goals.

Upon approval of the site plan review and issuance of the conditions of approval, the Project will not change the character of the community and be consistent with the Gardena Municipal Code and General Plan.

- B. ***The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.***

As set forth above and in the staff report, which is incorporated by reference, the site plan meets all of the development requirements with the allowed density increase, concession and waivers under the Density Bonus Law, and as conditioned, will be compatible with, and not detrimental to, the surrounding land

uses and general welfare of the City.

SECTION 4. VESTING TENTATIVE MAP NO. 82437 (TM #3-21)

Vesting Tentative Map No. 82437, as shown on Exhibit C, creating 22 condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code Chapter 17.08 and Government Code Sections 66474, 66473.1, and 66473.5.

A. *The map and design and improvement of the proposed subdivision is consistent with applicable general and specific plan (Government Code § 66474; § 66473.5).*

The Land Use Plan designates the project site as Mixed-Use Overlay which allows for higher density residential development in appropriate areas that are experiencing both physical and economic blight. The project will consist of subdividing the property for 22 condominium units. The subdivision is consistent with several following goals and policies of the General Plan: LU Policy 1.1, LU Policy 1.4, LU Policy 1.6, DS Policy 2.11, DS 3.5, CI Policy 3.3, and OS Policy 1.7 as indicated above. There are no applicable Specific Plans.

B. *The site is physically suitable for the type or density of development (Government Code § 66474).*

The property is approximately 0.72 acres and is essentially flat. The Gardena General Plan and Zoning ordinance allow for a maximum density of 25 dwelling units per acre. As the project includes two affordable units, the project is allowed a 23% increase in density under the State Density Bonus Law. As shown above, the proposed density of the project complies with municipal and state requirements. Therefore, the site is physically suitable for the type or density of development.

C. *The design of the subdivision and the proposed improvements will not cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474).*

The property is currently a vacant lot which has no suitable habitat for fish, or wildlife in the area which will be harmed by the project. The proposed residential development, by its nature, is not expected to create environmental or public health problems.

D. *The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).*

The subdivision was designed to not interfere with any easements. The property immediately to the north that lies between the subject property and the apartment building further north provides for a 30-foot-wide easement for parking purposes for both properties. This project will utilize 10.5 feet of the easement for access to the garages and guest parking. The applicant is proposing an additional public utility access easement to the private drive aisle along the northwest end of the property ingress and egress. These easements will not interfere with the existing public access easement along the northeast end of the property.

E. *The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).*

During winter, an east-west alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, the general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities. The building allows for passive exposure.

Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

SECTION 5. NO NET LOSS FINDINGS.

In accordance with Government Code section 65583, each city's housing element must include an inventory of land suitable and available for residential development to meet the locality's housing need for each of the designated income levels of the assigned regional housing need. Additionally, if the City allows development of a site with less units by income level than identified in the housing element for that site, the City must make written findings supported by substantial evidence as to whether there are remaining sites identified in the housing element to accommodate the City's share of regional housing needs, including a quantification of the remaining unmet need for each income level.

A. The Property is identified in the 2021-2029 Housing Element as a suitable site for consolidation and redevelopment for housing that would include 23 lower income units, 7 moderate income units, and 16 above moderate-income units between five parcels that have total size of 1.6 acres. The Property is a 0.72-acre lot and will include 20 above moderate-income units and 2 lower-income units. The Project will satisfy the above moderate housing units for the consolidated site area and provide 2 out of the 23 identified lower income units. The remaining sites of the consolidated area will include 0.88 acres and have a Housing Overlay that will

allow for a density of 31 to 50 dwelling units per acre. While the project site was not consolidated with the sites identified in the housing element, the remaining sites still have the potential for consolidation due to the contiguous location, similar existing conditions, and the presence of multiple lots that are already under single ownership. Even on the remaining parcels on this site, there could be a gain of 27 to 44 new residential units. Additionally, under Housing Programs 2.2 and 4.3, the City plans to promote lot consolidation and housing construction, particularly affordable housing, by facilitating communications between interested property owners and potential developers.

- B. The City was allocated a regional housing need of 5,735 units to plan for the 2021-2029 planning period, broken down as follows: very low/low-income – 2,246 units; moderate-income – 894 units; and above moderate-income – 2,595 units. However, the housing element plans for a total of 7,399 units, exceeding the City's allocation by 1,664 units or 29%. This buffer was necessary in order to address the no net loss requirement, of maintaining an adequate inventory of sites.
- C. The City is in the beginning of the 2021-2029 housing period, and the first reported progress in reaching the regional housing need has not been completed at this time. However, the housing element does identify several residential development projects with completed entitlements and pending projects in the City that can be completed within the timeframe of this Housing Element. The Project will also assist the City in reaching this allocation and continue to provide different housing options.

SECTION 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT

- A. The City does not have any discretion on this project to address environmental concerns and therefore CEQA does not apply to this project. While Site Plan Review generally allows the Planning Commission to consider such things as the placement of buildings and structures, height, setbacks, bulk and parking, as well as the other items listed in Section 18.44.030B, the Commission's discretion cannot be exercised in this instance. The Project complies with all objective standards except where excused by the Density Bonus law. Therefore, under the Housing Accountability Act (Government Code § 65589.5, the Density Bonus Law (Government Code § 65914), and the Housing Element Law (Government Code § 65863), the City does not have discretion to reduce residential density or otherwise modify the site plan for this Project. Therefore, this provision under the City's Site Plan review procedures is preempted by State law for this project and is inapplicable.
- B. Even if the project is subject to CEQA, it is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following:
 - 1. The Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332,

in-fill development. The Project is consistent with the applicable general plan and zoning designations of Mixed-Use Overlay; occurs within the City boundaries on a site of less than 5 acres which is surrounded by urban uses; had no value as habitat for endangered, rare or threatened species; and can adequately be served by all required utilities and public services. The Project will not result in any significant effects for traffic, noise, air or water. The City's environmental consultant, Kimley-Horn and Associates, Inc, conducted a CEQA compliance review for the Project and determined that there were no significant impacts or less than significant impacts with regard to traffic, noise, and air. In regard to water quality, the applicant will be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) and Gardena Municipal Code Chapter 8.70 regarding Stormwater and Runoff Pollution control which would ensure the project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, resulting in a less than significant impact. Therefore, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.

2. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site and as the property site is vacant there are no historical resources. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this Project. Therefore, the Project is categorically exempt from CEQA.

C. Staff is hereby directed to file a Notice of Exemption.

SECTION 7. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 8. RECORD.

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire

record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 10. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 11. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 17th day of May, 2022.

STEPHEN LANGLEY, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the draft conditions of approval (Exhibit A) will be sent to the Applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and

2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 17th day of May, 2022, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Conditions of Approval

Exhibit B – Architectural Plans

Exhibit C – Vesting Tentative Map #82437 (VTM #3-21)

Exhibit D - Affordable Housing Agreement and attachments

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW 10-21; VESTING TENTATIVE TRACT MAP NO. 82437 (TM#3-21)

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. A copy of the signed document shall be submitted to the Community Development Department prior to issuance of any construction permit.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 17 (Subdivisions) and Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. The applicant shall provide the City with a copy of the Covenants, Conditions and Restrictions (CC&Rs) which shall apply to the townhomes for review and approval prior to approval of the final map or issuance of a certificate of occupancy, not including model homes. The CC&Rs shall include all items listed in these conditions which are required to be included in the CC&Rs or items for which the HOA is responsible. At a minimum, the following provisions shall be included, as may be further detailed by these conditions. The failure to include a condition on the list below does not relieve the responsibility to include it in the CC&Rs if otherwise provided herein:
- a. Any revisions to the CC&Rs shall require prior city approval ([GC 6](#)).
 - b. All landscaping to be kept in a healthy condition ([GC 5](#)).
 - c. Maintenance and repair obligations of all private streets/driveways ([GC 7](#)).
 - d. The re-slurring and re-striping of the driveway and parking areas shall happen every five years at a minimum ([BS 20](#)).
 - e. The building shall be maintained in good condition at all times and shall be repainted every eight years at a minimum ([BS 21](#)).
 - f. Maintenance and repair obligations of all open spaces and Common Area ([GC 8](#)).
 - g. Prohibition against outdoor storage ([GC 9](#)).
 - h. Prohibition against alterations to architectural treatments ([GC 13](#)).
 - i. Prohibition against parking in driveway areas and in front of garages ([GC 10](#)).

- j. A requirement that trash cans shall be kept in the garage or out of public view ([GC 11](#)).
- k. Residents' vehicles shall be stored in the garages at all times while on the site.
- l. Residents shall not be allowed to use Guest Parking for their own vehicles ([GC 12](#)).
- m. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall ([PL 12](#)).

When the draft is provided to the City for review, it shall be accompanied by a table specifying where all conditions required can be found.

- GC 5. The CC&Rs shall provide that the homeowner's association shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.
- GC 6. Any revisions to the CC&Rs shall require prior city approval.
- GC 7. The CC&Rs shall provide that the homeowner's association shall maintain and repair obligations of all private streets/driveways.
- GC 8. The CC&Rs shall provide that the homeowner's association shall maintain and repair obligations of all open spaces and Common Area.
- GC 9. The CC&Rs shall provide that outdoor storage is prohibited.
- GC 10. The CC&Rs shall provide that parking in driveway areas and in front of garages is prohibited.
- GC 11. The CC&Rs shall provide a requirement that trash cans shall be kept in the garage or out of public view.
- GC 12. The CC&Rs shall provide that residents' vehicles shall be stored in the garages at all times while on the site.
- GC 13. The CC&Rs shall contain a prohibition against modifying the exterior colors and materials of any unit without approval by the Community Development Director.
- GC 14. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval.
- GC 15. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City

or its agents, officers, or employees arising out of the City's approval of Site Plan Review #10-21 and Vesting Tentative Map No. 82437 (TM#3-21)

- GC 16. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorney's fees.

Residential Development

- RD 1. Applicant shall pay a multiple-unit residential development impact fee of \$1,000/unit for a total of \$20,000 prior to building permit issuance in accordance with Chapter 15.48 of the Gardena Municipal Code for each of the market rate units. California Government Code, Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.

PLANNING

- PL1. The site layout and physical appearance of the structures shall be in accordance with the plans presented to and approved by the Planning and Environmental Quality Commission May 17, 2022 and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director. Substantial modifications will require review and approval by the Planning Commission.

- PL2. The approvals granted herein shall be utilized within a period not to exceed twelve months from the date of approval unless an extension is granted in accordance with Sections 18.44.060 and 17.08.070 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- PL3. The approved Resolution, including the Conditions of Approval contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- PL4. Trash pick-up and other exterior facility cleaning activities shall be restricted to the hours of 7 a.m. to 6 p.m., Monday through Friday.
- PL5. All roof-mounted equipment shall be totally screened from public view. The screen enclosures shall be constructed of the same or similar materials, colors, and texture as the building.
- PL6. Any signs shall comply with the provisions of Chapter 18.58 of the Gardena Municipal Code.
- PL7. Prior to commencement of ground-disturbing activities a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.
- PL8. The applicant shall be required to enter into an agreement for affordable housing in the form attached hereto as Exhibit D, as may be modified by the City Attorney.
- PL9. The applicant shall install a soil vapor mitigation system to the satisfaction of the City Building Official.
- PL10. The applicant shall repave and restripe the entire easement area to the north of the project site and shall realign the two apartment parking spaces as shown on the site plan.

- PL11. The applicant shall post signs in locations designated by the Community Development Director that residents and guests may not use the apartment building parking spaces or access the project through the apartment complex driveway on 150th Street. These prohibitions shall be included in the CC&Rs.
- PL12. The applicant ensure the entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.

VESTING TENTATIVE MAP

- TM 1. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed 24 months from the date of approval, unless an extension is granted in accordance with Gardena Municipal Code section 17.08.070 or by State law. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.
- TM 2. In accordance with Section 17.08.170 of the Gardena Municipal Code, the applicant shall dedicate all necessary rights-of-way for public improvements and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be underground.
- TM 3. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.
- TM 4. In accordance with Government Code § 66473.1, the design of the subdivision shall provide, to the extent feasible, for future passive/natural heating or cooling opportunities.
- TM 5. Private driveways shall be indicated on the final map as "Private Driveway and Fire lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction.

- TM 6. The applicant shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code which requires a payment of \$10,000 per unit for market rate units. Total in lieu park fees due is \$200,000 and shall be paid in full to the City prior to final map.
- TM 7. Model homes may be permitted prior to final map recordation provided that all Fire Department requirements for health and safety are satisfied.

BUILDING AND SAFETY

- BS1. The applicant shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall obtain separate Building Division permits for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, and Fences.
- BS3. The approval of plans and specifications does not permit the violation of any section of the Building Code, City's Ordinances, and or State Law.
- BS4. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The applicant shall provide storm water management plan prepared by a qualified engineer acceptable to the Building Official and the Engineering Division. Drainage from parking lots to the public rights-of-way shall be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- BS6. The applicant shall be responsible for the construction of all on-site drainage facilities and provide a master plan for drainage. This will include Low Impact Development (LID) referring to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality and local aquatic habitat.
- BS7. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. The applicant must implement Best Management Practices, to the satisfaction of the Building Official, during construction to prevent construction materials and soil from entering the storm drain.

- BS8. The applicant shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community Development or designee and the Director of Public Works that is consistent with the State's Water Efficient Landscape Guidelines. At a minimum, tree size shall be 24-inch box and shrubs shall be five (5) gallon size. Metal cages, painted green, shall be used to protect irrigation check valves and controllers. All above ground piping, such as double detector check valves, shall be placed behind the front setbacks and shall be screened with landscaping and painted green. Protective bollards shall be of a decorative type and/or painted green where appropriate.
- BS9. The applicant shall provide a complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The applicant shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Building Official. A grading plan shall be submitted by the applicant for review and approval. Grading shall be in substantial conformance with the proposed grading that is approved by the Planning Commission. Surety shall be posted to the satisfaction of the Building Official and the City Attorney guaranteeing completion of grading within the project.
- BS11. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.
- BS12. The Applicant shall submit a site lighting plan, with photometrics, for review and approval by the Building Official and the Director of Community Development or their designees prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or their designees before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. Additionally, the exterior lighting fixtures shall be architecturally consistent with the design of the building, as reviewed and approved by the Director of Community Development.

- BS13. Prior to commencement of work, the contractor shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- BS14. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and public holidays are strictly prohibited.
- BS15. All motorized equipment used in construction shall be equipped with functioning mufflers as mandated by the State.
- BS16. The applicant shall pay school impact fees to the Los Angeles Unified School District and provide proof of payment prior to issuance of building permits.
- BS17. The Applicant shall install new public fire hydrant(s) to the satisfaction of the Los Angeles County Fire Department and City Engineer.
- BS18. The applicant shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. Applicant shall enroll in the city's waste diversion program.
- BS19. Permits are issued to the building addresses. Apply for new addresses, in the Community Development Department, prior to obtaining building permits.
- BS20. The applicant shall re-slurry and re-stripe the driveway and parking areas every five years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.
- BS21. The applicant shall maintain the building in good condition at all times and shall repaint the approved buildings and accoutrements every eight years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition.
- BS22. The applicant shall submit a Final Priority Water Quality Management Plan to the Building Division for review and approval.
- BS23. All addresses shall be on building and curb, both street and alley sides, per State Code and City standards.

- BS24. All on-site pavement, stripping and markings shall be maintained in a good condition at all times.
- BS25. Plans and specifications shall be signed by a California Licensed design professional per the California Business and Professions Code.
- BS26. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.
- BS27. Prior to approval of grading plans and/or prior to issuance of grading, and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:
- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
 - The project applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible, including shutting off idling equipment.
 - During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.
 - Per Gardena Municipal Code Section 8.36.080, construction activities shall not occur during the hours of 6:00 p.m. and 7:00 a.m. on weekdays; between the hours of 6:00 p.m. and 9:00 a.m. on Saturday; or any time on Sunday or a Federal holiday.
- BS28. Prior to building permit issuance, the Project applicant is required to demonstrate to the City of Gardena Building Division that the HVAC units proposed to be installed on-site would comply with the City's Noise Ordinance (Gardena Municipal Code Chapter 8.36). Building permit issuance is contingent upon satisfactory demonstration that the HVAC units would comply with the City's noise ordinance.
- BS29. The project shall comply with the City's Noise Ordinance (Gardena Municipal Code Chapter 8.36 and specifically Section 8.36.050, interior noise standards). If the project cannot comply with the Noise Ordinance the applicant shall provide an acoustical analysis which shall be submitted to the Gardena Building Division for review and approval in conjunction with the building permit application review.

PUBLIC WORKS – ENGINEERING DIVISION

- PW1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition. This includes supplements thereto and City of Gardena Standard Drawings.
- PW2. Before undertaking any Encroachment/Excavation within the public right of way, the owner must first obtain the applicable permit from the Public Works Engineering Division.
- PW3. The project shall utilize the County's benchmarks and any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of the project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Preconstruction field ties, along with the preparation and filling of the required Corner Records or Record of Survey with the County of Los Angeles, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying.
- Copies of said records shall be furnished to the City Engineering for review and approval prior to issuance of any onsite or offsite construction permit. In addition, any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Los Angeles. A copy of the recorded documents shall be submitted to the Engineering office for review and approval prior to issuance and/or finalizing any permits within the public right of way.
- PW4. Prior to issuance of permits, all public improvements (if any) shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bond sureties or cash, complete indemnification form, Certification of Insurance (General Liability, Auto & Workers Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.
- PW5. The applicant shall coordinate with City Public Works Park's Superintendent, regarding street tree(s) improvements.
- PW6. The applicant shall remove and replace all sidewalk, curb & gutter, abandoned driveways, ADA ramps, street and traffic signages. All incidental improvements such as traffic markings, re-painting existing curbs, curb drains, etc. shall also be included.
- PW7. The applicant shall provide traffic control plans per WATCH (Work Area Traffic Control Handbook) and/or California MUTCD (California Manual on Uniform Traffic Control Devices) per the latest standard pending proposed controls (permanent-overnight or temporary). The temporary/permanent traffic control

plans shall be prepared by, or under the direction of, a licensed civil engineer or other authorized to practice traffic engineering.

- PW8. The applicant shall provide Street Improvement Plans showing all requirements and submit to Public Works Department for review and approval. Street Improvement Plan shall be stamped and signed by a Civil Engineer Registered in the state of California. An As-built plan signed and stamped by the Engineer of Record shall be submitted to Public Works Department prior to finalizing and closing permit. Any deviations from the approved plan will require a submittal of plan revision for the City review and approval.
- PW9. The applicant is responsible for all applicable permit, plan check surety, and other incidental fees pertaining to the proposed project.

POLICE DEPARTMENT – TRAFFIC DIVISION

- PD1. The applicant shall submit a red curb “line of sight” analysis application to the Traffic Division of the Gardena Police Department for review and approval.

LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall submit the plans to the Los Angeles County Fire Department for final approval and shall comply with all applicable Los Angeles County Fire Department requirements.

GOLDEN STATE WATER COMPANY

- GS1. The applicant shall contact GSWC for review of the existing water main once LA County Fire Department has issued their fire protection requirements on the project to initiate application for new service installation.

LOS ANGELES COUNTY SANITATION DISTRICTS

- SD1. The applicant shall pay a connection fee before a permit to connect to the sewer is issued. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

G3 Urban Inc. certifies that it has read, understood, and agrees to the Project Conditions listed herein.

G3 Urban Inc., Representative

By _____

Dated _____



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MARINE & DUBLIN
GARDENA, CA



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GARDENA - MARINE & DUBLIN
GARDENA, CA # 2021-1019

Plot Date: 11.29.2021

SCHEMATIC SET

A0.0

SHEET INDEX

ARCHITECTURE

- A0.0 COVER SHEET
- A0.1 SHEET INDEX

- A1.0 30 UNIT SITE PLAN
- A1.1 CONCEPTUAL FRONT STREET ELEVATION
- A1.2 CONCEPTUAL STREET RENDERING 1
- A1.3 CONCEPTUAL STREET RENDERING 2-5

- A2.0 4 PLEX ELEVATIONS - BUILDING 100
- A2.1 4 PLEX COMPOSITE
- A2.2 6 PLEX A ELEVATIONS - BUILDING 200
- A2.3 6 PLEX A COMPOSITE
- A2.4 6 PLEX B ELEVATIONS - BUILDING 300
- A2.5 6 PLEX COMPOSITE

- A3.0 PLAN 1-4 - UNIT PLANS
- A3.1 PLAN 1-4 - UNIT PLANS
- A3.2 PLAN 5 - UNIT PLAN
- A3.3 PLAN 6-7 - UNIT PLANS
- A3.3.1 PLAN 7 ACCESSIBLE - UNIT PLANS
- A3.4 PLAN 8 - FLOOR PLAN



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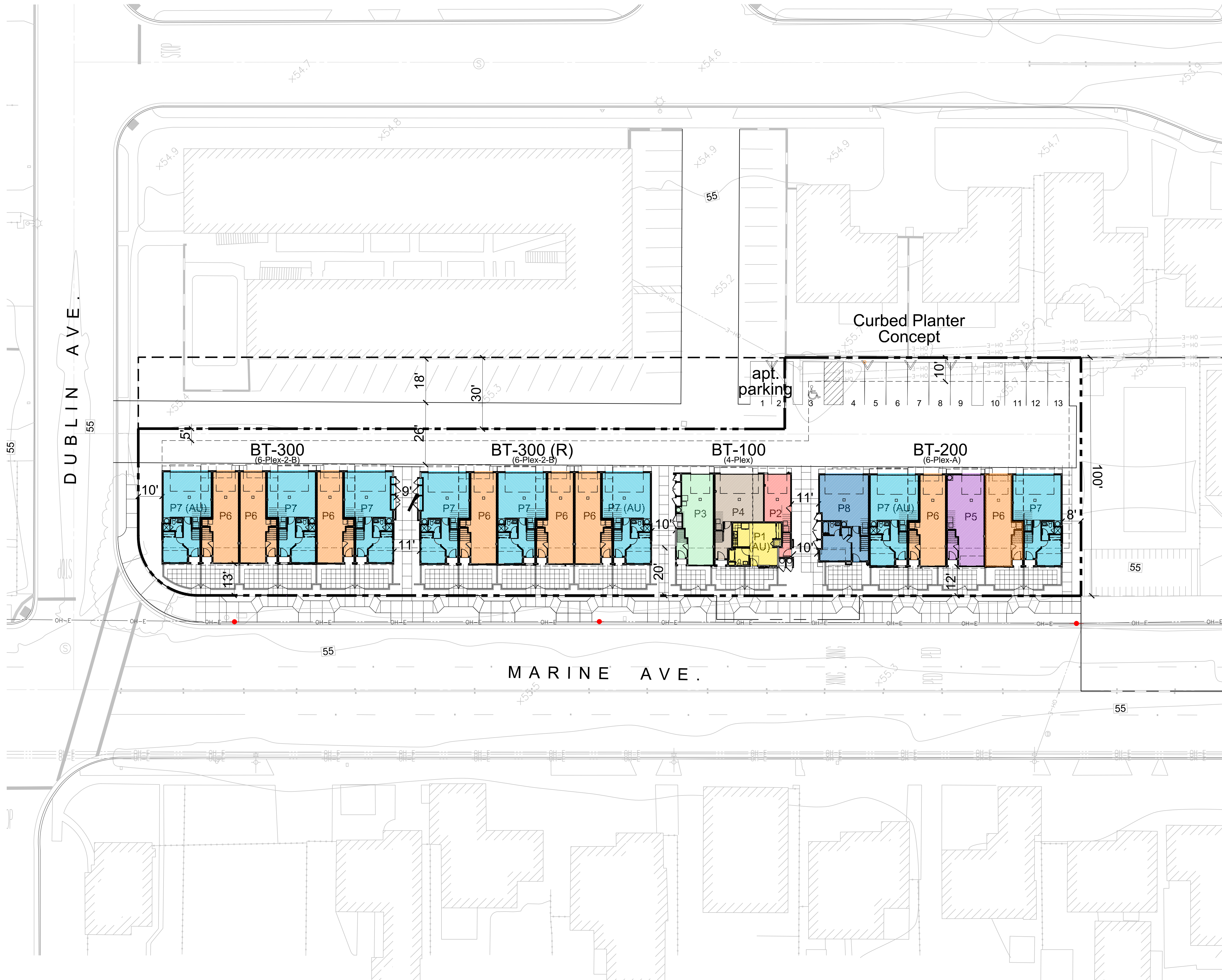
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GARDENA, CA # 2021-1019

Plot Date: 11.23.2021

SHEET INDEX

A0.1



SITE INFORMATION

Address: 2545 Marine Avenue
 City: Gardena, CA
 APNs: 4064-023-018
 County: Los Angeles
 Zoning: C-3 General Commercial
 Overlay: MUO - Mixed Use Overlay Zone

MUO - Development Standards

Front Yard Setback: 5' w/o front door; 20' with front door
 Side Yard Setback: 10' < 35' building heights > 15' and directly abuts zone R-1/R2, otherwise 5'
 Street Side Yard Setback: 10'
 Rear Yard Setback: 10' < 35' building heights > 15' and directly abuts zone R-1/R2, otherwise 5'
 Building Height: 40' or 45' with projection
 Building Separation: (detached) 6' w/ offset openings, otherwise 10'
 (attached) 10'
 Lot Coverage: 80%
 Density: 25 du/ac (0.5-1ac site)
 Parking: 2 spaces/unit + guest 0.5 space/unit
 income restricted 1bd/studio is 1 space/du
 Open Space: 150 sf/unit (Common + Private)
 Common Min. 8'; Private min. 4'

SITE PLAN SUMMARY

Site Area: ± 0.72 ac.

Units*:

- 1 units - Plan 1 - 379 sf - Studio/1ba - 1 parking spot **
 - 1 units - Plan 2 - 658sf - 1bd/1ba - 1 car garage
 - 1 units - Plan 3 - 1,203 sf - 2bd/2.5ba - 64 sf deck - 2 car tandem
 - 1 units - Plan 4 - 1,202 sf - 2bd/2.5ba - 54 sf deck - 2 car side/side
 - 1 units - Plan 5 - 1,214 sf - 2bd/2.5ba - 47 sf deck - 2 car tandem
 - 8 units - Plan 6 - 1,189 sf - 2bd/2.5ba - 53 sf deck - 2 car tandem
 - 8 units - Plan 7 - 1,407 sf - 3bd/3.5ba - 57 sf deck - 2 car side/side**
 - 1 units - Plan 8 - 1,801 sf - 4bd/3.5ba - 81 sf deck - 2 car side/side
- 22 units - Total

Site Density: ± 30.5 du/ac

Parking Required:

1 bd/studio	2x1space/du	2 spaces
2+bd	20x2.5spaces/du	50 spaces
Total		52 spaces (2.4 spaces/du)

Parking Provided:

Garage:	41 spaces
Guest:	11 spaces
Total:	52 spaces (2.4 spaces/du)

Open Space Required

Common+Private: 22x150sf/du 3,300 sf

Open Space Provided

Private Open Space:	
Plan 3 - 64 sf (1 Units)	64 sf
Plan 4 - 54 sf (1 Units)	54 sf
Plan 5 - 47 sf (1 Units)	47 sf
Plan 6 - 53 sf (8 Units)	424 sf
Plan 7 - 57 sf (8 Units)	456 sf
Plan 8 - 81 sf (1 Units)	81 sf
Total	2,526 sf

Concessions:

- Open Spaces
- Setbacks



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 GARDENA, CA 2021-1019

Plot Date: 11.11.2021

CONCEPTUAL SITE ELEVATION

AI.1



Conceptual Rendering at Marine Avenue



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CONCEPTUAL RENDERING

AI.2



Conceptual Rendering at Marine Avenue



Conceptual Rendering at Corner of Marine and Dublin



Conceptual Rendering at Sidewalk



Conceptual Rendering at Marine Avenue (Zoomed)



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GARDENA, CA 2021-1019

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CONCEPTUAL RENDERING

A1.3

MATERIAL LEGEND

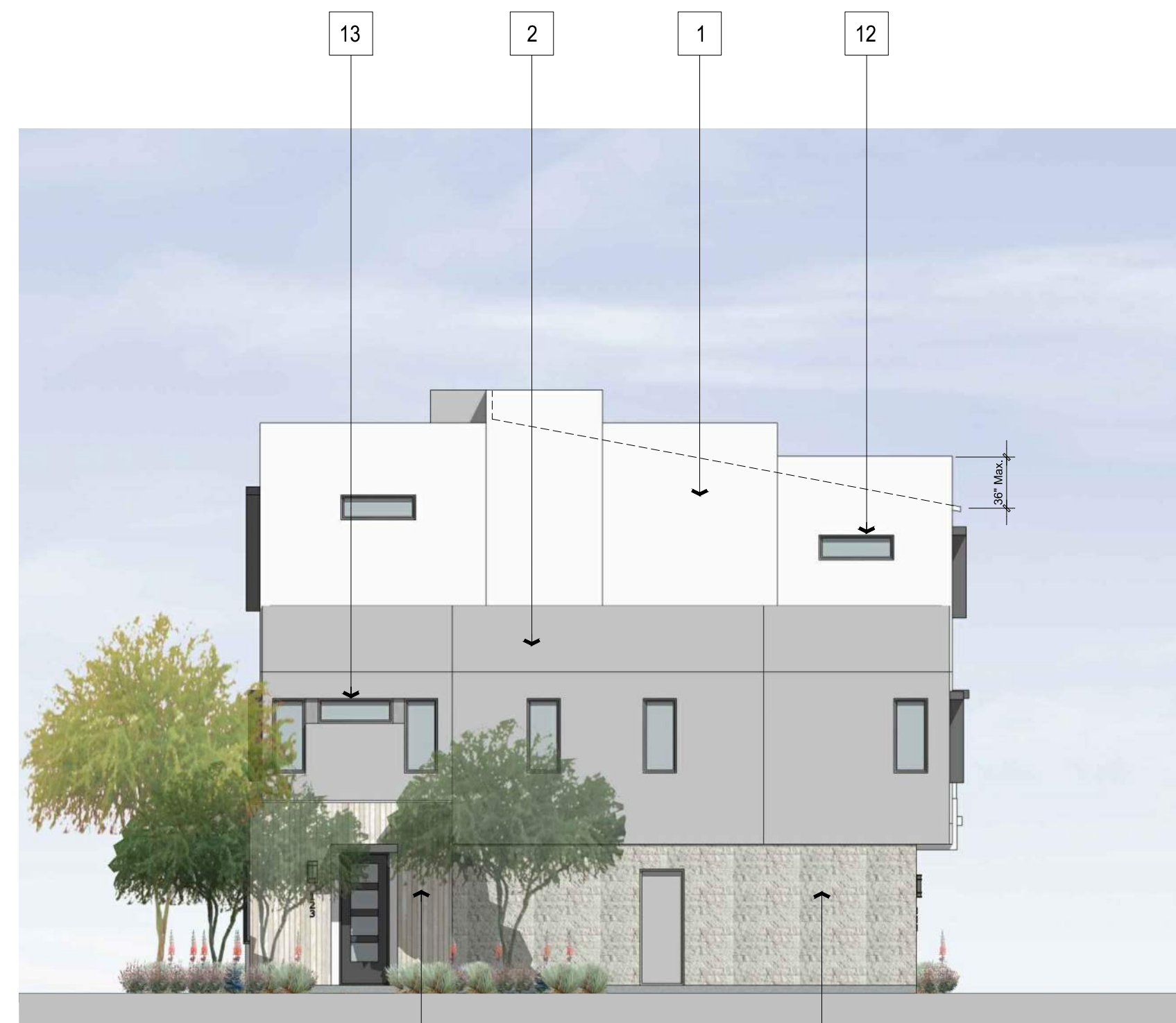
- | | | | |
|--|---------------------------------------|---|-----------------------------|
| 1 Stucco (20/30) | 7 Smooth Stucco Pop-Outs | 14 Stucco Decorative Self | 20 Parapet Wall |
| 2 Accent Smooth Stucco (30/30) | 9 Smooth Stucco Wrapped Post | 15 Decorative Stucco/Metal Scupper | 21 Solar Panel Locations |
| 3 4" Vert. Craft Board form (Creative Mines) | 10 Stucco Eave | 16 Accent Fiberglas Front Door (Therma Tru) | 22 Smooth Stucco Bay Window |
| 4 Metal/Alum Awning | 11 Horiz. Metal Railing | 17 Accent Sectional Metal/Glass Garage Drs. | |
| 5 Stone Veneer (Creative Mines) | 12 Milgard Fiberglas Windows w/ Color | 18 Fiberglas Sliding Patio Door | |
| 6 Compostion Roofing | 13 Recessed Windows with tight jams | 19 Light Fixture/ Modern Raised Address | |



Left



Front



Right



Rear



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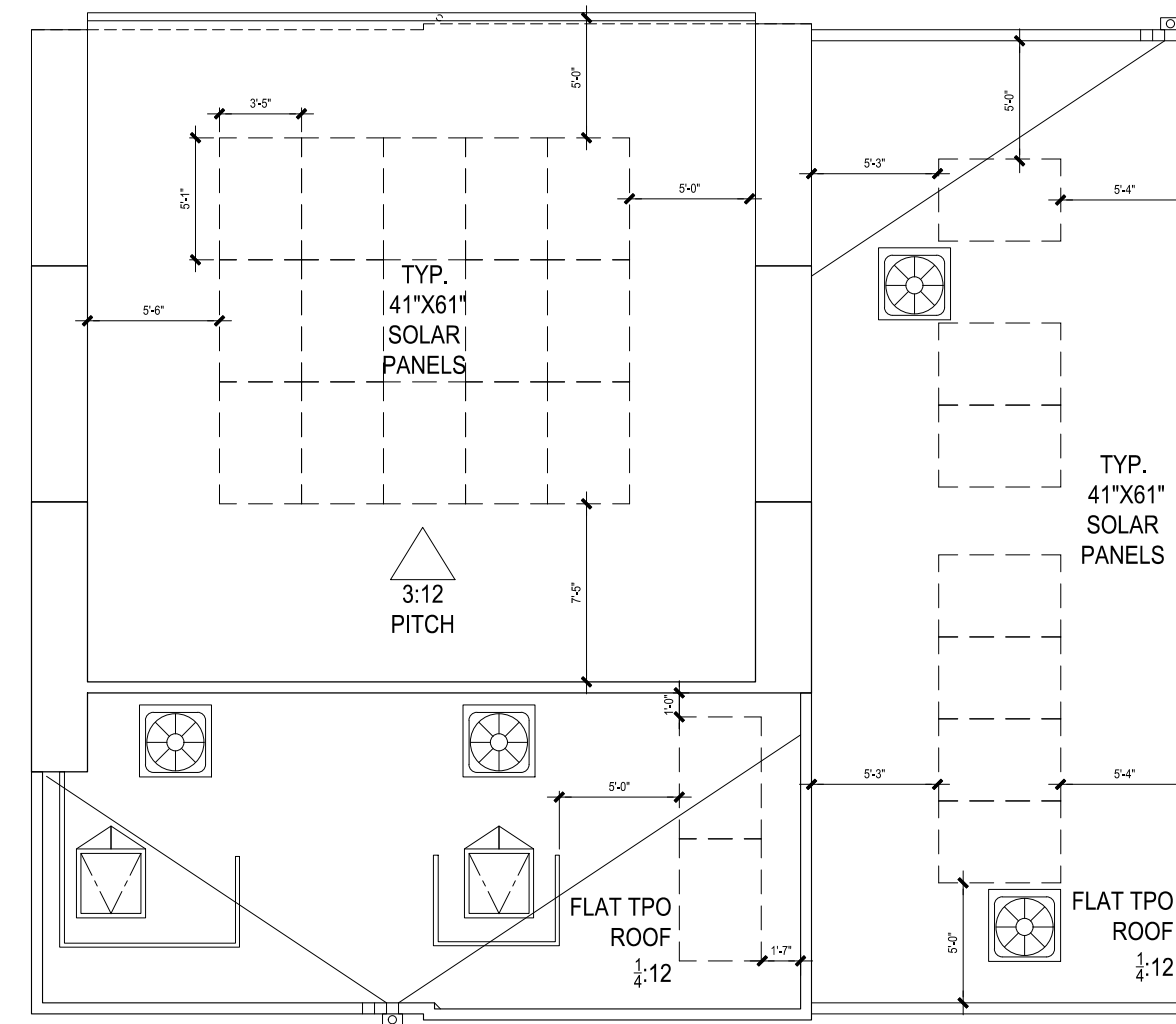
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GARDENA, CA 2021-1019

Plot Date: 11.11.2021

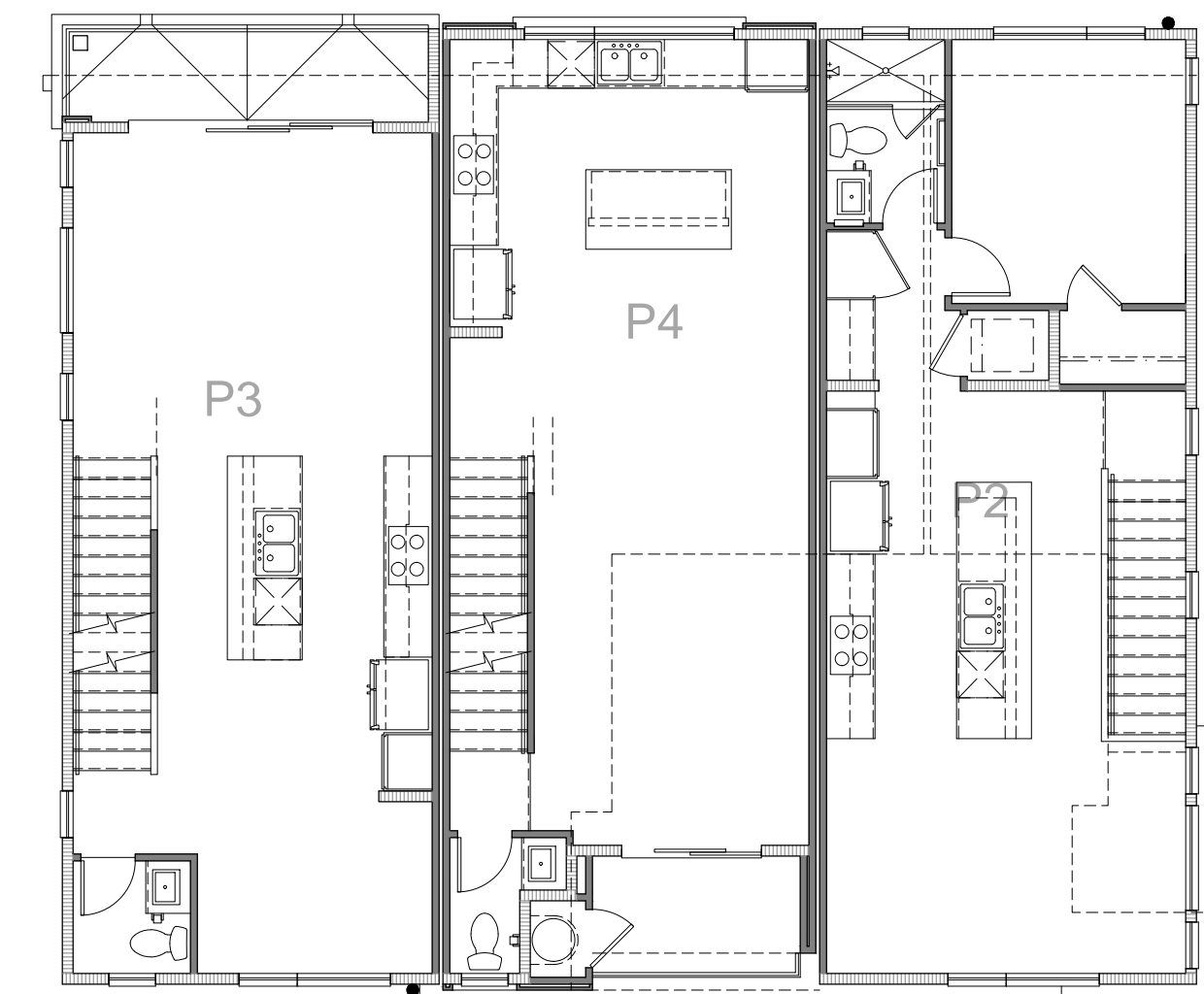
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4-PLEX - ELEVATION
BUILDING 100

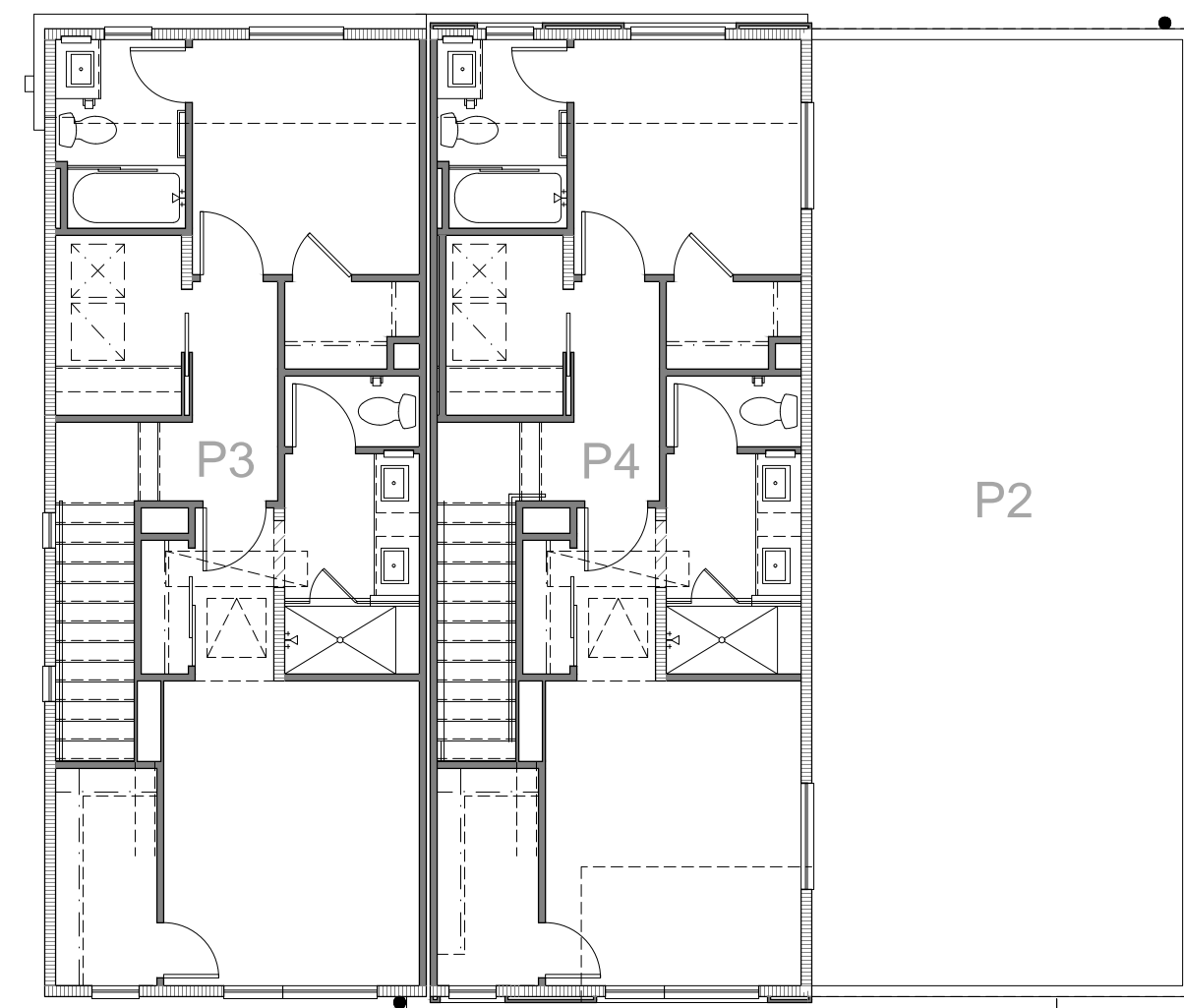
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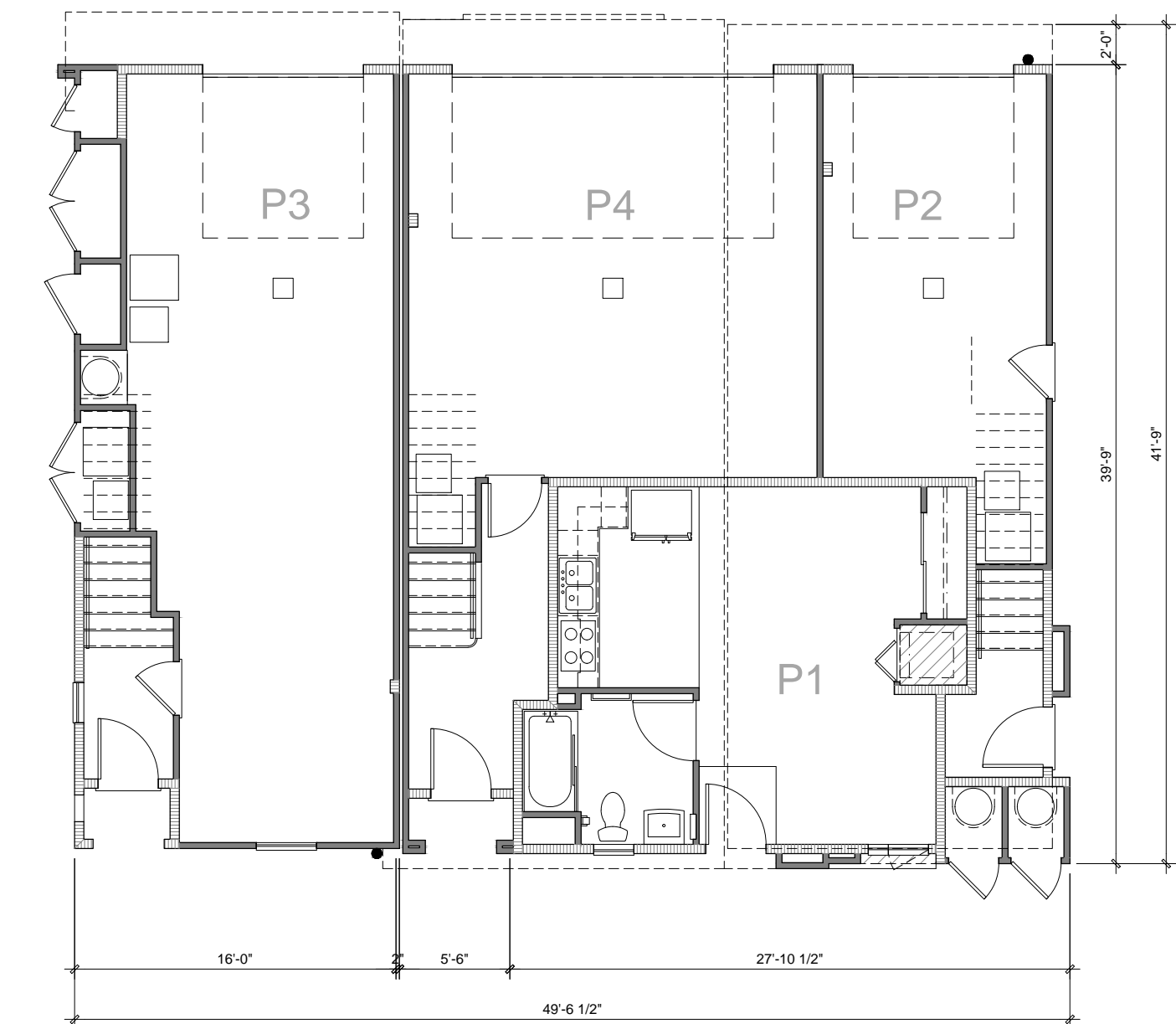
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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SCALE: 1/8"=1'-0"
0 4' 8' 16'

4-PLEX - COMPOSITE

A2.1

MATERIAL LEGEND

- 1 Stucco (20/30)
- 2 Accent Smooth Stucco (30/30)
- 3 4" Vert. Craft Board form (Creative Mines)
- 4 Metal/Alum Awning
- 5 Stone Veneer (Creative Mines)
- 6 Composition Roofing

- 7 Smooth Stucco Pop-Outs
- 9 Smooth Stucco Wrapped Post
- 10 Stucco Eave
- 11 Horiz. Metal Railing
- 12 Milgard Fiberglas Windows w/ Color
- 13 Recessed Windows with tight jams

- 14 Stucco Decorative Self
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- 16 Accent Fiberglas Front Door (Therma Tru)
- 17 Accent Sectional Metal/Glass Garage Drs.
- 18 Fiberglas Sliding Patio Door
- 19 Light Fixture/ Modern Raised Address

- 20 Parapet Wall
- 21 Solar Panel Locations
- 22 Smooth Stucco Bay Window



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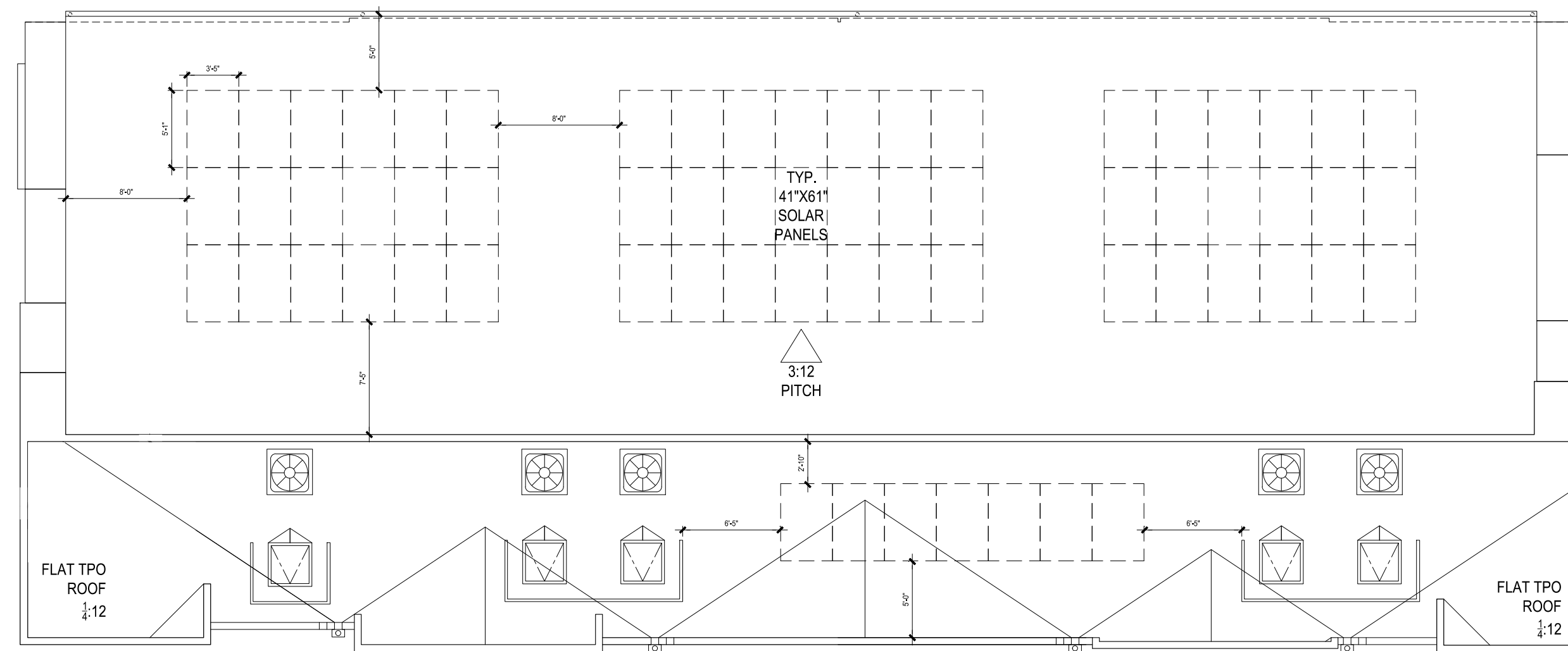
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Plot Date: 11.11.2021

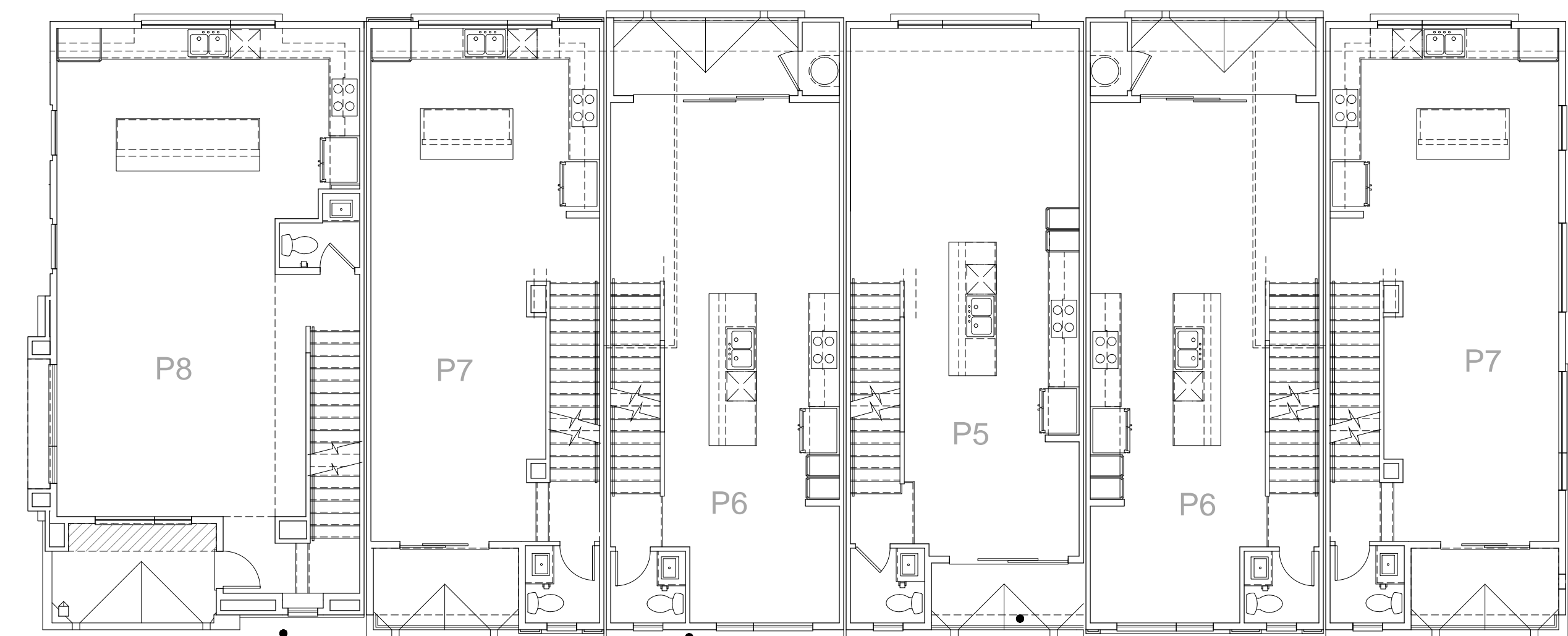
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6-PLEX-A - ELEVATION
BUILDING 300

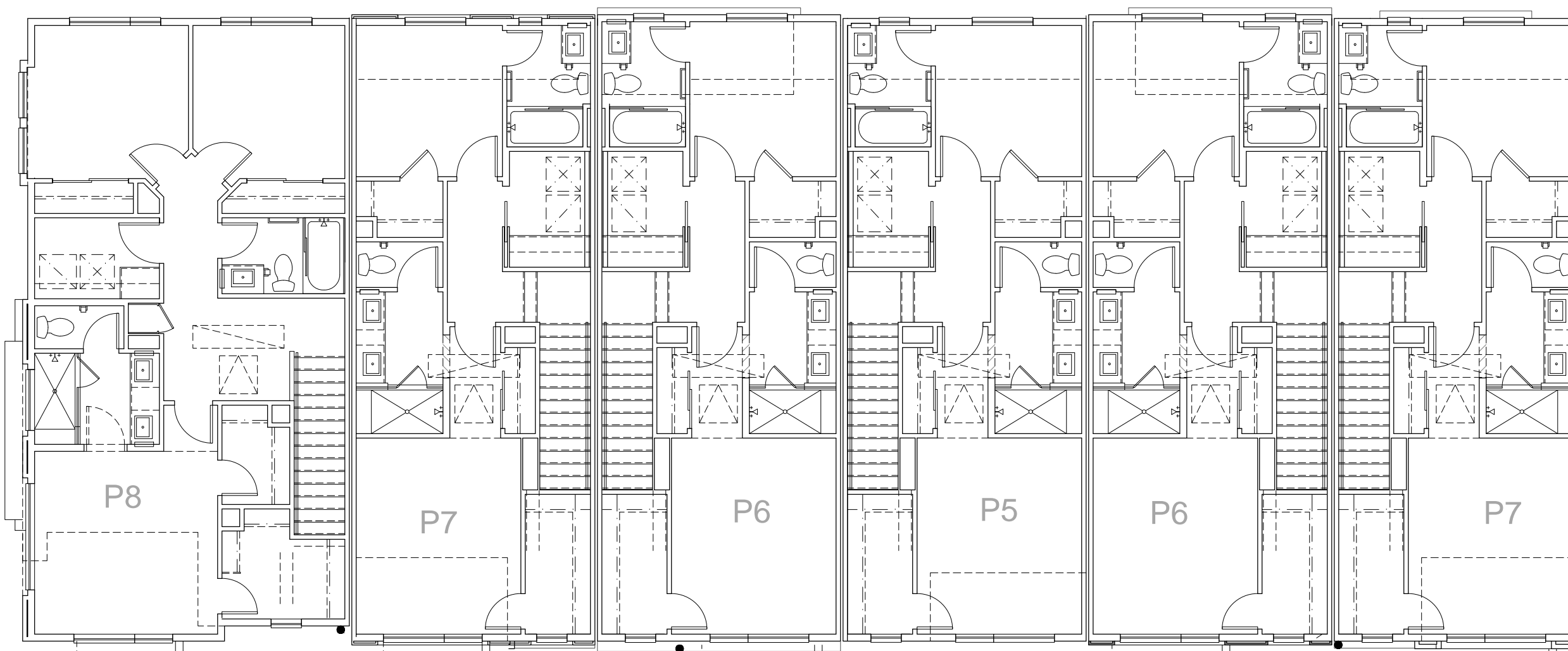
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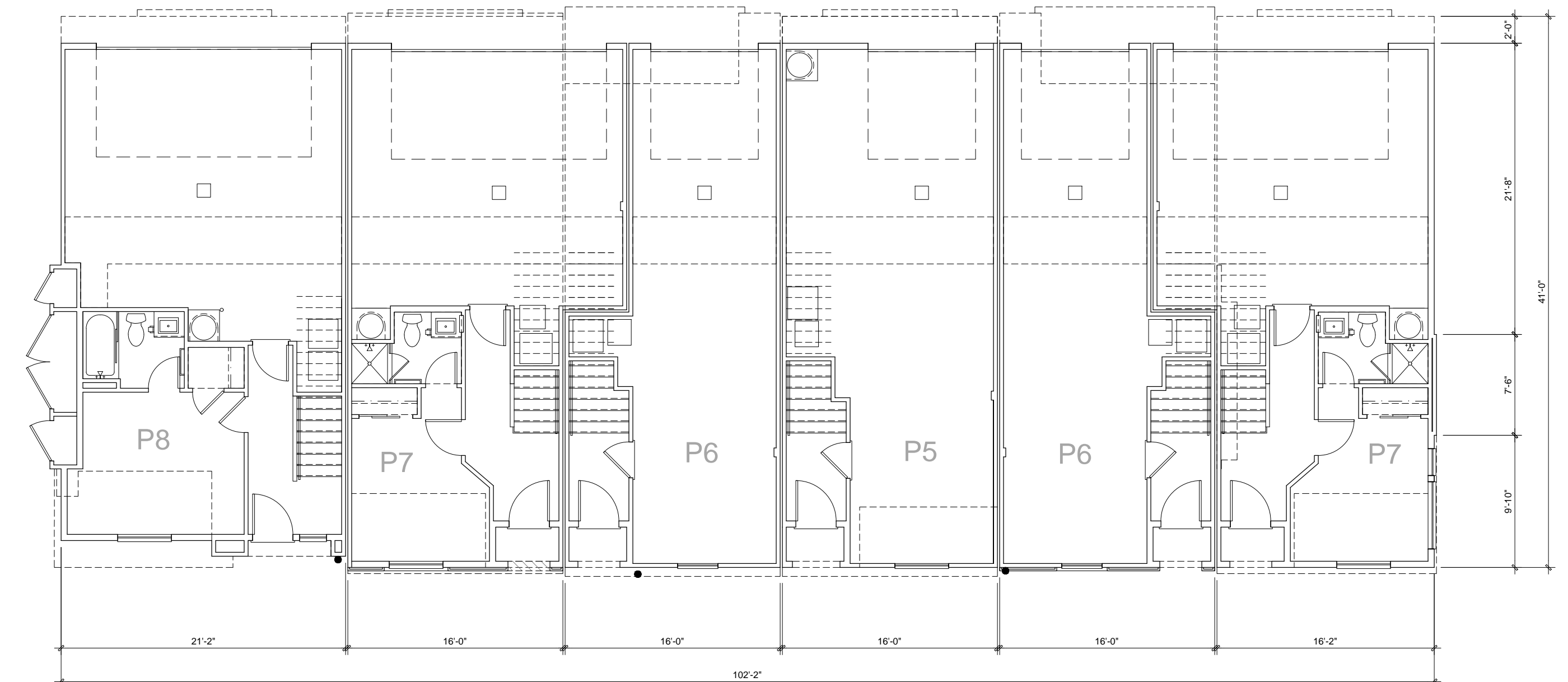
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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SCALE: 1/8"=1'-0"
0 4' 8' 16'

6-PLEX-A-COMPOSITE

A2.3

MATERIAL LEGEND

- 1 Stucco (20/30)
- 2 Accent Smooth Stucco (30/30)
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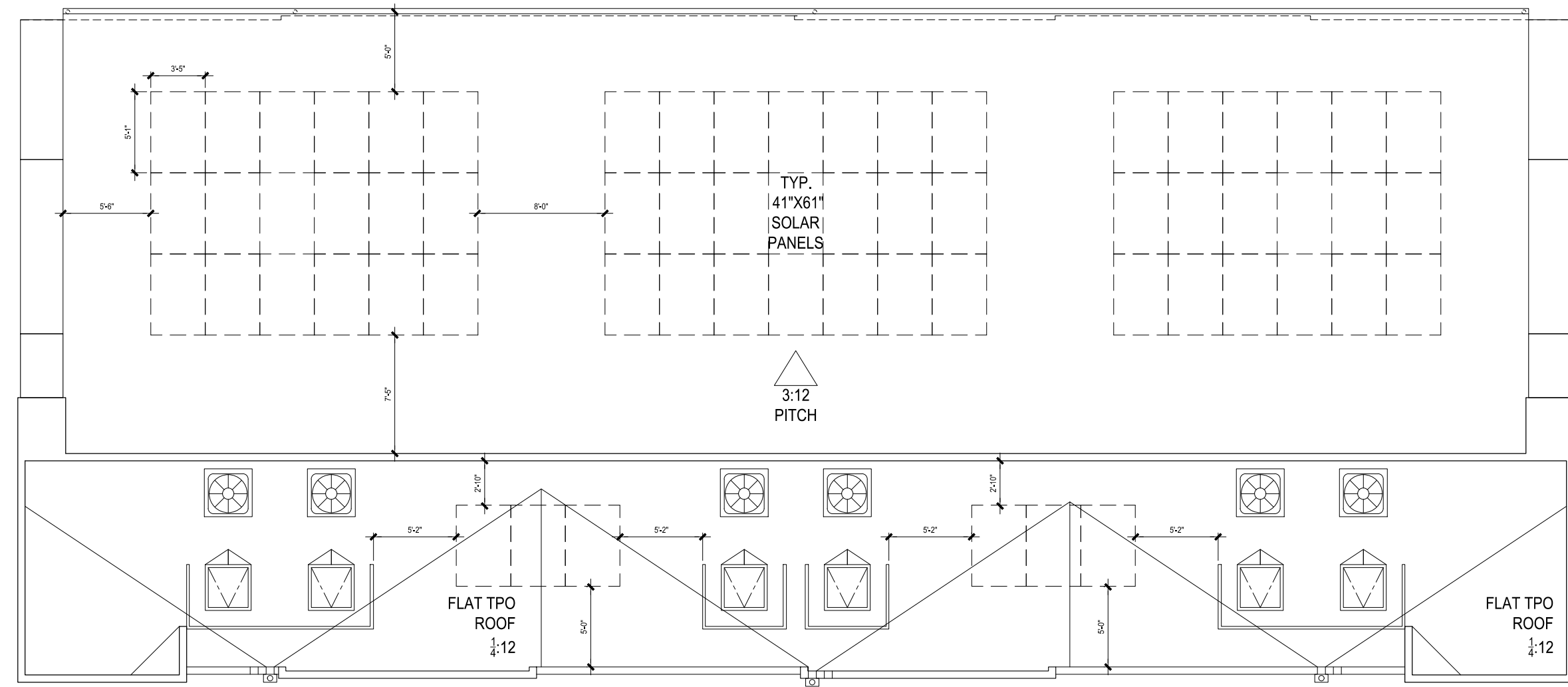
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GARDENA, CA 2021-1019

Plot Date: 11.11.2021

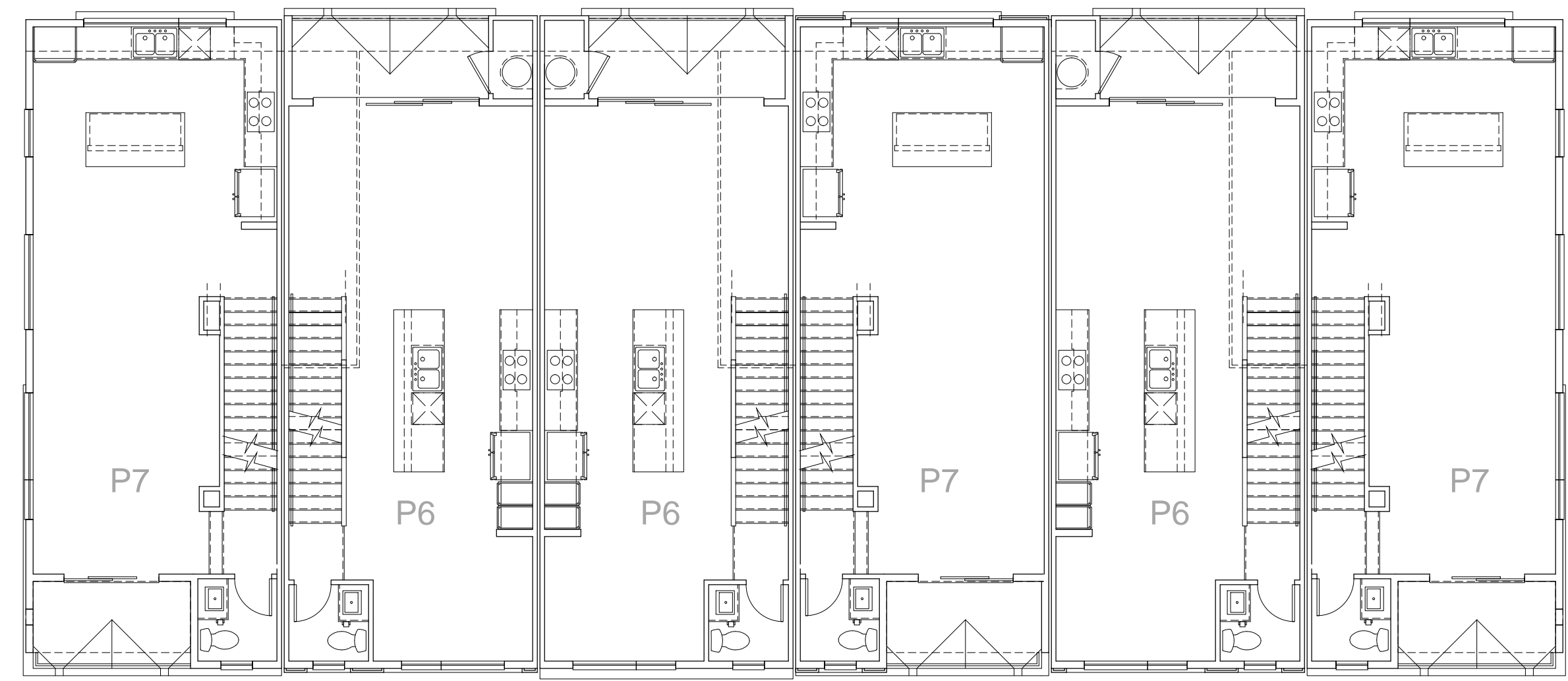
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6- PLEX-B- ELEVATION
BUILDING 300

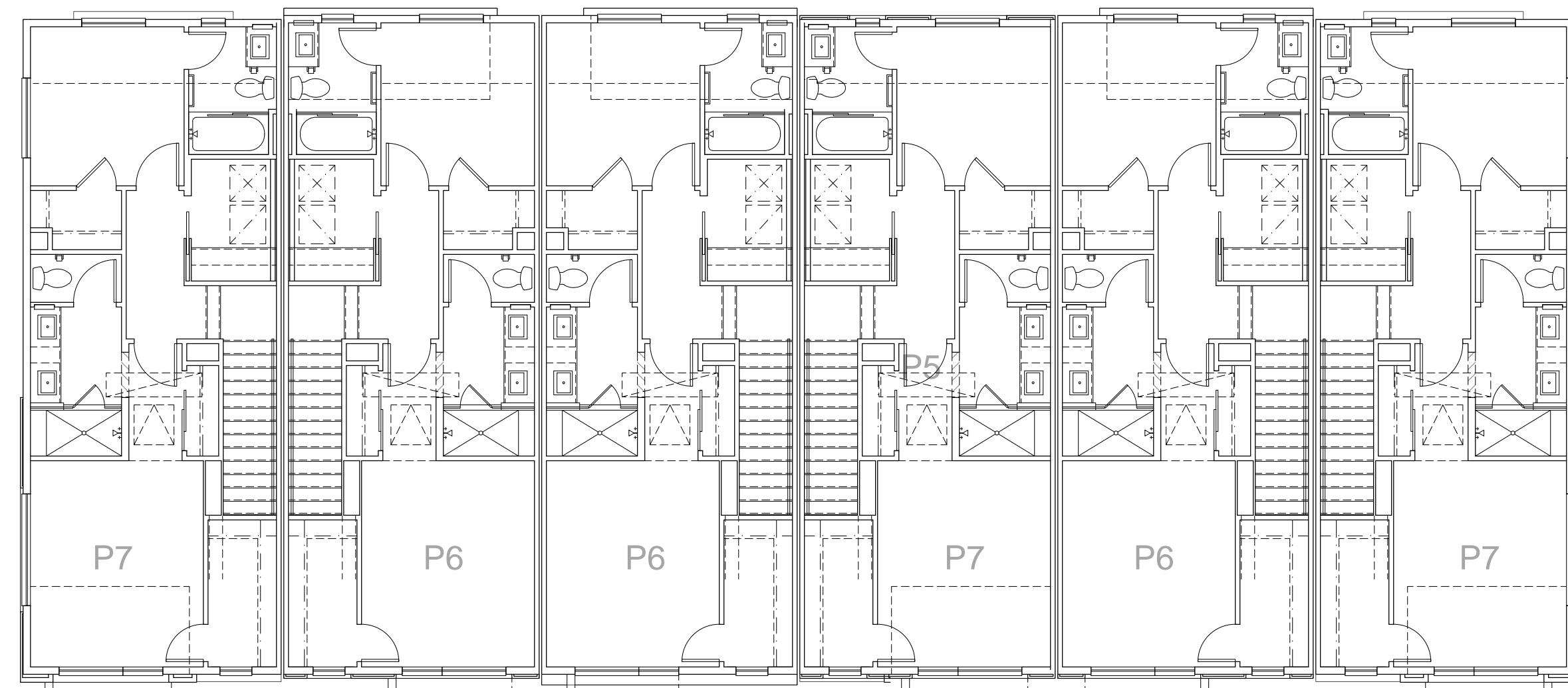
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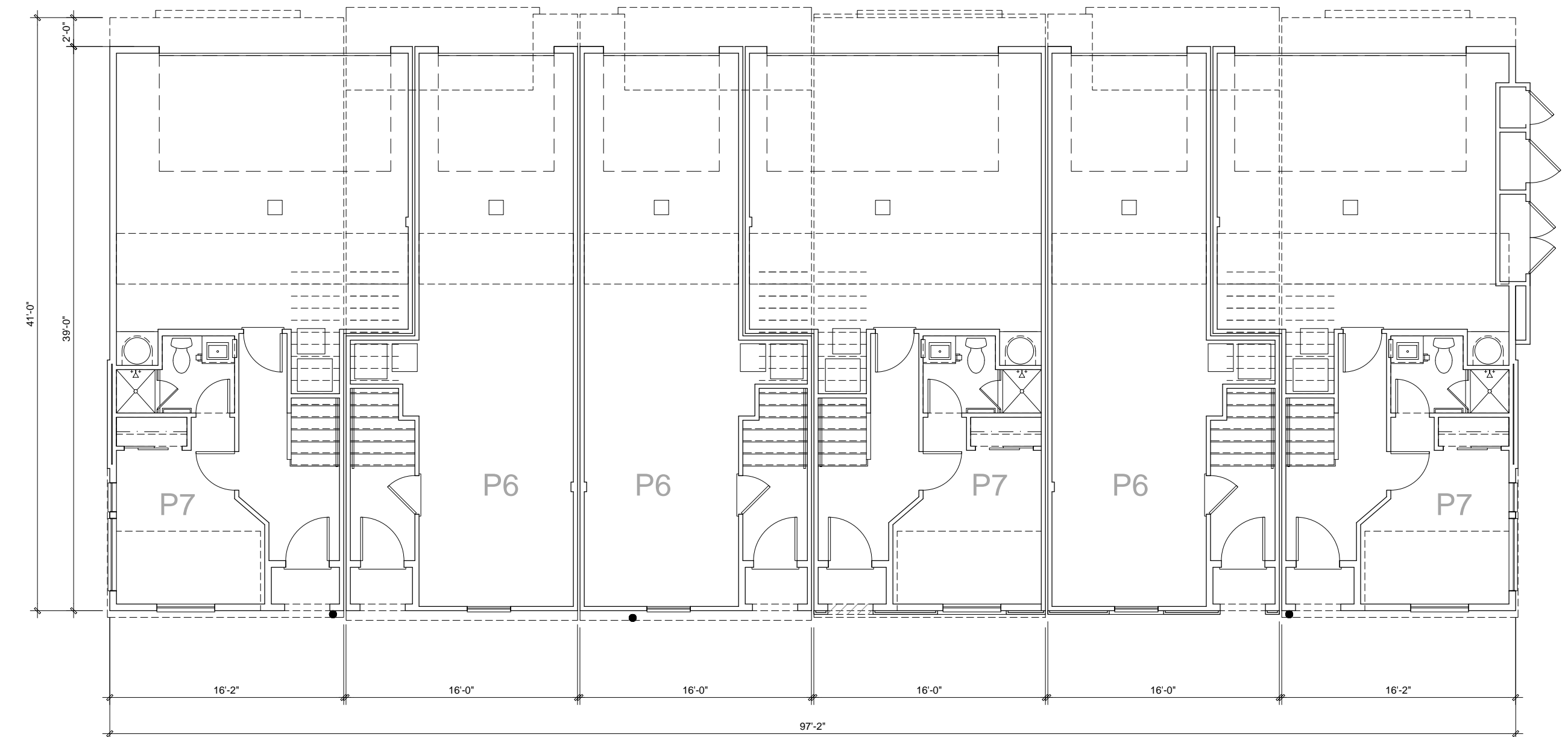
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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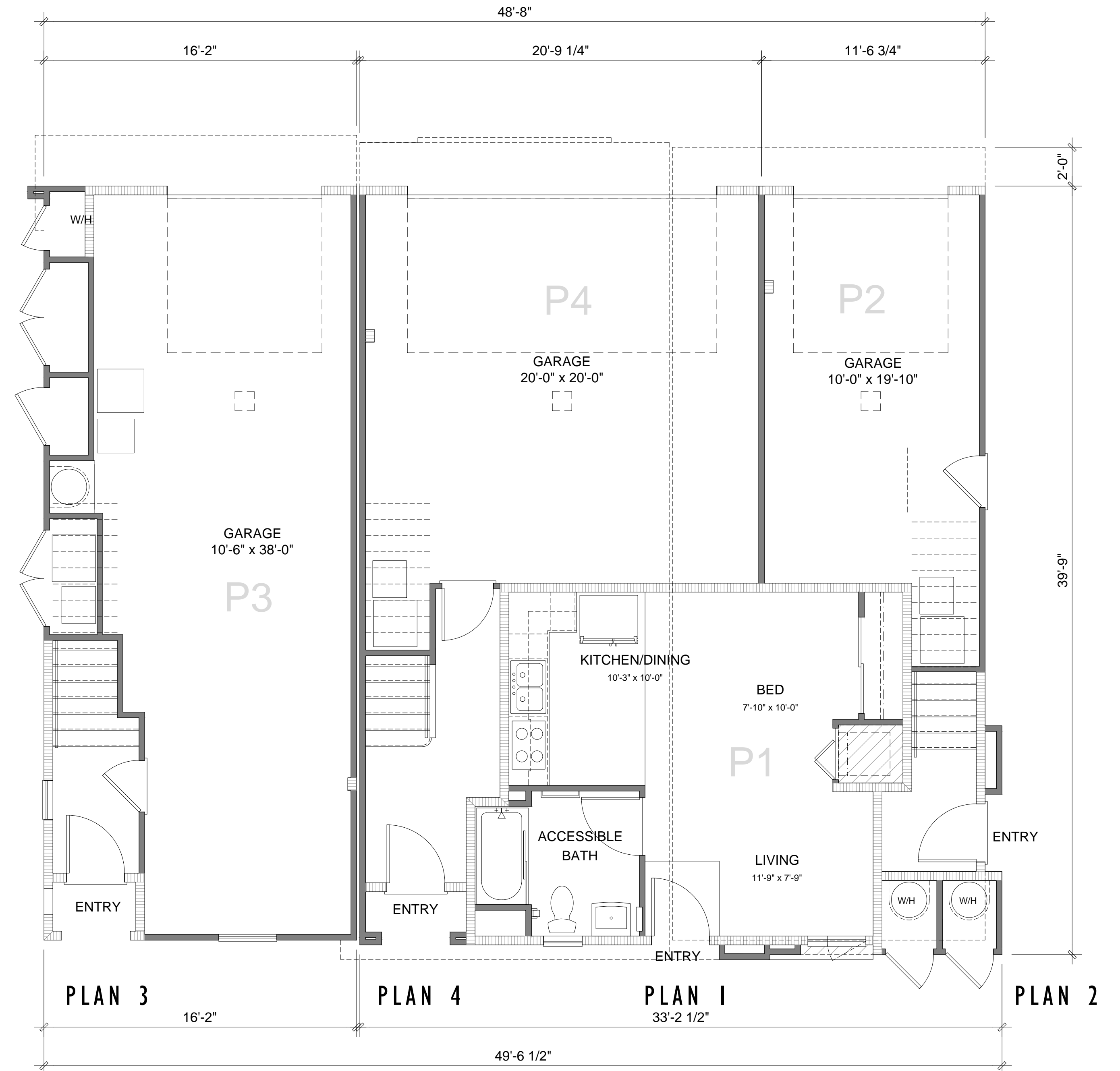
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6-PLEX-B-COMPOSITE

A2.5



SECOND FLOOR



FIRST FLOOR

SQUARE FOOTAGE

UNIT 1 - 1 BR. + 1 BA.	S.F.	UNIT 2 - 1 BR. + 1 BA.	S.F.	UNIT 3 - 2 BR. + 2.5 BA.	(S.F.)	UNIT 4 - 2 BR. + 2.5 BA.	S.F.
FIRST FLOOR	379	FIRST FLOOR	52	FIRST FLOOR	54	FIRST FLOOR	89
TOTAL	379	SECOND FLOOR	606	SECOND FLOOR	558	SECOND FLOOR	525
		TOTAL	658	THIRD FLOOR	591	THIRD FLOOR	588
				TOTAL	1,203	TOTAL	1,202
		GARAGE	238	GARAGE	476	GARAGE	420
				DECK	65	DECK	55



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0 2' 4' 8'

PI-4 - UNIT PLANS

A3.0



THIRD FLOOR



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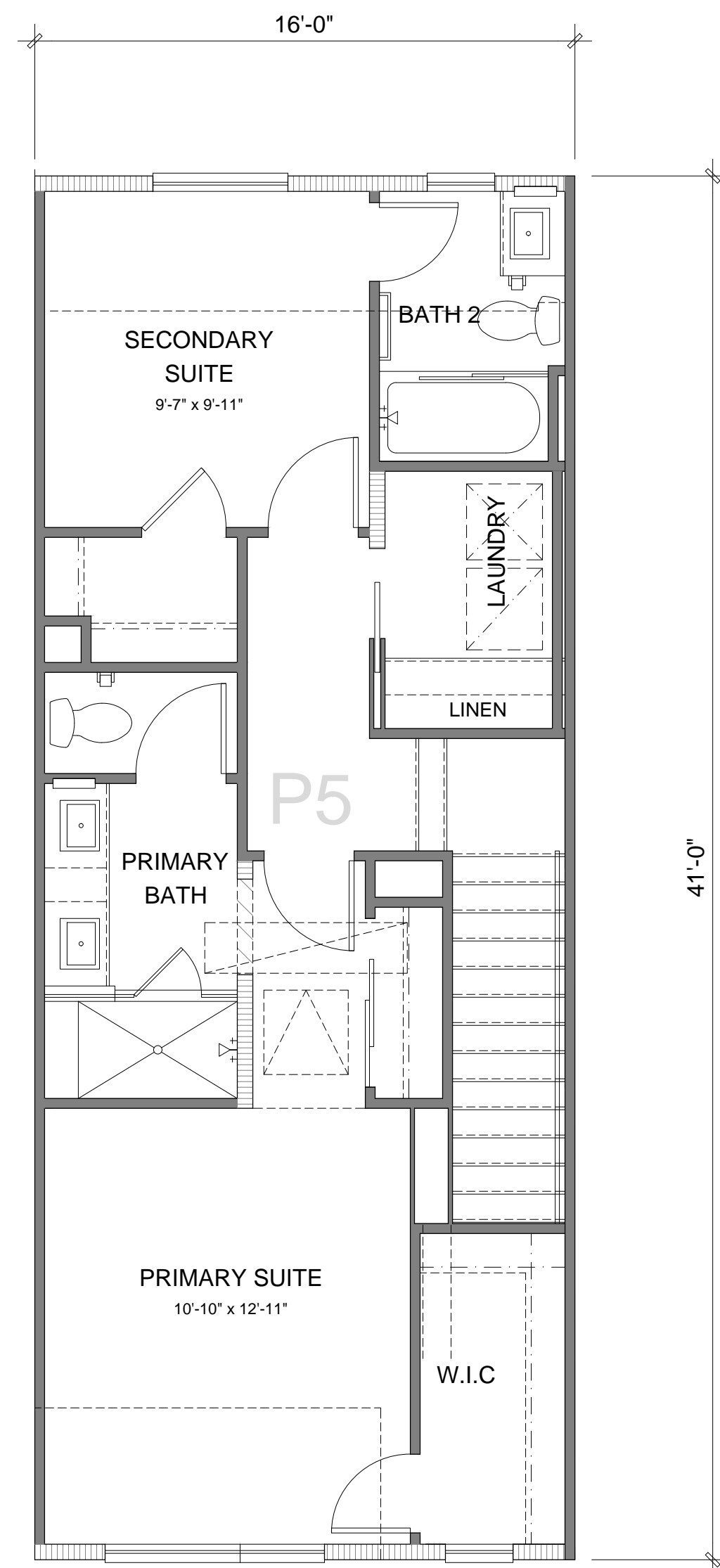
GARDENA-MARINE/DUBLIN AVENUES
GARDENA, CA 2021-1019

Plot Date: 11.11.2021

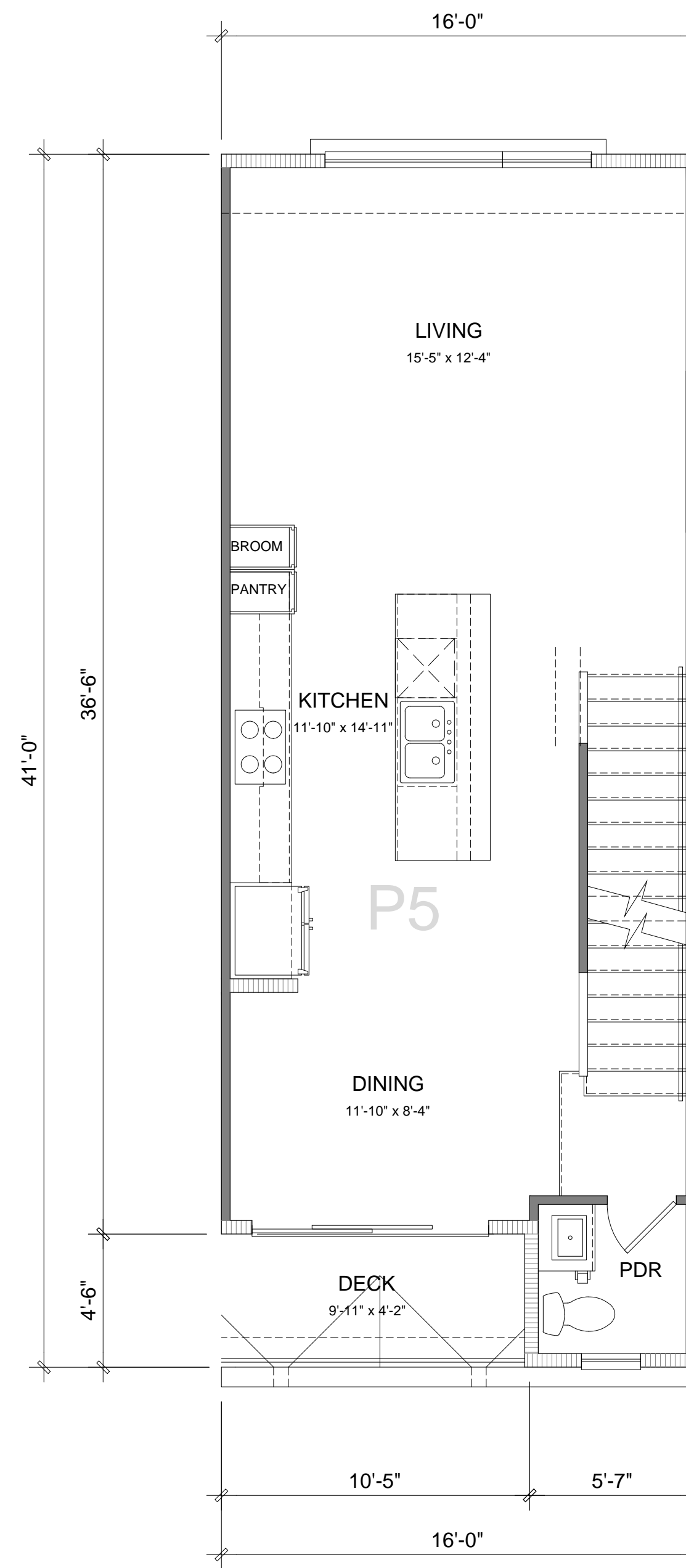
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PI-4 - UNIT PLANS

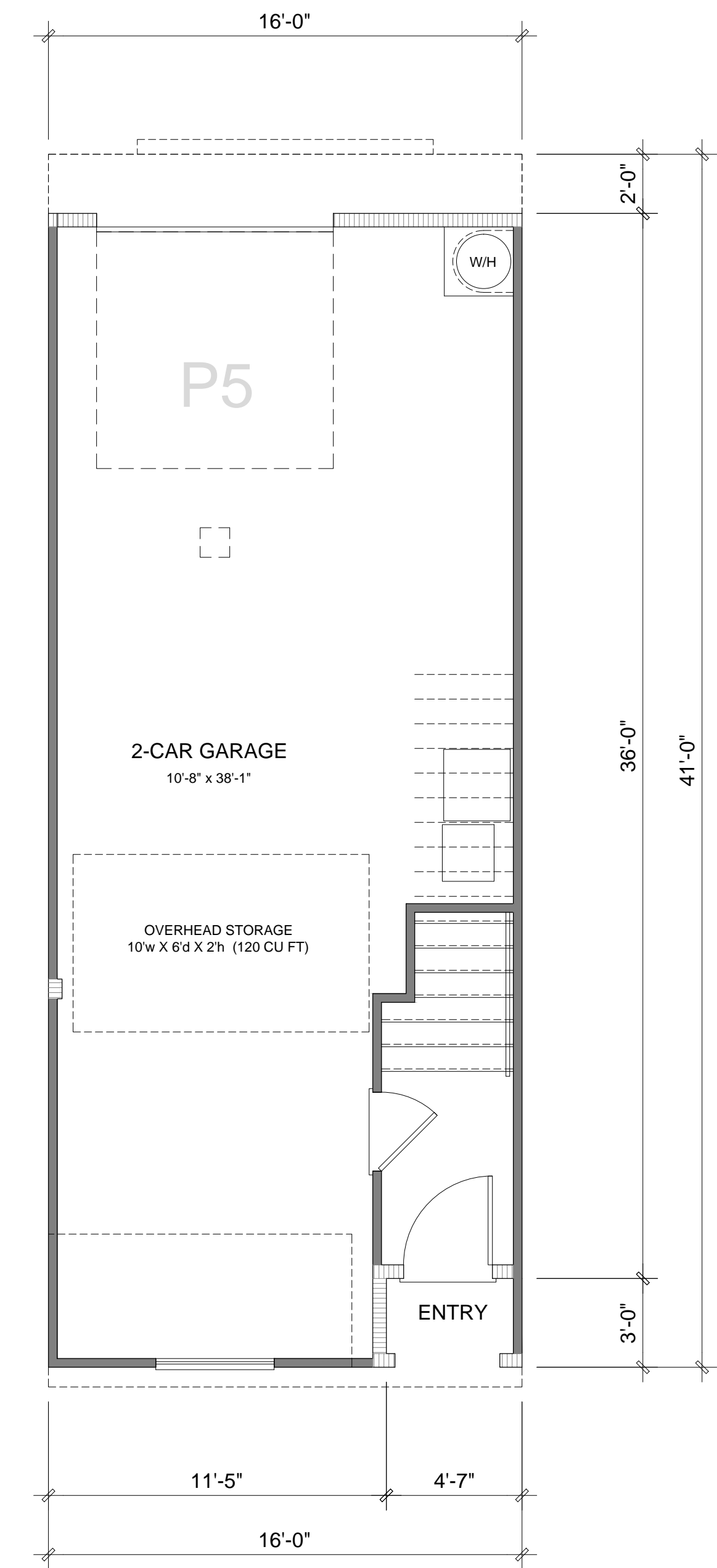
A3.1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR
UNIT AREA

UNIT 5 - 2 BR. + 2.5 BA.	(S.F.)
FIRST FLOOR	55
SECOND FLOOR	571
THIRD FLOOR	588
TOTAL	1,214
GARAGE	520
DECK	45



Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



G3 URBAN
15235 S. Western Avenue
Gardena, CA 90249

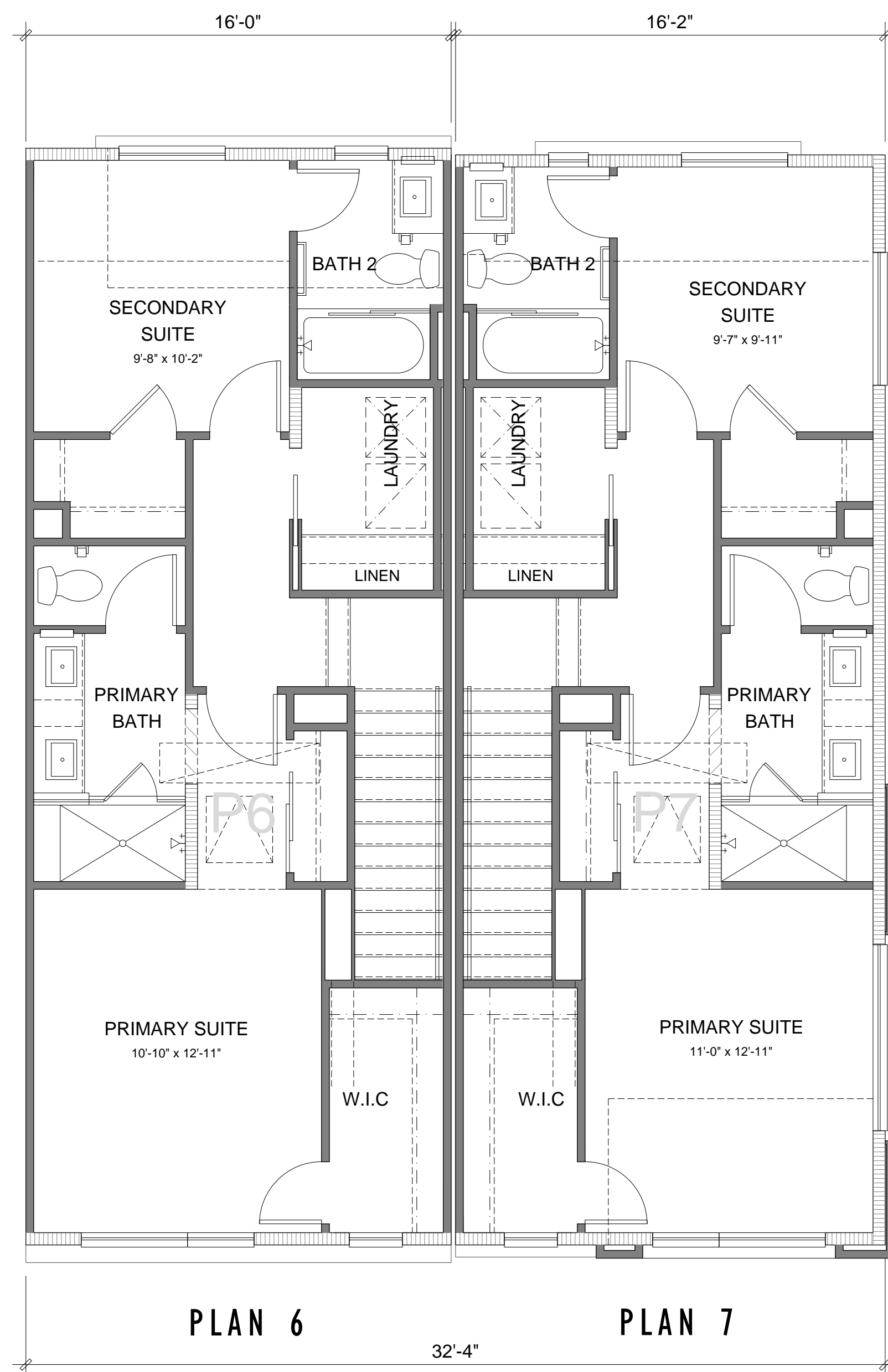
GARDENA-MARINE/DUBLIN AVENUES
GARDENA, CA 2021-1019

Plot Date: 11.11.2021

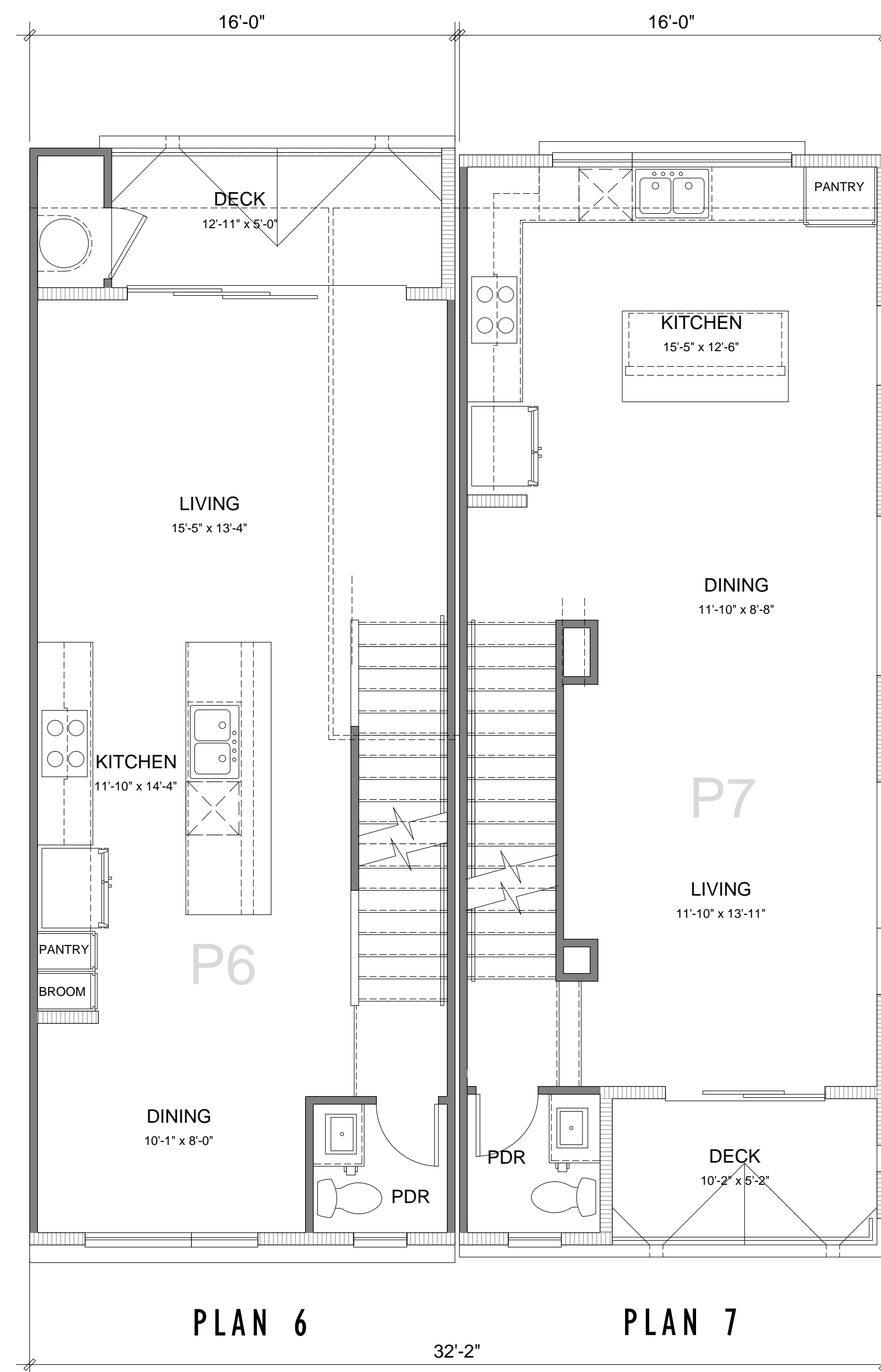
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P5 - UNIT PLANS

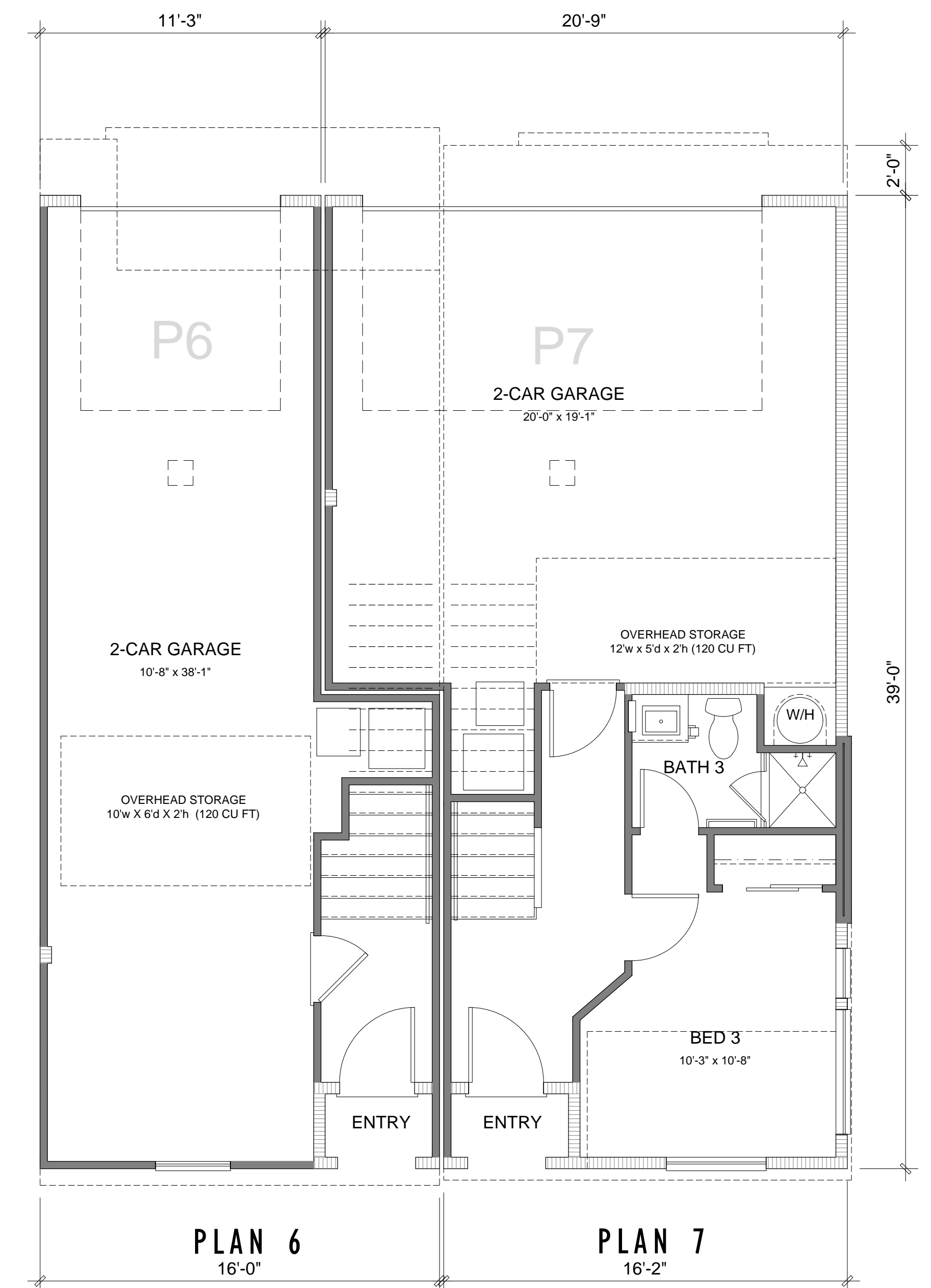
A3.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

UNIT AREA

UNIT 6.1 & 6.2 - 2 BR. + 2.5 BA.	(S.F.)
FIRST FLOOR	56
SECOND FLOOR	541
THIRD FLOOR	592
TOTAL	1,189
GARAGE	425
DECK	64

UNIT AREA

UNIT 7.1 (X) & 7.2 (X) - 3 BR. + 3.5 BA.	(S.F.)
FIRST FLOOR	256
SECOND FLOOR	561
THIRD FLOOR	590
TOTAL	1,407
GARAGE	407
DECK	55



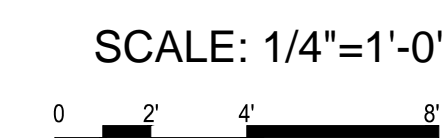
Architecture + Planning
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Suite 200
Irvine, CA 92614
949.851.2133
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G3 URBAN
15235 S. Western Avenue
Gardena, CA 90249

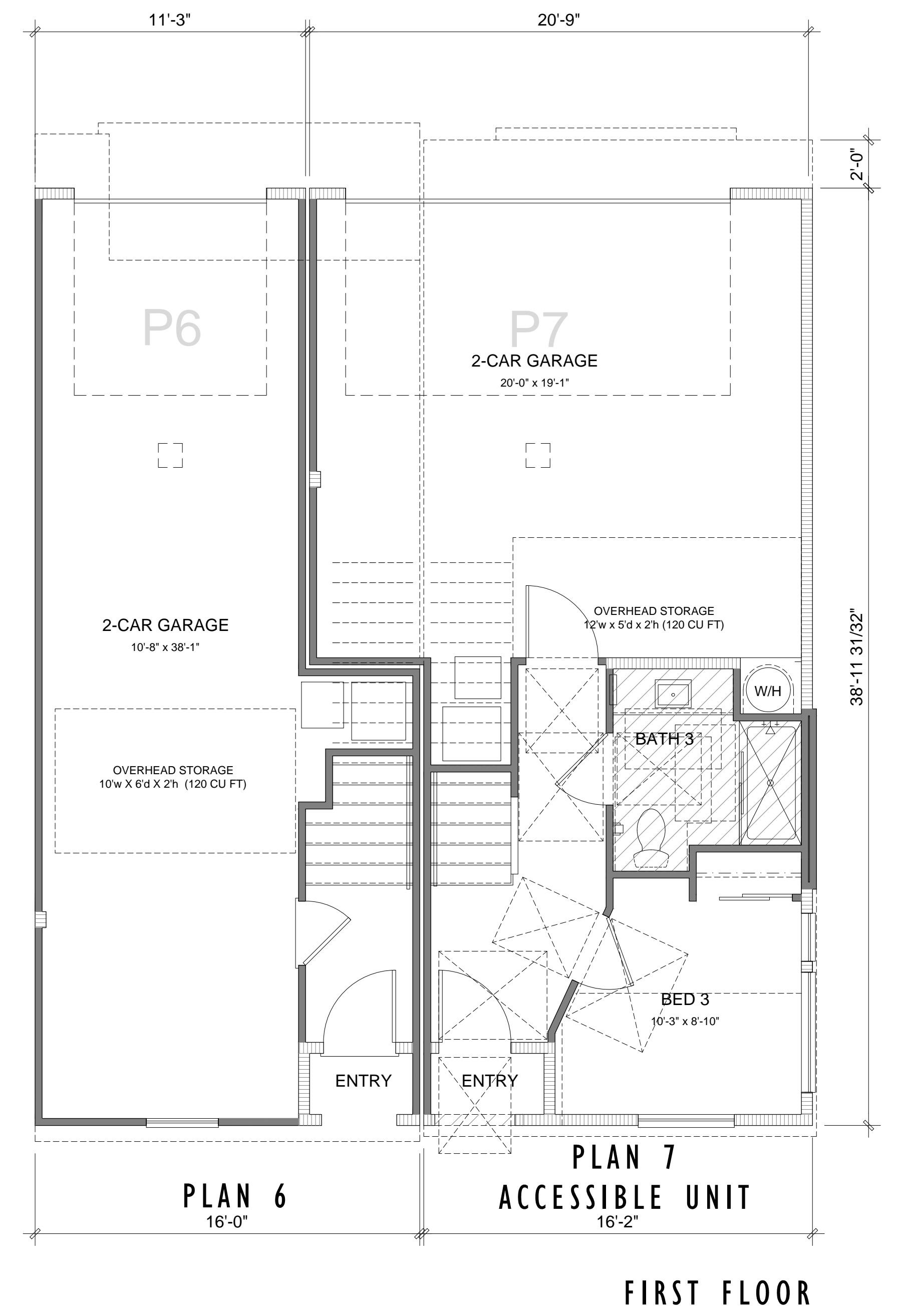
GARDENA-MARINE/DUBLIN AVENUES
GARDENA, CA 2021-1019

Plot Date: 11.11.2021



P6-P7 - UNIT PLANS

A3.3



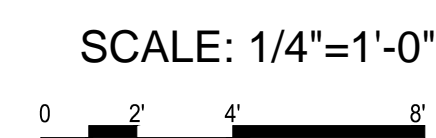
Architecture + Planning
 17911 Von Karman Ave,
 Suite 200
 Irvine, CA 92614
 949.851.2133
 ktgy.com



G3 URBAN
 15235 S. Western Avenue
 Gardena, CA 90249

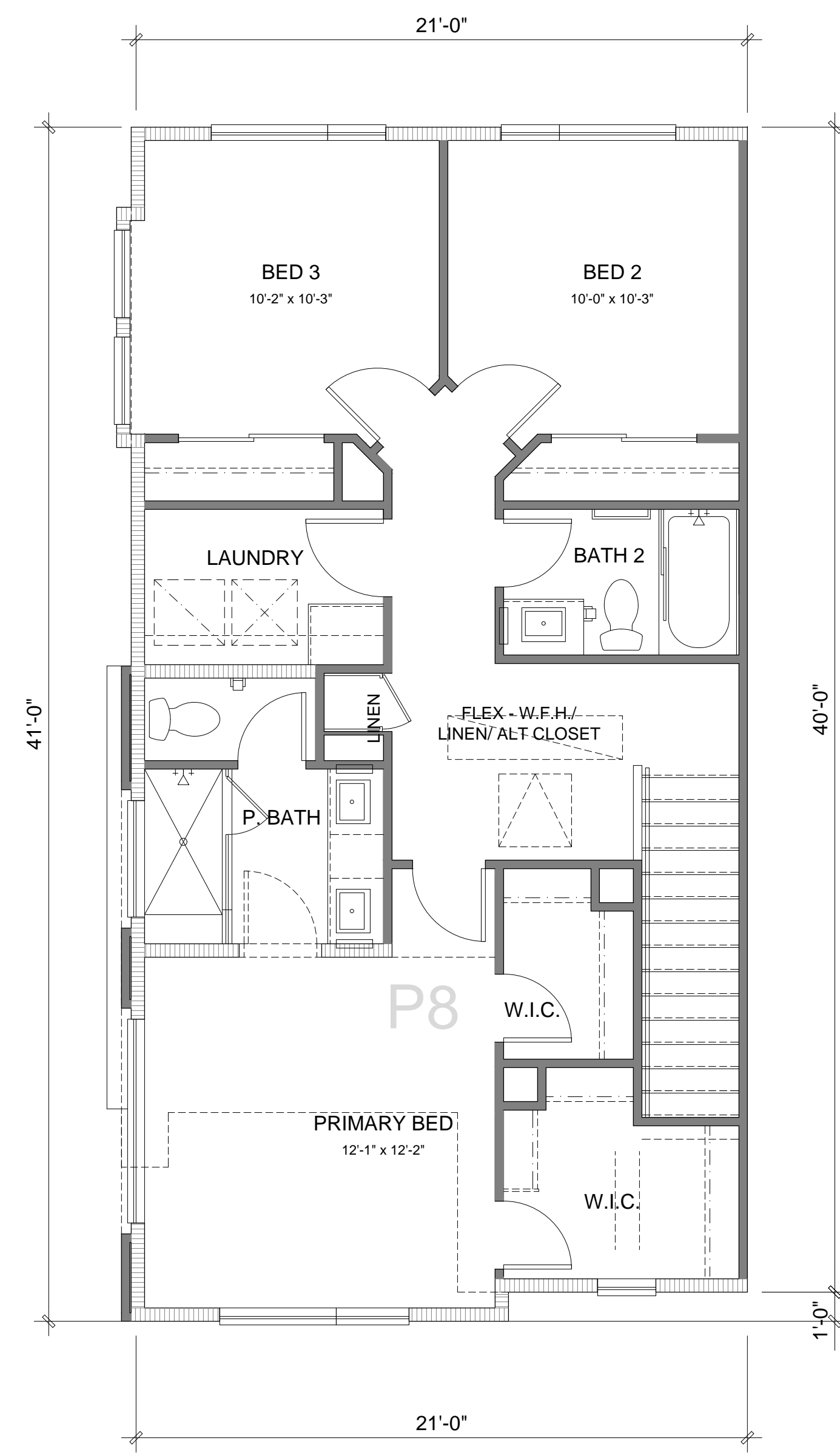
GARDENA-MARINE/DUBLIN AVENUES
 GARDENA, CA 2021-1019

Plot Date: 11.11.2021

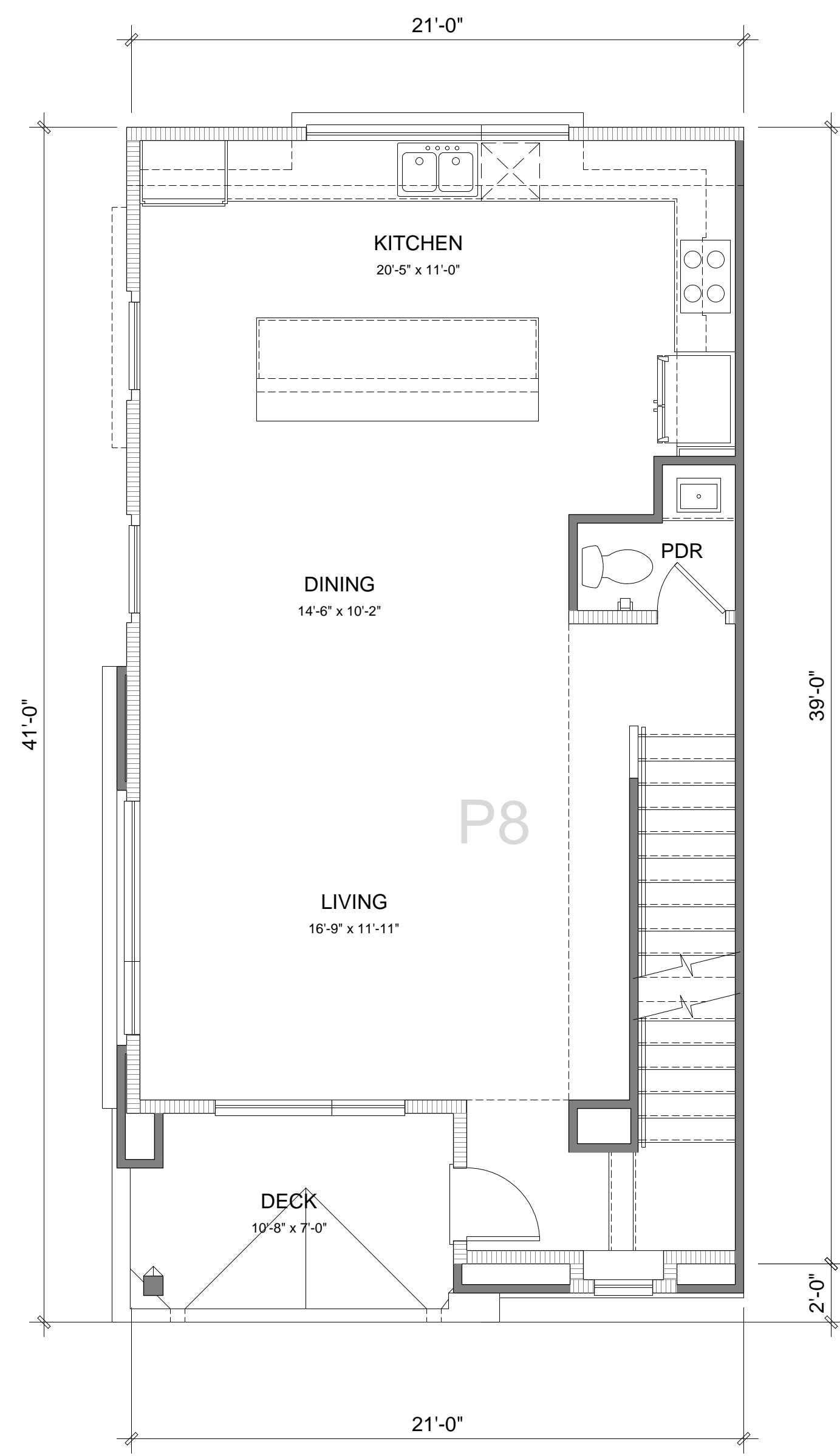


**P6/P7 ACCESSIBLE -
 UNIT PLANS**

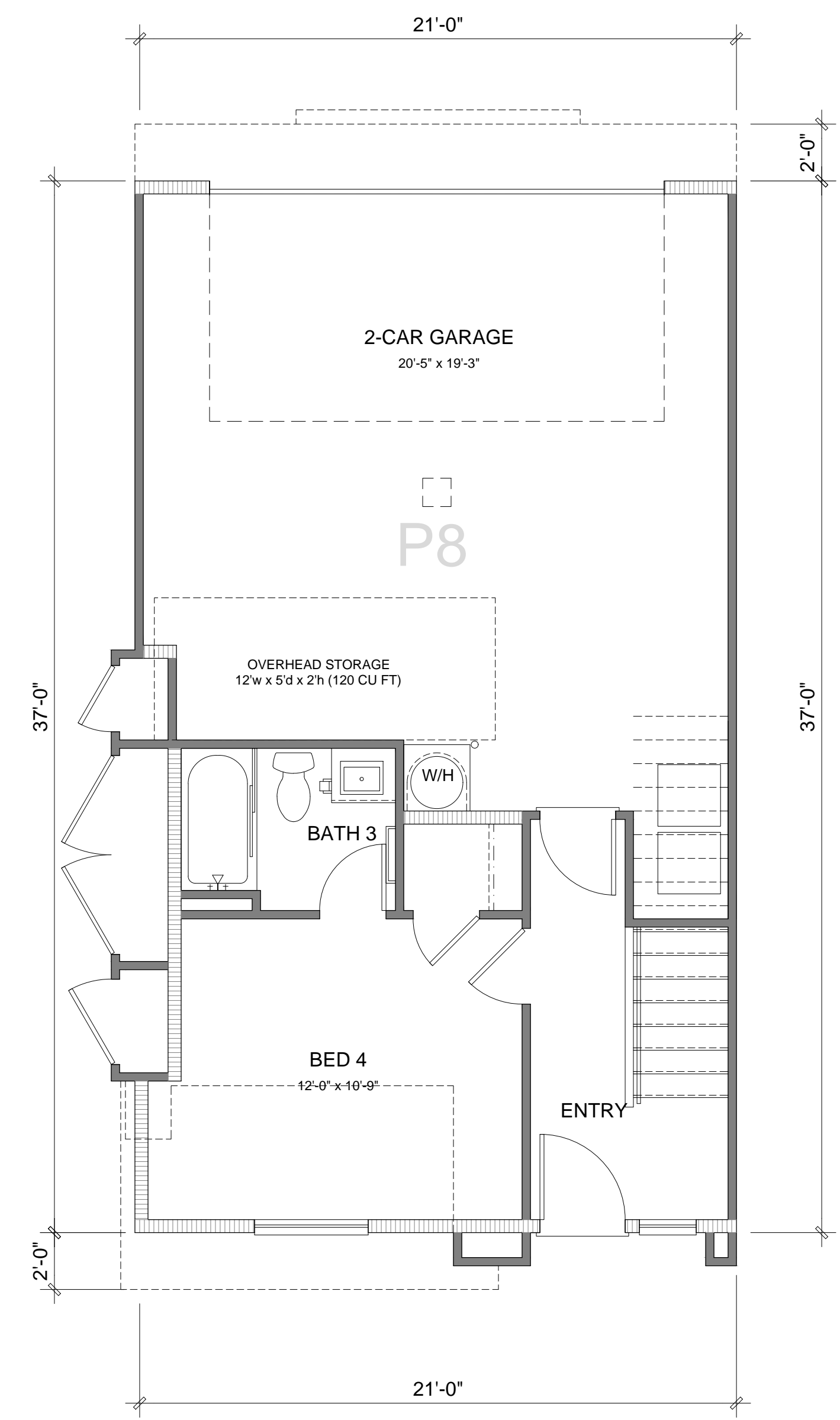
A3.3.1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

UNIT AREA

UNIT 8.1 & 8.2 - 4 BR. + 3.5 BA.	(S.F.)
FIRST FLOOR	287
SECOND FLOOR	720
THIRD FLOOR	794
TOTAL	1,801
<hr/>	
GARAGE	433
DECK	72



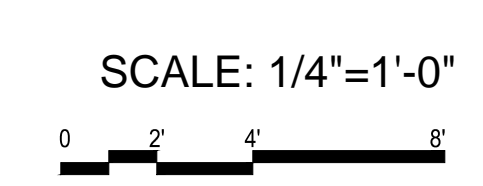
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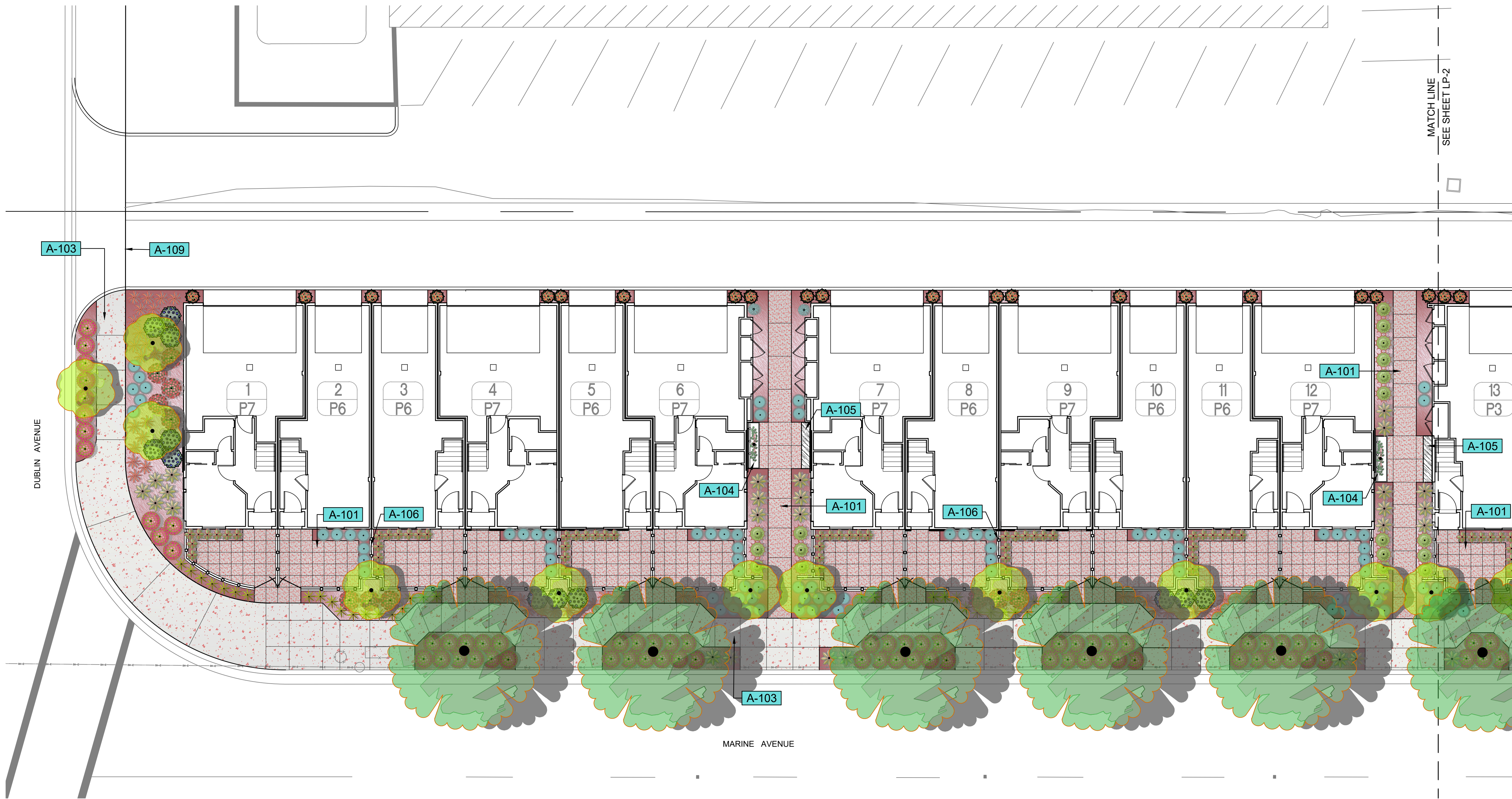


G3 URBAN
15235 S. Western Avenue
Gardena, CA 90249

GARDENA-MARINE/DUBLIN AVENUES
GARDENA, CA 2021-1019

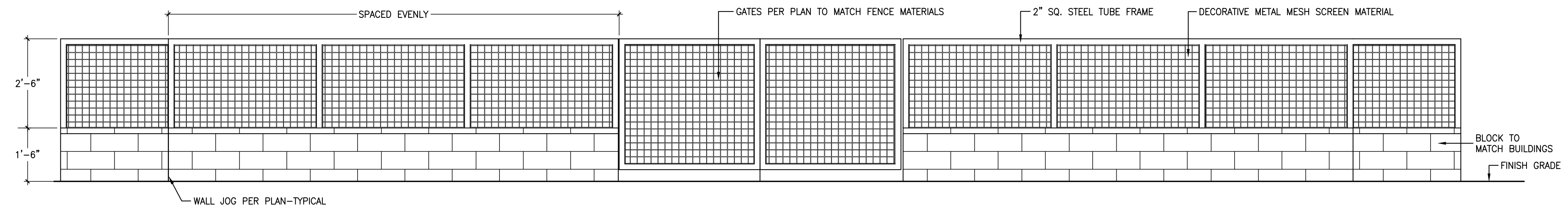
Plot Date: 11.11.2021





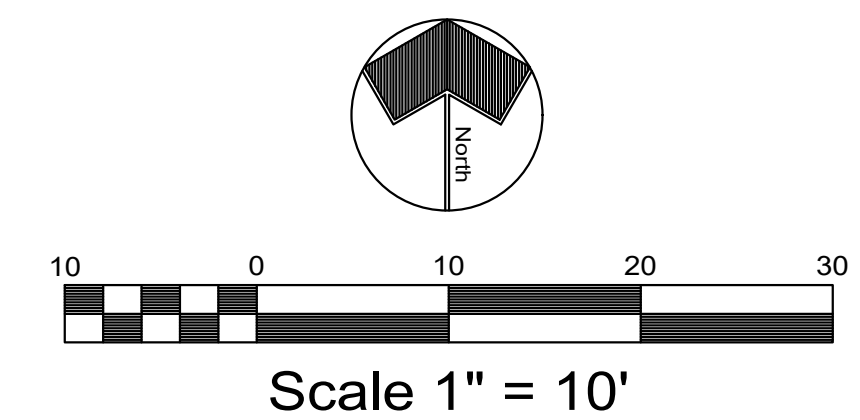
REFERENCE NOTES SCHEDULE

SYMBOL	CONSTRUCTION NOTES DESCRIPTION
A-101	PROVIDE AND INSTALL INTEGRAL COLORED CONCRETE-TYPICAL ALL WALKWAYS INSIDE PROPERTY-COLOR PER OWNER-LAYOUT/STAKING PER CIVIL PLANS
A-102	EXISTING PERIMETER BLOCK WALLS- TO BE PROTECTED IN PLACE
A-103	PUBLIC CONCRETE SIDEWALKS PER CIVIL PLANS-TYPICAL
A-104	RAISED PLANTER POT WITH LIVING FENCE
A-105	CONCRETE BENCH TO MATCH PLANTER POT
A-106	COURTYARD WALL WITH DECORATIVE METAL FENCE PER ELEVATION SHEET LP-1
A-107	TREE WELLS BETWEEN PARKING STALL-TYPICAL
A-108	EXISTING OVERHEAD WIRES TO BE PROTECTED IN PLACE
A-109	EXISTING R.O.W.
A-110	PROPERTY LINE
A-111	EXISTING UTILITY POLE



TYPICAL COURTYARD FENCING ALONG MARINE AVENUE
NOT TO SCALE

REFER TO SHEET LP-2 FOR PLANTING LEGEND



CONCEPTUAL LANDSCAPE PLAN

**GARDENA-MARINE/
DUBLIN AVENUES/
MULTI-FAMILY PROJECT
GARDENA, CALIFORNIA**

REVISIONS

DRAWN BY CAD
DESIGNED BY S.T.B.
CHECKED BY C.R.
DATE 11/1/21
JOB NO. 21-52
SCALE 1"=10'
SHEET

LP-1

OF 2 SHEETS



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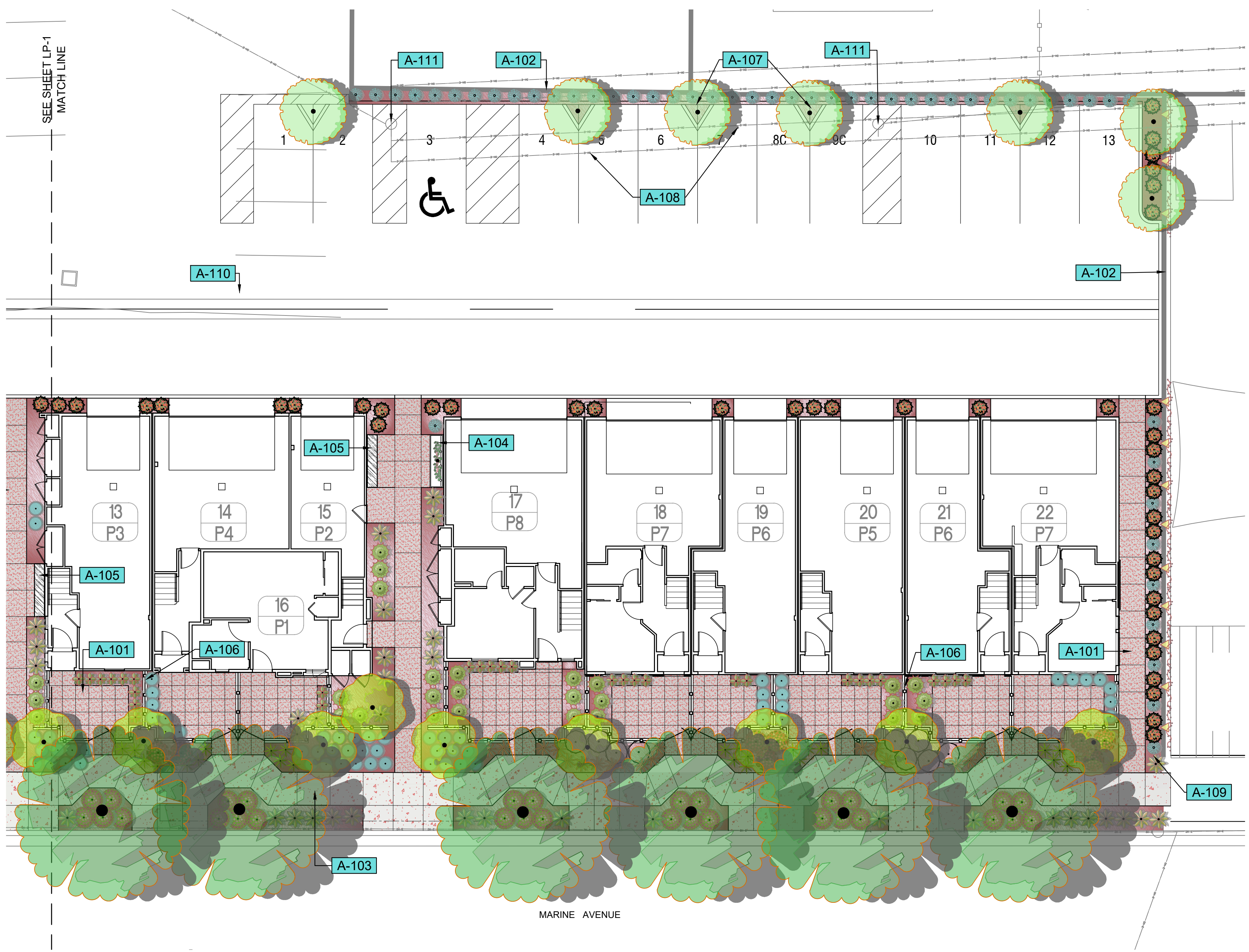


CONCEPTUAL LANDSCAPE PLAN

GARDENA-MARINE/
DUBLIN AVENUES/
MULTI-FAMILY PROJECT
GARDENA, CALIFORNIA

NO.	REVISIONS

DRAWN BY	CAD
DESIGNED BY	S.T.B.
CHECKED BY	C.R.
DATE	11/1/21
JOB NO.	21-52
SCALE	1"=10'
SHEET	LP-2
OF 2 SHEETS	



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	11	CUPANIOPSIS ANACARDIODES STREET TREE	CARROT WOOD	36" BOX	MODERATE
	19	HYMENOSPORUM FLAVUM LOW BRANCHED	SWEETSHADE	24" BOX	MOD
	7	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' LOW BRANCHED	SILVER SHEEN TAWHIWHI	15 GAL	MOD
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	53	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	15 GAL	LOW
	12	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	5 GAL	LOW
	42	MAHONIA E. 'SOFT CARESS'	SOFT CARESS OREGON GRAPE	15 GAL	LOW
	19	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	LOW
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	58	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL	LOW
	63	DIETES X 'LEMON DROP'	FORTNIGHT LILY	5 GAL	MODERATE
	144	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE OAT GRASS	1 GAL	LOW
	64	HEMEROCALLIS FULVA	ORANGE DAYLILY	1 GAL	MODERATE
	61	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL	LOW
SHRUB COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	97	LANTANA CAMARA 'MONIKE' TM	TEENIE GENIE LANTANA	1 GAL	LOW
SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	83	SANSEVERIA TRIFASCIATA 'LAURENTII'	SANSEVERIA	5 GAL	LOW
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	12	MACFADYENA LINGUIS-CATI TRAIN ON BLOCK WALL	YELLOW TRUMPET VINE	5 GAL	LOW
	3	TRACHELOSPERMUM JASMINOIDES TRAIN ON TRELIS IN PLANTER POT	STAR JASMINE	15 GAL	MODERATE
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
		REDWOOD GORILLA HAIR WOOD MULCH	3" DEEP	---	

REFERENCE NOTES SCHEDULE

SYMBOL	CONSTRUCTION NOTES DESCRIPTION
A-101	PROVIDE AND INSTALL INTEGRAL COLORED CONCRETE-TYPICAL ALL WALKWAYS INSIDE PROPERTY-COLOR PER OWNER-LAYOUT/STAKING PER CIVIL PLANS
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A-108	EXISTING OVERHEAD WIRES TO BE PROTECTED IN PLACE
A-109	EXISTING R.O.W.
A-110	PROPERTY LINE
A-111	EXISTING UTILITY POLE

WATER CONSERVATION STATEMENT:
FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIPLEINES AND/OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

California Water Conservation Ordinance
Eto: 39.7

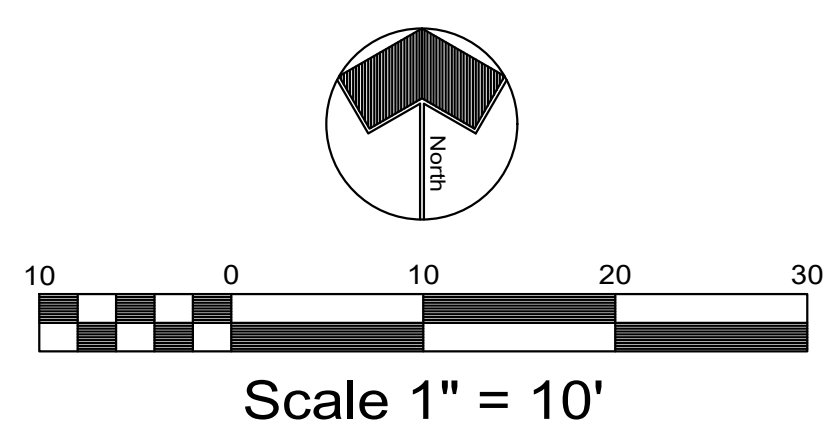
Domestic Water	Eto	Sq. Ft.	% of ET	gallon conversion	total gallons	
MAWA						
landscape area	39.7	4923	0.55	0.62	86,846.10	
Special Landscape Area	39.7	0	0.55	0.62	0.00	
		4923			MAWA = 86,846.10	
EAWU	Eto	Sq. Ft.	PF % of ET	gallon conversion	I.E.	total gallons
Turf spray	39.7	0	0.8	0.62	0.65	0.00
Turf rotor	39.7	0	0.7	0.62	0.8	0.00
Turf Drip	39.7	0	0.8	0.62	0.9	0.00
Shrub spray	39.7	0	0.4	0.62	0.65	0.00
Shrub rotor	39.7	0	0.4	0.62	0.8	0.00
Tree Bubbler	39.7	0	0.4	0.62	0.9	0.00
Drip	39.7	4923	0.4	0.62	0.9	53,855.43
		4923				EAWU = 53,855.43

ET AF = Evapotranspiration Adjustment Factor
 55 Residential
 45 Commercial
 1 Recycled Water

I.E. = Irrigation Efficiency
 spray 0.65
 rotor 0.8
 drip / bubbler 0.9

Plant Factor (WUCOLS)
 Water Use Classification of Landscape Species:
 0 - 0.1 = Very Low Water Use Plants
 0.1 - 0.3 = Low Water Use Plants
 0.4 - 0.6 = Moderate Water Use Plants
 0.7 - 1.0 = High Water Use Plants

PRELIMINARY WATER USAGE CALCULATIONS



UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

VESTING TENTATIVE TRACT MAP NO. 82437

FOR CONDOMINIUM PURPOSES

IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
 DESCRIBED AS FOLLOWS:

PARCEL 1:
 THE WEST 93.00 FEET OF THE NORTH 100.00 FEET OF THE SOUTH 140.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 14 SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1868.

PARCEL 2:
 THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1868, DESCRIBED AS FOLLOWS:

PARCEL 3:
 AN EASEMENT FOR PARKING PURPOSES OVER THAT PORTION OF WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1868, DESCRIBED AS FOLLOWS:

PARCEL 4:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 OF TRACT NO. 13200, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 444 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 31, A DISTANCE OF 30 FEET; THENCE WESTERLY PARALLEL WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 271.20 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF DUBLIN AVENUE, 47 FEET WIDE, AS SAID AVENUE IS SHOWN ON THE MAP OF SAID TRACT NO. 13200; THENCE SOUTHERLY ALONG SAID DUBLIN AVENUE TO THE NORTHERLY LINE OF COMPTON BOULEVARD, 80 FEET WIDE, AS SHOWN AND DEDICATED ON THE MAP OF TRACT NO. 17194, RECORDED IN BOOK 403 PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG SAID NORTHERLY LINE 217.78 FEET TO AN ANGLE POINT; THENCE SOUTH 0° 06' 10" WEST 10 FEET TO THE NORTHERLY LINE OF COMPTON BOULEVARD, 70 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 17194; THENCE EASTERLY ALONG SAID LAST MENTIONED NORTHERLY LINE OF COMPTON BOULEVARD TO THE EASTERLY LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTHERLY, ALONG SAID EASTERLY LINE 110 FEET TO THE SOUTHERLY LINE OF SAID LOT 31; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 31.1 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 OF TRACT NO. 13200, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 444 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 31, A DISTANCE OF 271.20 FEET

APN: 4064-023-18
SITE ADDRESS:
 2545 MARINE BLVD., GARDENA, CA 90249

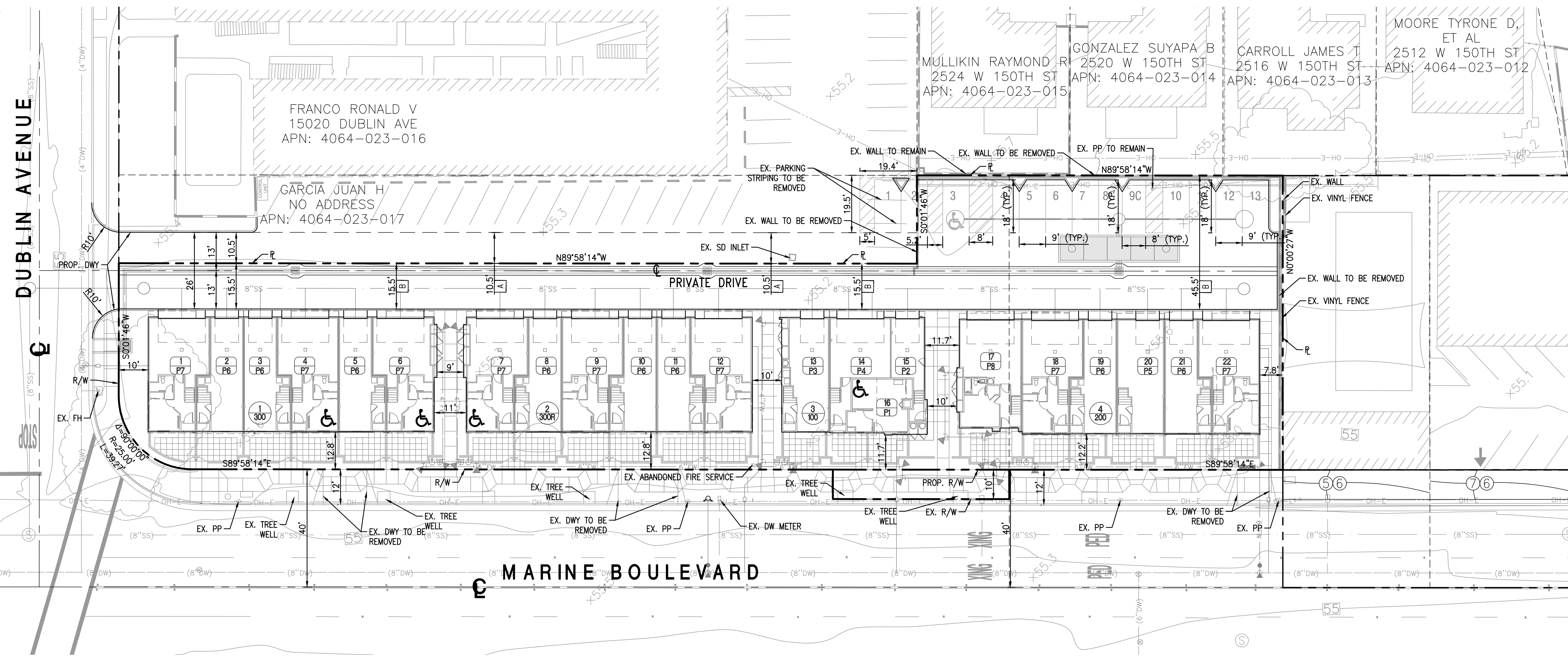
BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE C/L OF ROSECRANS AVENUE BEING N89°58'37"W AS SHOWN ON TRACT NO. 17763, M.B. 460/27-28, IN THE OFFICE OF THE RECORDER, LOS ANGELES COUNTY, CALIFORNIA.

FLOOD NOTE:
 THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREAS OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1790F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008

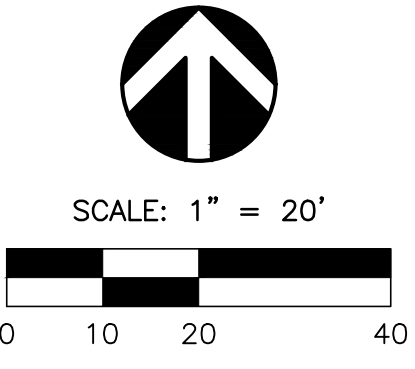
TOPOGRAPHY NOTE:
 TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMMETRY FLOWN BY C&V CONSULTING INC. ON 7/26/18, WITH SUPPLEMENTAL TOPOGRAPHY COLLECTED ON 11/18/21. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS

BENCHMARK:
 LOS ANGELES COUNTY BENCHMARK NO. RY3551
 ELEV: 46.655' (LEVELED 2005)
 DESCRIBED AS: "CS MON 450MM(1.55FT) W/O CF @ SW CORNER ROSECRANS AVE & VANNES AVE 27.4M(90FT) S/O & 9.1M(30FT) W/O C/L INT MKD (BM 21-10 1952 RE 63)"

LAND USE SUMMARY:
LAND AREA: GROSS AREA: 0.732 AC, NET AREA: 0.718 AC
EXISTING ZONING: C-3 GENERAL COMMERCIAL W/ MIXED USE OVERLAY
UNIT SUMMARY:
 PLAN 1: 1, PLAN 2: 1, PLAN 3: 1, PLAN 4: 1, PLAN 5: 1, PLAN 6: 8, PLAN 7: 8, PLAN 8: 1, TOTAL: 22



PROPOSED EASEMENTS:
 [A] INDICATES A PROPOSED 10.5' SHARED DRIVE EASEMENT
 [B] PROPOSED PUBLIC UTILITY EASEMENT (PUE)



LEGEND:

● UTILITY POLE	■ UNKNOWN PULLBOX	CL CENTER LINE
⊙ STORM DRAIN MANHOLE	⊙ FIRE DEPT CONNECTION	PP POWER POLE
⊙ EXISTING SEWER MANHOLE	— IRON FENCE	BW BACK OF WALK
⊙ UNKNOWN MANHOLE	— CHAIN LINK FENCE	TW TOP OF WALL
⊙ FIRE HYDRANT	— WOOD FENCE	AC ASPHALT PAVEMENT
⊙ FLOOD LIGHT	— BLOCK WALL	(12.56) EXISTING ELEVATION
⊙ SEWER CLEANOUT	— PALM TREE	— SLOPE
⊙ WATER VALVE	— PINE TREE	C&G CURB AND GUTTER
⊙ GAS VALVE	— BUSH	CONCRETE
⊙ WATER METER	PCC PORTLAND CONC CEMENT	IRRIGATION VALVE
⊙ GAS METER	MH MAN HOLE	● GUARD POST (GP)
⊙ WATER VAULT	AP ANGLE POINT	— CENTERLINE
⊙ GAS VAULT	CB CATCH BASIN	- - - PROPERTY LINE
⊙ TELEPHONE VAULT	ST STREET LIGHT	— FLOW LINE
⊙ ELECTRIC VAULT	TE TRASH ENCLOSURE	— UTILITY MARKER
⊙ MONITORING WELL	TR ELECTRICAL TRANSFORMER	GRATE
⊙ STREET LIGHT	EP EDGE OF PAVEMENT	HANDICAP
⊙ TRAFFIC SIGNAL	FS FINISHED SURFACE	PL PROPERTY LINE
⊙ GAS RISER	FF FINISHED FLOOR	IRR FIRE SPRINKLER RISER
⊙ GUY WIRE	CLF CHAIN-LINK FENCE	⊙ SURVEY MONUMENT
⊙ RAILROAD SIGNAL	TC TOP OF CURB	⊙ SIGN POST
⊙ CAR STOP	FL FLOW LINE	R/W RIGHT OF WAY
⊙ LIGHT POLE	TG TOP OF GRATE	INV INVERT
⊙ SIGNAL PULLBOX	GB GRADE BREAK	ARR AERIAL TARGET
⊙ CABLE TV PULLBOX	CMF CORRUGATED METAL FENCE	PA PLANTER
⊙ TELEPHONE PULLBOX	SP SIGN POST	PB PULL BOX
⊙ COMMUNICATIONS PULLBOX	CB CATCH BASIN	ICV IRRIGATION CONTROL VALVE
⊙ STREET LIGHT PULLBOX	DI DROP INLET	ARV AIR RELEASE VALVE
	PR PROPOSED	EX EXISTING

UTILITY PURVEYORS & SERVICES:
 WATER: GOLDEN STATE WATER COMPANY; PHONE: 800-999-4033
 SEWER: CITY OF GARDENA; PHONE: 310-217-9500
 ELECTRIC: SOUTHERN CALIFORNIA EDISON; PHONE: 909-592-3737
 CABLE, TELEPHONE, INTERNET: AT&T; PHONE: 800-288-2020
 DIRECT TV; PHONE: 855-802-3473
 TIME WARNER CABLE; PHONE: 800-892-2253
 DISH NETWORK; PHONE: 888-656-3109
 SCHOOL DISTRICT: LOS ANGELES UNIFIED SCHOOL DISTRICT; PHONE: 213-241-1000

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
 15235 S WESTERN AVE.
 GARDENA, CA 90249
 (213) 400-5358

PREPARED BY:

C&V CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING
 9830 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 910-3800
 INFO@CVC-INC.NET
 WWW.CVC-INC.NET



I hereby certify that:
 1. These plans have been prepared under my supervision;
 2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
 3. Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER: _____ DATE: _____
 RCE 68167

TENTATIVE TRACT MAP
VTTM NO. 82437

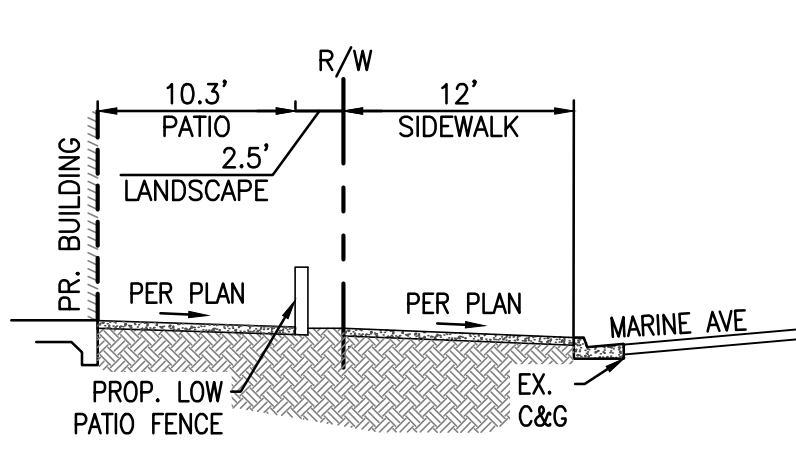
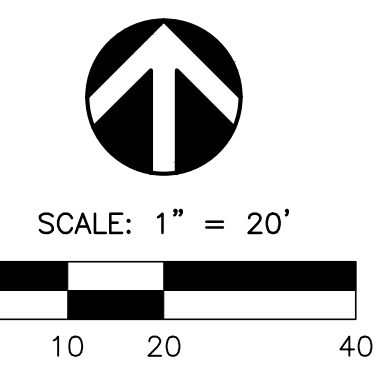
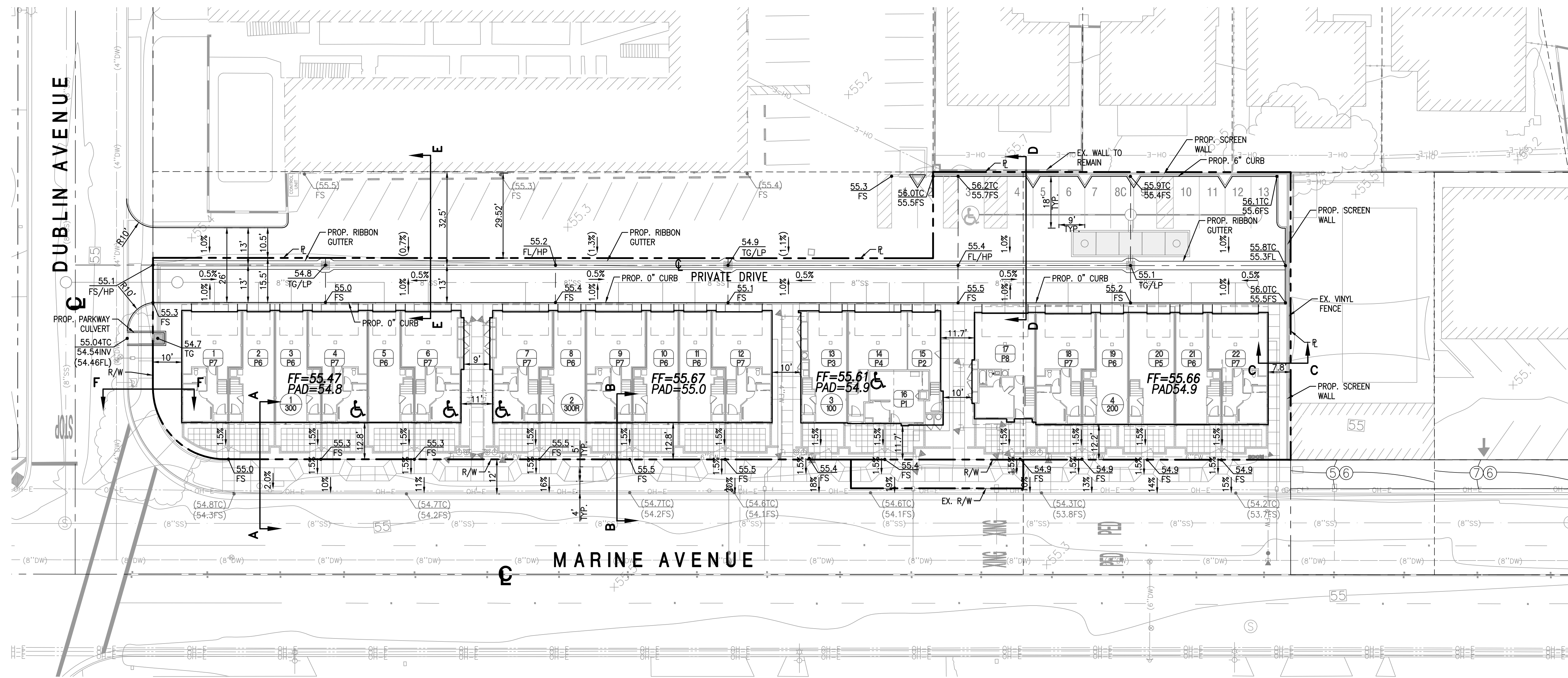
2545 MARINE AVENUE
 GARDENA, CA 90249

SHEET 1 OF 4

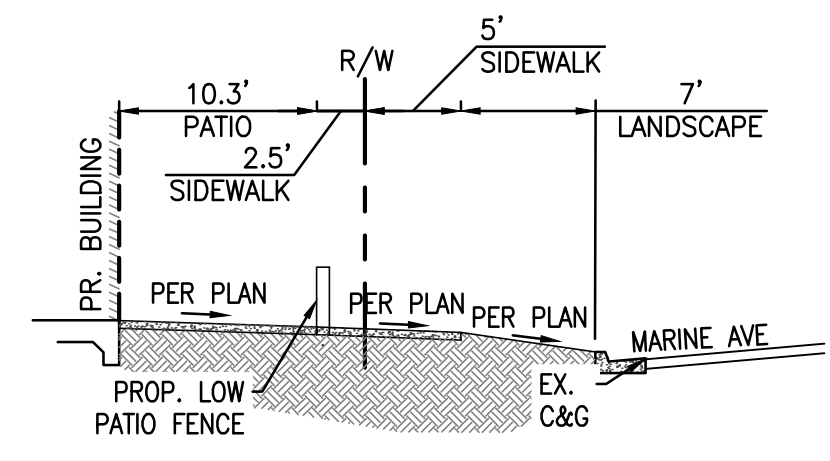
SCALE: AS SHOWN	DRAWN BY: EP	CHECKED BY: MM
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CITY OF GARDENA

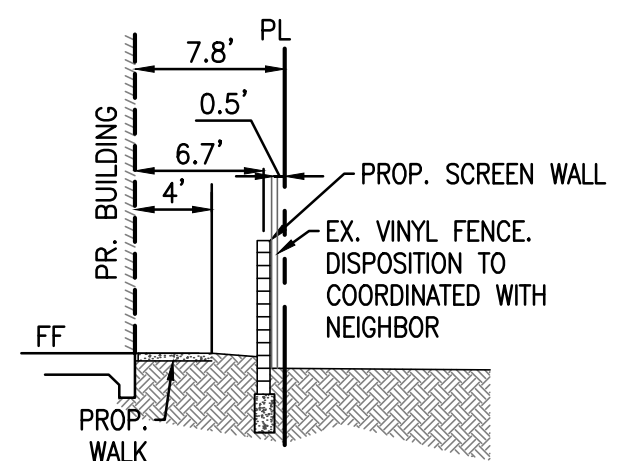
PLAN, SET, 850, 12/07/2021, 12/07/2021



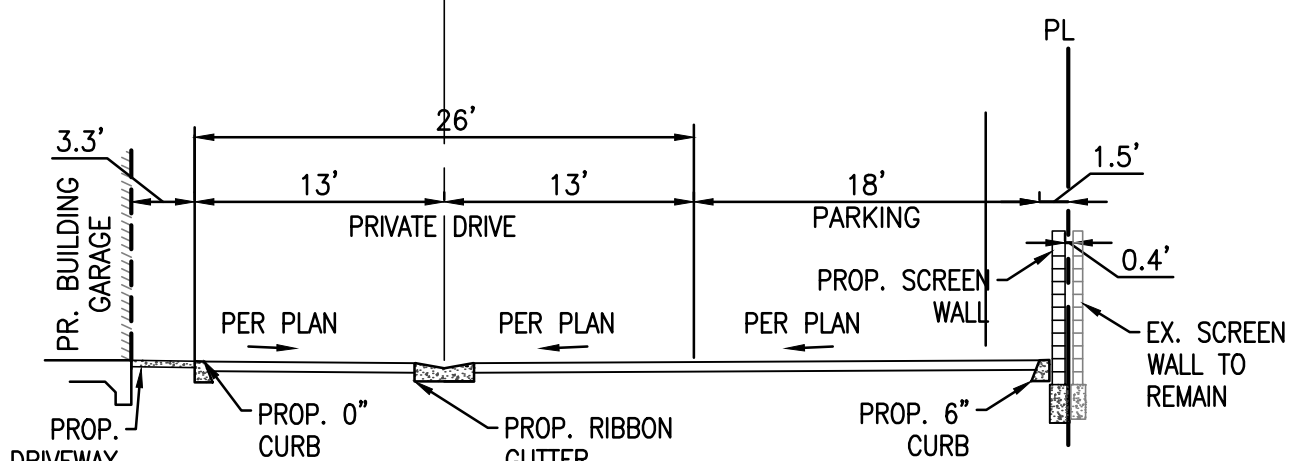
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SOUTHERN PROPERTY LINE
NOT TO SCALE



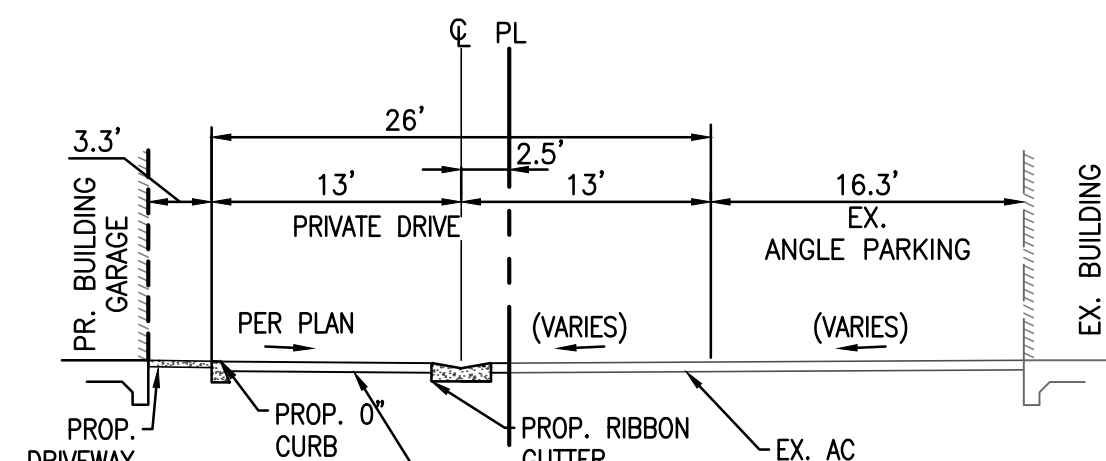
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SOUTHERN PROPERTY LINE
NOT TO SCALE



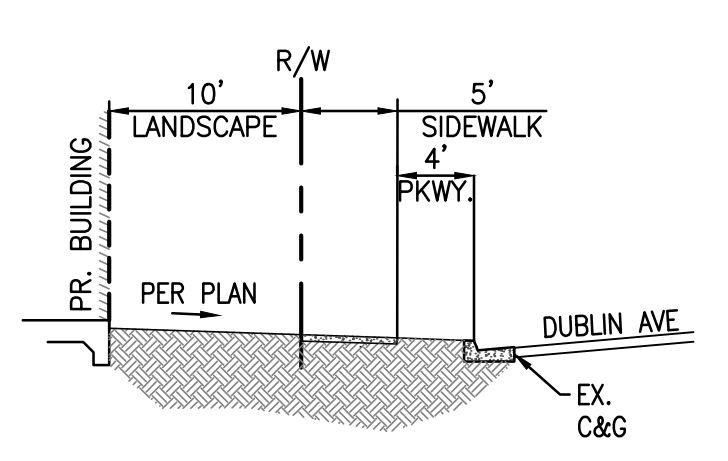
SECTION C-C
EASTERN PROPERTY LINE
NOT TO SCALE



SECTION D-D
26' PRIVATE DRIVE
NOT TO SCALE




SECTION E-E
26' SHARED PRIVATE DRIVE
NOT TO SCALE



SECTION F-F
WESTERN PROPERTY LINE
NOT TO SCALE

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER



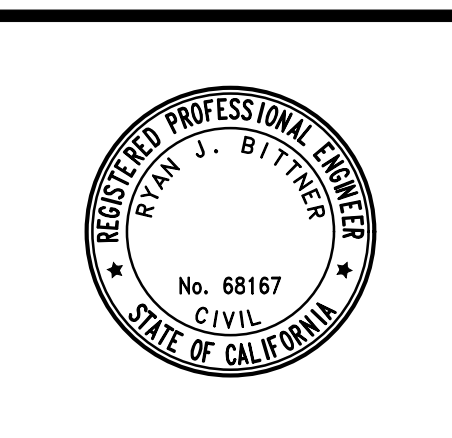
G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY :



C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
949 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET



I hereby certify that :

- These plans have been prepared under my supervision;
- The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
- Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____

RCE 68167

PRELIMINARY GRADING PLAN

VTTM NO. 82437

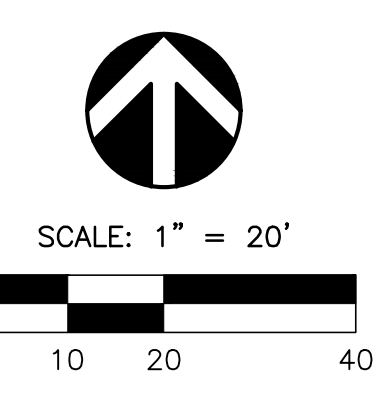
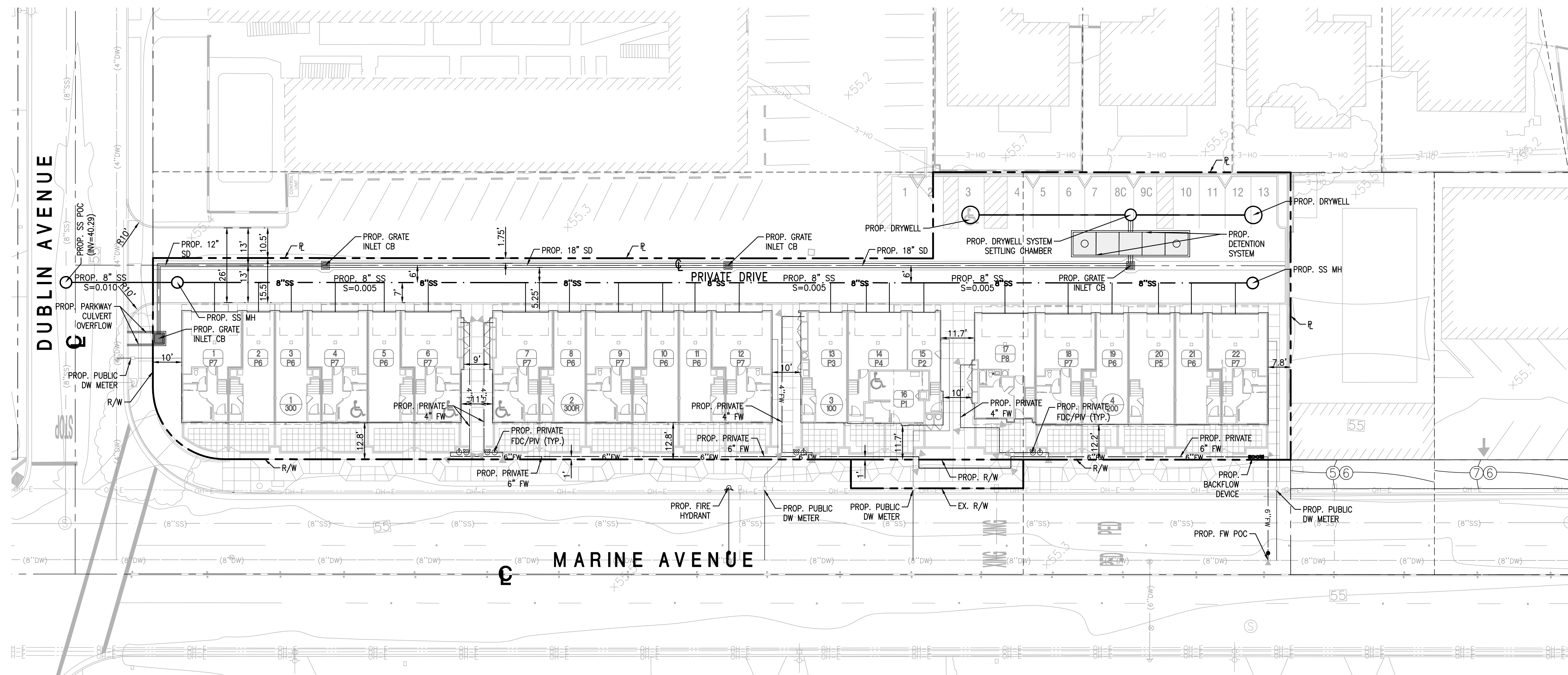
2545 MARINE AVENUE
GARDENA, CA 90249

SHEET 2 OF 4

SCALE: AS SHOWN DRAWN BY: EP CHECKED BY: MM


CITY OF GARDENA

PLAN SET: P501 DATE: 12/07/2021



REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

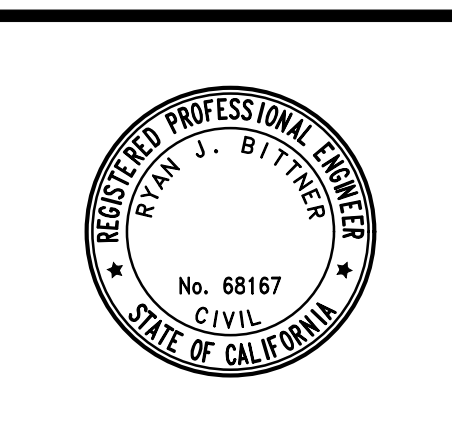


G3 URBAN
 15235 S WESTERN AVE.
 GARDENA, CA 90249
 (213) 400-5358

PREPARED BY :



CVC CONSULTING, INC.
 9830 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 916-3800
 INFO@CVC-INC.NET
 WWW.CVC-INC.NET



I hereby certify that :

- These plans have been prepared under my supervision;
- The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
- Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____
 RCE 68167

PRELIMINARY UTILITY PLAN

VTTM NO. 82437

2545 MARINE AVENUE
 GARDENA, CA 90249

SCALE: AS SHOWN DRAWN BY: EP CHECKED BY: MM

CITY OF GARDENA

SHEET 3 OF 4

PLAN SET: P501
 DATE: 12/07/2021
 6" X 9" SHEET - 12/07/2021

PROJECT GENERAL NOTES:

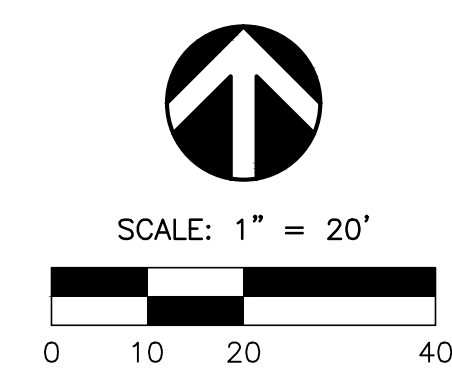
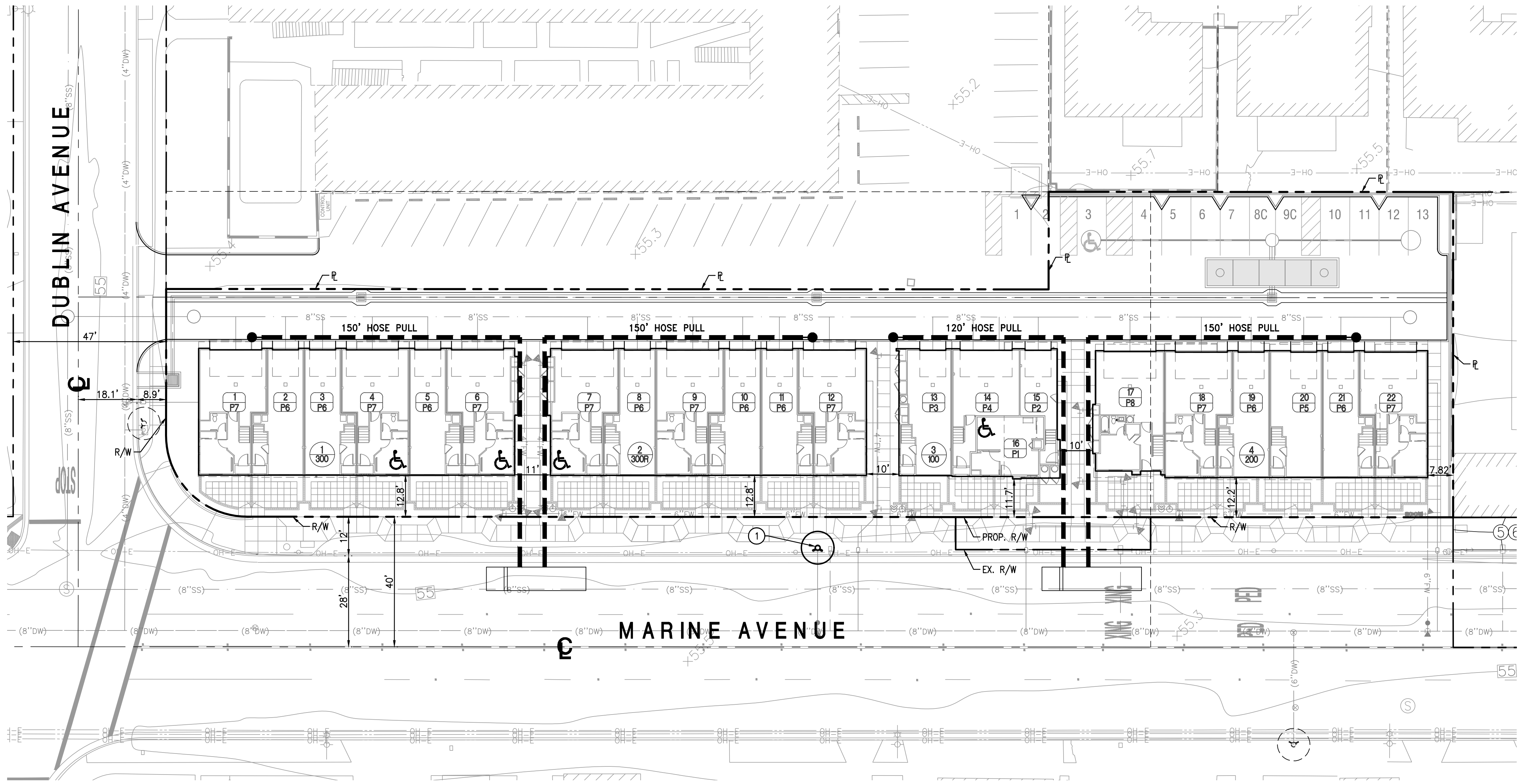
1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2013 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST BUILDING SQ. FOOTAGE = 3,929 SQ. FT.
6. BUILDINGS ARE DESIGNATED TYPE-VB.
7. BUILDING OCCUPANCIES ARE R-2 FOR LIVELINEWORK AND ATTACHED MULTI-FAMILY UNITS AND R-3 FOR DETACHED SINGLE FAMILY HOMES.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY 38 FEET MAX.
9. ALL R-3 BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA-13D AND R-2 BUILDINGS WILL BE SPRINKLERED PER NFPA-13R.
10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS _____ GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
13. THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS _____ GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE _____ GPM, WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING _____ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
14. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2"-1/12" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
15. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
16. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

CONSTRUCTION NOTES:

- ① PROPOSED FIRE HYDRANT LOCATION

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- HOSE PULL
- PROPERTY LINE
- FIRE HYDRANT
- PROPOSED
- EXISTING
- PROPERTY LINE
- RIGHT OF WAY
- TYPICAL



REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER

G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY :

CVC CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 910-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

I hereby certify that :

1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on JANUARY 2019

ENGINEER _____ DATE _____
RCE 68167

FIRE ACCESS PLAN
VTTM NO. 82437

2545 MARINE AVENUE
GARDENA, CA 90249

SHEET 4 OF 4

SCALE: AS SHOWN DRAWN BY: EP CHECKED BY: MM

CITY OF GARDENA

PLAN SET: P801
BY: BAC/PEZ/2019/07/07/2021
DATE: 12/07/2021

AGREEMENT FOR THE PROVISION OF AFFORDABLE HOUSING

This Agreement for the Provision of Affordable Housing (“Agreement”) is entered into this day of _____, 202_, by and between G3 Urban a California corporation (“Developer”), and the City of Gardena. (“City”).

RECITALS

City has approved entitlements for Developer’s 22 unit residential condominium development project (the “Project”) located at 2545 Marine Avenue, Gardena California (the “Site”). The Project has been granted a Density Bonus based on development of one studio unit and one one-bedroom unit that are to be sold at Affordable Housing Cost to Low-Income Households (the “Program Units”).

NOW, THEREFORE, the parties agree as follows:

I. DEFINITIONS

§1.1 “Affordable Housing Cost” shall have the meaning ascribed to it in Section 50052.5 of the California Health & Safety Code (as of the date of this Agreement or as subsequently amended from time to time. In computing affordable housing cost:

- a. Benchmark down payment amounts will be used in the Affordable Housing Cost calculations. The benchmark down payments will be set at no less than 5% of the affordable sales prices for the Program Units;
- b. The actual HOA fees shall be used as the basis for maintenance and insurance costs;
- c. The utility expenses, inclusive of gas, electricity, water, sewer and trash expenses, should be set based on the allowances for new units published by the Housing Authority of the County of Los Angeles;
- d. The property taxes should be based on the affordable price as that should be the actual tax valuation that will be applied to the units;
- e. The interest rate should be based on the lesser of: (a) the FNMA fixed interest rate 30 year fully amortizing mortgage for the quarter immediately preceding the unit’s sale or (b) the actual rate of the Participant’s financing. A 50 basis point premium will be added for mortgage insurance;

- f. Low income sales prices shall be calculated in accordance with Health and Safety Code 50052.5(b)(3).

§§1.2 “Density Bonus” has the meaning ascribed to it in section 65915 of the California Government Code

§§1.3 “Gross Household Income” means income as defined in California Code of Regulations Title 25 Housing and Community Development, Section 6914 of all (i) members of the Household over the age of eighteen (18), and (ii) persons who will hold title to a Program Unit.

§1.4 “Household” means all persons who will occupy each Program Unit whether it be a single family, one person living alone, or any other group of related or unrelated persons who share living arrangements.

§1.5 “Low-Income Household” means a Household earning 50% to 80% of area median income adjusted for family size.

§1.5 “Participant” means the purchaser of a Program Unit.

§1.7 “Preferred Buyers” means residents of the City of Gardena who have resided in the City for at least six months as established by utility bills or other competent evidence.

§1.8 “Program Units” means the housing units developed on the Site that are to be sold by Developer at Affordable Housing Cost and covenanted as affordable housing units pursuant to the terms of this Agreement.

§1.9 “Maximum Sales Price of Program Units” means the sales price determined by Affordable Housing Cost for Low Income Households.

§1.10 “City” means the City of Gardena.

II. DEVELOPER’S OBLIGATIONS

§2.1 Sale and Covenanting of Program Units

§2.1.1 Developer shall sell two condominium units to Low Income Households at a price no greater than the Maximum Sales Price of Program Units. Developer shall ensure that prior to sale of each of these Program Units, a Unit Regulatory Agreement in the form attached hereto as Exhibit A will be recorded against the unit to ensure that the Program Unit will be subject to the rules governing ownership Density Bonus units by Government Code section 65915(c)(2).. Certificates of Occupancy shall only be issued for the Program Units after recordation of the Unit Regulatory Agreement.

§2.1.2 Developer has designated the two units in the Project as the Program Units. The designated Program Units shall be equivalent in quality of construction to the Project's non-Program Units.

§2.1.3 The Developer's declaration of CC&Rs for the Project shall provide that the affordability covenants are superior to and survive any lien foreclosures for dues or assessments.

§2.2 Marketing of Program Units. Developer will commence marketing of Program Units six months prior to the projected completion of construction. Initially, advertising for the sale of the Program Units will focus on local residents; advertising on City of Gardena operated bulletin boards at City Hall and on the City web-site and through the publications of the local community groups. In addition, site signage will include information regarding the sale of the Program Units. Contact and application information will be included in the Program Unit advertisements. If necessary, following the initial advertising period of at least 60 days, Developer may advertise the availability of the Program Units on a wider basis.

§2.3 Application/Selection Process

§2.3.1 Developer shall require Households interested in acquiring Program Units to fill out applications to demonstrate they meet the low-income requirements, understand the resale restrictions and have the down payment necessary for purchase. Application packets will be made available online and provided to the City of Gardena for distribution at the Planning Counter.

§2.3.2 Households will be verified for eligibility using a Verification Form in substantially the form attached hereto as Exhibit B.

§2.3.3 Once an applicant has submitted a complete application and Verification Form and has been determined by Developer to be qualified as a Low Income Household Developer will forward the file to City Manager or his/her designee for approval.

§2.3.4 The City will approve applications from Households that it determines qualify as Low Income Households. City shall notify Developer of its approval or disapproval in writing within 10 business days from receipt of a complete application and Verification Form. Failure of the City to approve or disapprove within that period shall be deemed an approval.

§2.3.5 Applications received during the initial advertising period from Preferred Buyers will be given preference over non-Preferred Buyers to the extent legally possible. If the Program Units are over-subscribed during the initial advertising period, buyers of the Program Units shall be selected by lot in a manner to be agreed upon by Developer and City. Applications received after the initial advertising period will be considered based on completeness and timeliness of their applications and the deposit of a refundable deposit into escrow as permitted by the California Department of Real Estate regulations, without regard to whether they are Preferred or non-Preferred Applicants.

III. MISCELLANEOUS PROVISIONS

§3.1 Construction. The Parties agree that each Party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto.

§3.2 Notices, Demands and Communications Between the Parties. Notices, demands and communications between the City and the Developer shall be deemed sufficiently given if (i) delivered personally, (ii) dispatched by first class mail, postage prepaid or (iii) sent by nationally-recognized reputable overnight delivery service to the principal offices of the City and the Developer as set forth below. Such written notices, demands and communications may be sent in the same manner to such other addresses or to such other address as any Party may from time to time designate by mail as provided in this Section, and shall be deemed received upon delivery or refusal of delivery, if delivered personally, within three (3) business days after deposit of same in the United States mail, if mailed, or one (1) business day after deposit of same with a nationally recognized reputable overnight delivery service if sent by such a delivery service.

To the Developer:

G3 Urban
15235 S Western Ave.
Gardena CA 90249
Attention: President

To the City:

City of Gardena
1700 West 162nd Street,
Gardena, CA 90247
Attention: City Manager

§3.3 Attorneys' Fees. If any Party brings an action to enforce the terms hereof or declare its rights hereunder, the prevailing Party in any such action shall be entitled to its reasonable attorneys' fees to be paid by the losing Party as fixed by the court.

§3.4 Force Majeure. In the event that either Party is delayed or hindered from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials not related to the price thereof, failure of power, restrictive governmental laws and regulations, riots, insurrection, war or other reasons of a like nature beyond the control of such party, then performance of such acts shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

§3.5 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

§3.6 Successors and Assigns. The provisions hereof shall be binding upon, and inure to the benefit of, the City and the Developer and their successors and assigns, as the case or context may require.

§3.7 No Joint Venture. Nothing contained herein shall be construed to render the City in any way or for any purpose a partner, joint venturer, or associated in any relationship with the Developer, nor shall this Agreement be construed to authorize either Party to act as agent for the other.

§3.8 Entire Agreement, Waivers and Amendments. This Agreement, together with all attachments and exhibits hereto and all documents to be executed and delivered pursuant to this Agreement, constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. Any waiver, amendment, or modification of any provision of this Agreement must be in writing and signed by both Parties.

§3.9 Execution in Counterparts. This Agreement, may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

§3.10 Severability. Each and every provision of this Agreement is, and shall be construed to be, a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected hereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

In witness whereof the parties have had their duly authorized officers execute this Agreement this ____ day of _____, 202_-. -.

G3 URBAN

By: _____

CITY OF GARDENA

By: _____

Mayor

Exhibit - A

Recording Requested By
and when recorded return to:

City of Gardena
1700 West 162nd Street,
Gardena, CA 90247
Attention: City Manager

EXEMPT FROM RECORDING FEES PURSUANT TO GOVERNMENT CODE §§ 6103 AND 27383

(Space Above for Recorder's Use)

UNIT REGULATORY AGREEMENT

THIS UNIT REGULATORY AGREEMENT (this "Agreement") is dated as of __, 202__, and is entered into by and between the CITY GARDENA, a California general law city ("City"), and G3 URBAN, a California corporation ("Owner").

RECITALS

A. Owner is the owner of the land located in the City of Gardena, County of Los Angeles, State of California that is more particularly described in Exhibit "A" attached hereto (the "Land") and the improvements thereon.

B. City and Owner entered into that certain unrecorded Agreement for the Provision of Affordable Housing dated _____, 2020 (the "Housing Agreement"). Pursuant to the Housing Agreement, Owner agreed to develop and sell two condominium units (the "Program Units") only to a "Low-Income Household" at "Affordable Housing Cost" (as those terms are defined herein), and to record this Agreement against each Program Unit to memorialize the restrictions that apply to the sale, resale, occupancy, and use of the Program Unit for the "Term" set forth herein. The legal description of the Program Unit subject to this Agreement is attached hereto as Exhibit "B."

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. **Definitions.** For purposes of this Agreement, the terms listed below shall have the meanings ascribed:

(a) **Affordable Housing Cost** means a housing cost which does not exceed the limits set forth in California Health and Safety Code Section 50052.5(b)(4), (c), (e), (f), (g), and (h) and the implementing regulations set forth in California Code of Regulations, Title 25, Sections 6914, 6920 and 6932.

(b) **Homeowner** means the Low-Income Household purchasing the Program Unit from Owner. Homeowner also means any subsequent Low-Income Household who purchases the

Program Unit at Affordable Housing Cost from a previous Homeowner pursuant to section 3(b)(i) of this Agreement.

(c) Low-Income Household means a person, family, or household meeting the income qualification limits set forth in California Health and Safety Code Section 50093 and the implementing regulations set forth in California Code of Regulations, Title 25, Sections 6910, et seq.

2. Term. The term of the restrictive covenants set forth herein (the “Term”) shall commence upon the recordation of this Agreement and shall remain in effect until the date that a Homeowner sells the Program Unit to other than a Low-Income Household at Affordable Purchase Price.

3. **Covenants to Maintain Affordability and Occupancy; Resale and Equity Sharing**.

(a) Initial Sale. During the Term, Owner shall not sell the Program Unit to any person, family, household, or entity except to a Low-Income Household at an Affordable Housing Cost. In addition, Owner shall give preference in any such sale to households on any list(s) of eligible households that City may from time to time provide to Owner and Owner shall fully cooperate with City in connection therewith; provided, however, that Owner shall not be required to provide such a preference if doing so would violate any applicable provision of federal, state, or local law.

(b) Resale. After the initial sale of the Program Unit to the Homeowner, the unit shall be subject to resale restrictions in favor of the City.

(i) Sale to a Low-Income Household. During the restricted term, the Homeowner may sell the Program Unit to a Low-Income Household at Affordable Housing Cost. Upon such a sale the selling Homeowner may retain the sales proceeds, this Agreement shall remain of record and the new Homeowner shall become subject to the restrictions of this Agreement pertaining to a Homeowner.

(ii) Sale to an above Low-Income Household. The Program Unit may also be sold to an above Low-Income Household in which case the City shall recapture a portion of the sales proceed. Upon such a sale at a price higher than the price that would result in an Affordable Housing Cost for a Low-Income Household the Homeowner that is selling the Program Unit shall pay to the City (through the escrow for the sale) one hundred percent (100%) of the net sales price being paid for the Program Unit (“net” meaning net of reasonable closing costs payable by the Homeowner as seller, including payoff of the purchase money loan, net of the Homeowner’s down payment, net of the amount of principal reduction on the seller’s purchase money loan and net of the cost of improvements to the realty installed and paid for by the Homeowner during his/her ownership as established by invoices and proof of payment to be provided by the Household), after reduction from the net proceeds for the City’s initial subsidy, (which shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the Low-Income Household) and reduction for the City’s proportionate share of the appreciation (which shall be equal to the ratio of the local government’s initial subsidy to the fair market value of the home at the time of initial sale) the selling household shall retain its proportionate share of the appreciation. In the event the Homeowner sells the Program Unit in accordance with

this Section 3(b)(ii), City shall cooperate with the Homeowner in executing (in recordable form) such document or documents as may be required to terminate this Agreement of record upon payment to City of the foregoing sums in connection with the sale of the Program Unit (as shown on the final settlement statement for the sale escrow) and compliance with the other requirements of this Section, this Agreement shall terminate.

- (iii) As an example of the foregoing calculation, if the Low-Income Household purchases a Program Unit with a fair market value of \$400,000 for \$100,000 paying \$10,000 down and sells it at market after several years of ownership for \$500,000 with brokers fees, closing cost and loan payoff aggregating \$105,000, principal reduction on the original purchase money loan of \$10,000 and improvements to the property totaling \$5,000, the net sales price would be \$360,000. The City would be paid its initial subsidy of \$300,000 and, its proportionate share of the appreciation ($\$300,000/\$400,000=75\%$) of the balance of \$70,000 (\$52,500). The selling Homeowner would retain \$17,500 in equity sharing.

(c) Notwithstanding any other provision set forth in the Housing Agreement or this Agreement to the contrary, none of the following situations shall constitute a violation of this Agreement: (i) Owner's retention of ownership of the Program Unit prior to the first sale of the Program Unit to an eligible Homeowner at Affordable Housing Cost; (ii) Homeowner's sale or transfer of the Program Unit (or interest therein) to a permitted transferee in accordance with Section 5 of this Agreement; or (iii) a Homeowner's continued occupancy of the Affordable Housing Unit on the Program Unit if his/her income changes after the date of its initial purchase/occupancy of such unit and such Homeowner no longer qualifies as a Low-Income Household (subject to Section 5 below).

4. **Owner Occupancy.** During the Term hereof and the period of his/her ownership, each Homeowner shall occupy the Program Unit as his/her primary residence. In no event shall the Program Unit be leased or rented. Any Homeowner or successor in interest who rents a Program Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained. In addition, City may institute any appropriate legal actions to ensure compliance with this Agreement.

5. **Permitted Transfers.** Notwithstanding any other provision set forth in this Agreement to the contrary, the following transfers of title are permitted and shall not violate Section 3 or Section 4 above: (i) a transfer by gift, devise, or inheritance to any Homeowner's spouse, children, grandchildren, or other family member or the taking of title by the surviving joint tenant that is a Homeowner's spouse; (ii) transfer of title to a spouse as part of a divorce or dissolution proceedings; and (iii) acquisition of title by a spouse in conjunction with marriage. In the event of a permitted transfer pursuant to the foregoing, if the transferee household does not qualify as a Low-Income Household at the time the transfer occurs, the transferee household shall not be permitted to occupy the Program Unit and shall act with reasonable diligence to sell or transfer the Program Unit in accordance with section 3(b) of this Agreement.

6. **Subordination to Financing.** City shall subordinate Owner's covenants and restrictions set forth in this Agreement to the lien of Developer's construction loan deed of trust. "Developer Deed of Trust.

In addition, City agrees to and shall subordinate any Homeowner's covenants and restrictions set forth in this Agreement to the lien of any deed or deeds of trust securing a purchase money loan or loans used by such Homeowner to purchase the Program Unit and to the lien of any deed or deeds of trust securing any refinancing obtained by a Homeowner that encumbers the

Property provided that the refinancing loan does not exceed the principal balance of the purchase money loan being refinanced plus closing costs and loan costs payable by the Homeowner. However, the City Manager or his/her designee shall have the authority to approve, in writing, a refinancing that exceeds such limited amount by up to \$25,000 (the "Cash Out Amount") provided the interest rate for the refinancing loan is materially lower than the interest rate of the loan being

refinanced; Homeowner provides satisfactory evidence to the City Manager or his/her designee that the additional Cash Out Amount is needed to remedy a specific and significant current or identifiable future adverse financial condition of the Homeowner and Homeowner agrees that the proceeds of such over-financing shall be added to the “net proceeds” in the event Homeowner sells the Program Unit in accordance with section 3(b)(ii) of this Agreement.

In order to process a request for City Manager (or designee) approval of subordination, the Homeowner or its prospective purchaser, as applicable, shall deliver the following information to the City Manager or his/her designee at least fifteen (15) days prior to the anticipated closing of the Homeowner Loan: (i) the name and address of the lender, including the name and contact information of the lender's representative who will provide and/or sign the subordination agreement on behalf of the lender; (ii) a summary of the terms of the Homeowner Loan, including principal, interest rate, term, payment schedule, and loan fees; (iii) the anticipated closing date of the Homeowner Loan; (iv) a copy of the proposed loan documents and any or other agreements between the Homeowner and the proposed lender; and (v) if the Homeowner Loan exceeds the Cash Out amount referred to in the first sentence of the preceding paragraph and requires City Manager (or designee) approval under either clause (i) or (ii) thereof, an explanation of the facts that support City subordination as set forth therein.

The form of the subordination agreement used to effect any such subordination shall be prepared by the holder or prospective holder of the deed(s) of trust, shall be reasonably satisfactory to City's counsel and the City Manager or his/her designee as to form, and shall provide to City (i) a right to cure a default on the Homeowner Loan within the time period for curing such a default that is available to the Homeowner thereunder, (ii) an agreement that if prior to the foreclosure of the Homeowner Loan by the holder thereof City takes title to the Program Unit and cures the default on the Homeowner Loan the holder thereof will not exercise any right it may have to accelerate the loan by reason of the transfer of title to City, (iii) a right to negotiate with the holder of the Homeowner Loan after City's receipt of a notice of default therefrom (provided that such right shall not limit the discretion of said holder or require the holder to delay any foreclosure or related proceedings with regard to its loan), and (iv) a right to purchase the Program Unit from the Homeowner at any time after a default on the Homeowner Loan and prior to completion of any foreclosure proceeding or the Homeowner's conveyance of a deed in lieu of foreclosure, whichever first occurs. City hereby finds that an economically feasible alternative method of financing, refinancing, or assisting the Program Unit on substantially comparable terms and conditions as is provided for in this Agreement, but without subordination, is not reasonably available, and City further finds that if the written commitments referred to herein are incorporated into the subordination agreement City's investment in the event of default will be adequately protected.

7. **Sale/Resale Procedures.**

(a) If Owner (as to the first sale of the Program Unit to a Low-Income Household) or a Homeowner (as to each subsequent sale of the Program Unit during the Term) elects at any time to sell or transfer the Program Unit during the Term (or is required to sell or transfer the Program Unit pursuant to the last sentence of Section 5), then Owner or the Homeowner, as applicable, shall first provide to City a notice (the “Notice of Proposed Sale”) setting forth Owner's or the Homeowner's intention to sell the Program Unit. In the event Owner or the Homeowner desires

assistance in locating a Low-Income Household to purchase the Program Unit, Owner or the Homebuyer shall notify City in the Notice of Proposed Sale. If City locates a Low-Income Household, City shall notify Owner or the Homebuyer in writing, within thirty (30) days after receipt of Owner's or the Homebuyer's Notice of Proposed Sale. Notwithstanding the foregoing, nothing contained herein shall be construed as imposing upon City any obligation to find a purchaser of the Program Unit.

(b) For the purpose of confirming with City that a proposed purchaser is a Low-Income Household that will be paying a purchase price that is in compliance with the terms hereof, Owner or the Homeowner, as applicable when Homeowner elects to sell the Program Unit pursuant to section 3(b)(i) of this Agreement, shall notify City in writing of any offer from a prospective purchaser which Owner or the Homeowner intends to accept, disclosing the identity of such prospective purchaser and providing City with such financial, credit, and other information relating to such prospective purchaser as may be reasonably required by City, including the following: (i) the name and address of the purchaser; (ii) the number of persons comprising the purchaser's household and their names and ages; and (iii) the proposed purchase price of the Program Unit, and any other consideration for the purchase of the Program Unit; (iv) the amount of the proposed down payment; (v) the terms of any loan that will be used by the purchaser to finance the purchase of the Program Unit, including but not limited to the estimated principal, interest rate, payment schedule, term, and loan fees; (vi) the anticipated closing date; (vii) the aggregate annual gross income of the purchaser's household; (viii) the most recent federal and state income tax returns of the purchaser and all other members of the purchaser's household for the preceding two (2) calendar years, and verification of the proposed purchaser's salary or wages from the purchaser's employer; (ix) a copy of any proposed purchase and sale agreement, escrow instructions, loan application, or other agreements between Owner or the Homeowner, as applicable, and the proposed purchaser of the Program Unit; and (x) a written statement signed by the proposed purchaser that the Program Unit will be occupied by the purchaser and used as his or her primary residence. The City Manager or his/her designee may also require the purchaser to submit other written documentation as may be reasonably necessary to enable the City Manager or designee to verify the information provided by the purchaser and to determine that the income and Affordable Housing Cost restrictions of this Agreement will be satisfied. Within fifteen (15) calendar days after receiving documentation regarding a proposed purchaser, the City Manager or his/her designee shall review all such documentation and shall notify Owner or the Homeowner, as applicable, the prospective purchaser, and the escrow agent in the transaction (if escrow has been opened at that time) as to whether the proposed purchaser does or does not qualify as a Low-Income Household, whether the purchase price does or does not qualify as Affordable Housing Cost, or whether additional documentation is necessary in order for City to make either such determination. If the City Manager or his/her designee disapproves any of such submittals, he/she shall do so in writing and shall explain the reasons therefor. If the City Manager or designee fails to timely approve or disapprove a request for approval of the transaction, he/she shall be conclusively deemed to have approved the transaction on the terms and conditions set forth in the request (and any other minor revisions to such terms and conditions that do not materially change the information previously submitted to the City Manager or designee relating to the eligibility of the purchaser and the fact of the purchase price qualifying as an Affordable Housing Cost). provided, however, that if the sale is to a buyer who is not a Low-Income Household, the Homeowner shall nevertheless pay to City through the escrow for the Sale any sums that would

be payable under Section 3(b)(ii) above as if the City Manager or designee consented to a sale by the Homeowner to a buyer who is not a Low-Income Household.

8. **Compliance Verification.** City shall have the continuing right to verify that the restrictions, limitations, and requirements of this Agreement are being complied with. In connection therewith, on an annual basis, the Homeowner shall promptly complete, sign and return a questionnaire delivered by City and shall deliver such written information as City may reasonably request. Additionally, City may contact occupants of the Program Unit at reasonable times during the day and ask them questions regarding Owner (if Owner is still the fee owner) or any Homeowner's compliance with this Agreement.

9. **Confidentiality of Information.** To the maximum extent permitted by law, any personal or financial information submitted by, about, or on behalf of any Homeowner relating to the identity of the persons in the household, employment, income, tax returns, and the like shall be kept strictly confidential and shall not be disclosed to any third persons without the express written consent of the applicable Homeowner or court order. All such information shall be retained for no more than five (5) years after the date City receives the information and shall thereafter be destroyed in accordance with applicable provisions of the California Government Code.

10. **Remedies of City.** City shall have all equitable rights and remedies available to City in connection with any violation of this Agreement, including, without limitation, the right to enjoin any violation of this Agreement and the right to obtain specific performance of this Agreement. In addition, upon a sale of the Program Unit in violation of this Agreement, or any other default by Owner or a Homeowner under this Agreement which is not cured within thirty (30) days after written notice by City (an "Event of Default"), City shall have the right to an order ejecting any occupant from the Affordable Housing Unit whose occupancy violates this Agreement, and/or such other relief as may be available at law or in equity.

11. **Successors and Assigns; Covenants to Run With the Land.** The covenants and restrictions contained herein shall run with the land and shall be a burden upon the Program Unit and shall be enforceable against Owner and each Homeowner during the period(s) of their respective ownership(s). Owner and each Homeowner shall furnish a copy of this instrument to any successors-in-interest. Neither Owner nor any Homeowner shall be liable for any default that occurs prior or subsequent to the period of its ownership of the Program Unit, but shall nevertheless remain liable for participating in any transaction that violates the term of this Agreement.

12. **Independent and Severable Provisions.** In the event that any provision of this instrument is held by a court of competent jurisdiction to be unenforceable or invalid, such holding shall not render unenforceable any other provision hereof, each provision hereof being expressly severable and independently enforceable to the fullest extent permitted by law.

13. **Further Assurances and Recordations.** Owner, on behalf of itself and each Homeowner, covenants that upon Agency's request, Owner and such Homeowner shall execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such further instruments and agreements and do such further acts as may be necessary, desirable, or proper to carry out more effectively the purpose of this Agreement.

14. **No Waiver.** No waiver by City of its rights hereunder, or of any breach by Owner or any Homeowner of any covenant, restriction, or condition herein contained, shall be effective unless such waiver is in writing, signed by City and delivered to Owner or the Homeowner, as applicable. Any waiver by City of its power to terminate any covenant, restriction, or condition herein contained, or the failure by City to exercise any right or remedy with respect to any breach or breaches, shall not constitute a waiver or relinquishment of any right regarding subsequent sales, or of any such covenant or condition, nor bar any City right or remedy in respect of any subsequent breach.

15. **Notices.** All notices to be delivered to the parties pursuant to the terms hereof shall be in writing and shall be delivered in person, by certified mail, return receipt requested, or by reputable nationally recognized overnight delivery service that provides a receipt indicating the date of delivery (such as Federal Express) to the addresses listed below. Any of the following addresses may be changed by written notice given in accordance with this Section, and the change will be effective three (3) business days after such notice is so given.

If to Owner;

G3 Urban
15235 S Western Ave.
Gardena CA 90249
Attention: President

If to City:

City of Gardena
1700 West 162nd Street,
Gardena, CA 90247
Attention: City Manager

16. **Entire Agreement.** This instrument constitutes the entire agreement of the parties hereto, and the provisions hereof may be modified or amended only by a written instrument signed by the party to be charged.

17. **Attorneys' Fees.** In any action brought to declare the rights granted herein or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of its attorneys' fees and costs.

18. **Time of Essence.** Time is of the essence hereof.

19. **Counterparts.** This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument, and each of which shall be deemed to be an original.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year written above.

OWNER:

G3 URBAN
A California corporation

By: _____,

CITY:

CITY OF GARDENA
a California general law city

By: _____

Attest: _____
_____, City Clerk

ACKNOWLEDGMENT

State of California)
)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Seal)

ACKNOWLEDGMENT

State of California)
)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Seal)

Exhibit B

SAMPLE INCOME VERIFICATION FORM

Head of Household (Print Name): _____

Address: _____

Telephone Number/Home: _____ Work: _____

Date of Birth: _____ SS# _____

HOUSEHOLD COMPOSITION

Name	Sex	Age	Dependent Yes/No	Social Security (I)

list additional household members on a separate sheet of paper.

MONTHLY GROSS INCOME-

PART 1 - EARNED INCOME	Head or Household	Other Household Member	Total
1. Gross income, before payroll deduction of wages, salaries, overtime pay, commission, fees, tips and bonuses			
2. Net income from business			
3. Social Security, annuities, insurance policies, pension/retirement fund, disability or death benefits received periodically			
4. Payment in lieu of coming, such as, unemployment laid disability compensation, worker's compensation and severance pay			
5. Public assistance, welfare payments			
6. Alimony, child support, other periodic allowances			
7. Regular pay, special pay and allowances of members of Armed Forces			
B. Other (describe)			
SUB-TOTAL EARNED INCOME			

MONTHLY GROSS INCOME • CONTINUED

PART 2- INVESTMENT INCOME	Head of Household	Other Household Member	Total
1. Income from real property (i.e. rental property)			
2. Dividend and interest on Bank and Savings Accounts			
3. Dividend and interest from Stocks and Bonds			
4. Other (specify)			
TOTAL INVESTMENT INCOME			

Note: The following items are not considered income: casual or sporadic gifts; amount specifically for or reimbursement of medical expenses; lump sum payments such as inheritances, insurance payments, capital gains from settlement for personal or property loss; educational scholarships paid directly to the student or educational institution; special pay to a serviceman head of family away from home and under hostile fire; relocation payments under federal or local law; foster child care payments; value of coupon payments for purpose of food under Food Stamp Act of 1964 which is in excess of amount actually charged the eligible household; payments received pursuant to participation in the following programs: VISTA, Service Learning Program, and Special Volunteer Program, SCORE, ACE, Retired Senior Volunteer Program, Foster Grandparent Program, Older American Community Services Program, and National Volunteer Program to Assist Small Business.

ASSETS

Sources of Assets	Head of Household	Other Household Members	Total
1. Equity in Real Property (other than household's principal residence)			
2. Bank & Savings Accounts			
3. Stocks & Bonds			
4. Other (specify)			
SUB-TOTAL			

Note: If total value of household assets exceeds \$5000, income shall include the greater of (i) the actual amount of income, if any, derived from any of the household assets, or (ii) 10 percent of the value of all such assets.

Note: Necessary items used for personal use are excluded from household assets. Collection of items for hobby, investment or business purpose must be included in household assets.

CALCULATION OF HOUSEHOLD'S ANNUAL GROSS INCOME

Does the Household's TOTAL ASSET VALUE exceed \$5,000? yes/ no

If yes, skip to 2, below.

1. If no, the Household's ANNUAL GROSS INCOME ==
ANNUAL GROSS EARNED INCOME + ANNUAL GROSS INVESTMENT INCOME

_____ + _____ == \$ _____
ANNUAL GROSS INCOME

2. If yes, calculate 10% x TOTAL ASSET VALUE= \$ _____

Circle the greater of:

- (i) Household's ANNUAL GROSS INVESTMENT INCOME = \$ _____ • or
(ii) 10% of Household's TOTAL ASSET VALUE = \$ _____

The Household's ANNUAL GROSS INCOME= the number circled above

[GREATER OF (10% TOTAL ASSET VALUE) _____
OR (ANNUAL GROSS INVESTMENT INCOME)] + ANNUAL GROSS
EARNED INCOME

_____ + _____ = \$ _____
ANNUAL GROSS INCOME

DOCUMENTATION

Attached are true copies of the -following:

Paycheck stubs from two most recent pay periods	Bank/savings account verification
Employment verification	Self.-employment verification
Income tax return	Unemployment verification
Social Security verification	Welfare verification
Alimony/child support verification	Disability verification
Other (Describe: _____)	

TECHNICAL MEMORANDUM

To: Amanda Acuna, City of Gardena Senior Planner
Lisa Kranitz, City of Gardena Assistant City Attorney

From: Rita Garcia, Project Manager

Date: April 11, 2022

Subject: 2545 Marine Avenue Project - CEQA Compliance Review

1.0 INTRODUCTION & PURPOSE

Kimley-Horn and Associates, Inc. has been retained to evaluate the proposed 2545 Marine Avenue Project (the “Project”) concerning California Environmental Quality Act (CEQA) compliance. This Technical Memorandum (TM) was prepared to present the findings of the CEQA compliance review, as described below. This TM was also prepared to present the recommendations concerning the appropriate CEQA compliance documentation.

The Project’s CEQA compliance review relied on the following documentation:

- Conceptual Site Plan; see **Appendix 1: Conceptual Site Plan**.
- Kimley-Horn. (March 2022). *2545 Marine Avenue Residential Project Trip Generation and Vehicle Miles Traveled Technical Memorandum*. Orange, CA; see **Appendix 2: Trip Generation and Vehicle Miles Traveled Assessment**.
- Kimley-Horn. (March 2022). *2545 Marine Avenue Residential Project – Noise and Vibration Analysis*. Orange CA; see **Appendix 3: Noise and Vibration Analysis**.
- Kimley-Horn. (March 2022). *2545 Marine Avenue Residential Project – Air Quality Analysis*. Orange, CA; see **Appendix 4: Air Quality Analysis**.
- Stantec Consulting Services Inc. (March 2022). *Additional Phase II Environmental Site Assessment 2545 Marine Avenue Gardena, California*; see **Appendix 5: Phase II Environmental Site Assessment**.

2.0 STATUTORY AUTHORITY & REQUIREMENTS

State CEQA Guidelines §15061 – Review for Exemption

Once it has determined that an activity is a project subject to CEQA, it is then determined whether the project is exempt from CEQA. Pursuant to State CEQA Guidelines §15061, a project is exempt from CEQA if:

- 1) The project is exempt by statute; see State CEQA Guidelines Article 18, commencing with §15260.
- 2) The project is exempt pursuant to a Categorical Exemption (CE) (see State CEQA Guidelines Article 19, commencing with §15300) and the application of that CE is not barred by one of the exceptions set forth in State CEQA Guidelines §15300.2.
- 3) The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- 4) The project will be rejected or disapproved by a public agency.
- 5) The project is exempt pursuant to the provisions of Article 12.5 - Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.

State CEQA Guidelines Article 19 - Categorical Exemptions

State CEQA Guidelines Article 19 includes a list of classes of projects, which have been determined not to have a significant effect on the environment and, therefore, are exempt from CEQA. The class of projects that is relevant to the proposed Project is presented below.

State CEQA Guidelines §15332 – Infill Development. Class 32 consists of projects characterized as in-fill development meeting the conditions described below.

- 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- 3) The project site has no value as habitat for endangered, rare, or threatened species.
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- 5) The site can be adequately served by all required utilities and public services.

State CEQA Guidelines §15300.2 - Exceptions. The following conditions are exceptions that bar the application of a CE:

- a) *Location.* Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant.
- b) *Cumulative Impact.* All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

- c) *Significant Effect*. A CE shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d) *Scenic Highways*. A CE shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e) *Hazardous Waste Sites*. A CE shall not be used for a project located on a site which is included on any list compiled pursuant to Government Code §65962.5.
- f) *Historical Resources*. A CE shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

3.0 PROJECT DESCRIPTION

The Project is proposing a residential townhome development on an approximately 0.72-acre property that consists of one parcel (APN 4064-023-018) situated northeast of the Marine Avenue at Dublin Avenue intersection, at 2545 Marine Avenue. The parcel is currently a fenced, vacant site. The Project proposes a 22-dwelling-unit (DU), including two affordable and 20 market rate DU. All proposed dwellings would be all-electric, solar-powered- no natural gas would be provided. The Project proposes a vapor barrier membrane as a Project design feature. A total of 52 onsite parking spaces are proposed, including 41 spaces within garages and 11 guest spaces, for an average of 2.4 parking spaces per DU; see **Appendix 1**.

The surrounding land uses include multi-family residential to the north, single-family residential to the south and west, and commercial uses to the east.

4.0 FINDINGS CONCERNING CEQA COMPLIANCE

Kimley-Horn has completed the Project's CEQA compliance review and summarized the findings below.

Exemption Justification Under Class 32 – Infill Development

Land Use Consistency. GGP Figure LU-2, 2021 General Plan Land Use Policy Map, depicts the City's land use designations and indicates the Project site is designated General Commercial with a Mixed Use Overlay (MUO).¹ The MUO designation permits residential development on selected areas designated for commercial and industrial land uses. The MUO designation's purpose is to allow greater flexibility of development alternatives, especially attractive higher density residential development in appropriate areas that are experiencing both physical and economic blight. The

¹City of Gardena. (2021). *Figure LU-2: 2021 General Plan Land Use Policy Map*. Gardena, CA: City of Gardena.

Project proposes a residential development comprised of 22 DU: 2 affordable DU; and 20 market-rate townhome DU. The Project proposes land uses consistent with the primary intended uses for the General Commercial and MUO designations. Therefore, the Project would not conflict with the GGP or cause a significant environmental impact due to a conflict.

The City of Gardena Zoning Map depicts the City’s zones and indicates the Project site is zoned C-3 Zone and MUO Zone. The C-3 Zone is intended for general commercial use. The MUO Zone is intended to allow greater flexibility of development alternatives to provide a blend of residential and non-residential uses that enhance and build upon the City’s commercial base; see GMC Chapter 18.19, MUO Zone. The GMC Chapter 18.19 regulations are in addition to those set forth in the underlying zone (C-3 Zone). In the event of a conflict between the MUO Zone and C-3 Zone provisions, the MUO Zone provisions prevail when a mixed-use project is being developed. Within the MUO Zone, if a property is developed solely for residential purposes, then development is subject to GMC §18.19.030: Uses Permitted, and GMC §18.19.060: Property Development Standards. **Table 1: Project Consistency with Development Standards**, summarizes the relevant MUO development standards and indicates the Project is consistent with each standard, except concerning open space and rear setback, for which the Project would require a Variance. Therefore, the Project would not conflict with the GMC or cause a significant environmental impact due to a conflict.

Table 1: Project Consistency with Development Standards			
MUO Zone Development Standards		Project	Consistent?
Front Setback	12 feet from face of curb	20 feet	Yes
Rear Setback	15 feet ²	8 feet	No
Side Setback (Northside)	15 feet	17 feet	Yes
Side Setback (Street Side)	10 feet	12 feet	Yes
Building Separation	10 feet	10 feet	Yes
Density	30 DU/acre ³ (25 DU/acre no Density Bonus)	30 DU/acre	Yes
Structure Height	45 feet maximum with architectural projections	36 feet	Yes
Open Space	150 SF/DU = 3,300 SF ⁴	2,526 SF	No
Notes:			
1. GMC §18.19.060, : Property Development Standards			
2. The Project site is adjacent to a R-1 Zone (to the north/rear) and proposes a building height of over 35 feet, thus, the minimum rear setbacks shall be 15 feet.			

Table 1: Project Consistency with Development Standards		
MUO Zone Development Standards	Project	Consistent?
3. An applicant is entitled to a 20% density bonus if at least 10% of the proposed DU are lower income or if at least 5% are very low income (GMC §18.43.040, Density Bonus). The Project proposes 22 DU: 2 affordable DU (9 percent; and 20 market rate DU. Therefore, the Project qualifies for a 20% density bonus. The density bonus increases the 0.72-acre Project site’s maximum density allowable from 25 DU/acre to 30 DU/acre.		
4. SF = square feet		

Location and Size. The Project site totals approximately 0.73 acres and is located entirely within Gardena City limits. Land uses surrounding the Project site include multi-family residential to the north, single-family residential to the south and west, and commercial uses to the east. Therefore, the proposed Project would occur entirely within City limits on a site that is no more than 5.0 acres and substantially surrounded by urban uses.

Biological Resources. The Project site consists mostly of a vacant lot with heavily disturbed, non-native vegetation. Additionally, the Project site does not include any critical habitat, biological resource area, or riparian corridor according to the USFWS Critical Habitat for Threatened and Endangered Species Mapper² and the National Wetlands Inventory³. The Project site receives frequent disturbance from humans, as the site is surrounded by urban uses and a bus stop is adjacent to the Project site’s southwest corner at the Marine Avenue at Dublin Avenue intersection. Therefore, the Project site does not contain suitable habitat for any special-status plant or wildlife species. The Project would be required to comply with the requirements of the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513) to protect migratory bird species should construction occur during the nesting bird season (February 1 to August 31). This would be imposed as a condition of Project approval (COA).

Traffic. **Appendix 2** includes the Project’s Trip Generation and Vehicle Miles Traveled Technical Memorandum (VMT TM). Under the *City of Gardena SBC 743 Implementation Transportation Analysis Updates (City VMT Guidelines)*, projects may be screened from further VMT analysis if they meet certain criteria. Specifically, projects located in proximity to high quality transit are presumed to have a less than significant transportation impact under CEQA and may be screened from further analysis. As concluded in the VMT TM, the Project is in near three high-quality transit corridors (i.e., Metro Bus Line 210 and Torrance Lines 2 and 10), , thus, the Project meets the Transit Proximity Screening criteria and may be screened from further VMT analysis. The Project is

² United States Fish and Wildlife Service. Critical Habitat for Threatened and Endangered Species Mapper. Available at <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>. Accessed on March 16, 2022.

³ National Wetlands Inventory. Surface Waters and Wetlands. Available at <https://www.fws.gov/wetlands/data/mapper.html>. Accessed on March 16, 2022.

presumed to have a less than significant transportation impact concerning VMT. Therefore, the Project's approval would not result in any significant effects relating to traffic.

Noise and Vibration. As concluded in the Project's Noise and Vibration Analysis (see **Appendix 3**), the Project's construction and operational noise and vibration levels would not exceed any City or Federal Transit Administration standards. The Project would result in less than significant construction and operational noise and vibration impacts and no mitigation is required. Therefore, the Project's approval would not result in any significant effects relating to noise and vibration.

Air Quality. As concluded in the Project's Air Quality Analysis (see **Appendix 4**), the Project's construction and operational emissions would not exceed any South Coast Air Quality Management District (AQMD) standards, California Ambient Air Quality Standards, or National Ambient Air Quality Standards. The Project would result in less than significant construction and operational air quality impacts and no mitigation is required. Notwithstanding, the Project would be subject to compliance with South Coast AQMD Rules 402, 403, and 1113, which prohibit nuisances, require dust control measures, and limit Volatile Organic Compounds (VOCs) (a content in paints), respectively. Compliance with South Coast AQMD rules would further minimize the Project's construction-related emissions. Therefore, the Project's approval would not result in any significant effects relating to air quality.

Water Quality. The Project's construction-related activities would include excavation, grading, and trenching, which would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. Construction-related erosion effects would be addressed through compliance with the National Pollutant Discharge Elimination System (NPDES) program's Construction General Permit. The Construction General Permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. The Project would also be subject to compliance with GMC Chapter 8.70, Stormwater and Runoff Pollution Control, requirements. GMC § 8.70.110 – Pollutant source reduction, requires project's that disturb one or more acres of soil by grading, clearing, and/or excavating or other activities are required to obtain a general construction activity stormwater permit (GCASWP) from the State Water Resources Control Board. Projects that disturb less than one acre of soil are required to comply with minimum best management practices (BMPs) to reduce the discharge of construction-related pollutants to the municipal separate storm sewer system (MS4). Following compliance with NPDES and City requirements, the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality.

The Project site would be graded to collect runoff to three low points located along the center of the main drive aisle to control the amount of imported fill required and match existing grade from the adjacent parking lot. Stormwater runoff would flow to Marine Avenue and ultimately a City-

owned catch basin. The proposed Project would utilize three grate inlet catch basins, a drywell infiltration system, and a detention vault system to capture and treat stormwater. Stormwater up to the design capture volume would be infiltrated by the proposed drywell system. The proposed system would be connected to a fourth grate inlet catch basin that is connected to a parkway culvert in Dublin Avenue for overflow of storm events larger than the water quality storm event. Further, the Project would be subject to compliance with GMC § 8.70.110, which would require the implementation of appropriate post-construction BMPs to prevent pollutants from contacting storm water or remove pollutants from storm water runoff to the maximum extent practicable. Following compliance with NPDES and City requirements, Project operations would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality.

Therefore, the Project's approval would not result in any significant effects relating to water quality.

Utilities and Public Services. The Project is an infill development proposed entirely within Gardena, an existing urbanized area. Utilities exist in the area surrounding the Project site such that the proposed Project could be adequately served. Additionally, the proposed Project is consistent with the sites land use designations, which would have taken into consideration future site development. As an infill development, the Project area is currently served by public services (i.e., police and fire protection, schools, etc.). Therefore, the proposed Project can be adequately served by all required utilities and public services.

Exceptions to Categorical Exemptions

As previously noted, a project is exempt from CEQA pursuant to a CE provided the application of that CE is not barred by one of the exceptions set forth in State CEQA Guidelines §15300.2. The following demonstrates the Project does not meet any of the exceptions that would bar a CE.

Exception A, Location. The Project would qualify for a CE under Class 32; therefore, because this exception pertains to Classes 3, 4, 5, 6, and 11, it is not applicable to the proposed Project.

Exception B, Cumulative Impact. Other proposed projects within the Project area would be required to demonstrate consistency with GGP policies and GMC regulations. There are no successive projects similar to the Project proposed on the Project site. Additionally, as concluded above, the Project would result in no environmental impact or less than significant impacts. Therefore, no significant cumulative impact would occur.

Exception C, Significant Effect. The proposed Project is not expected to have a significant effect on the environment due to unusual circumstances; see *Exemption Justification* above for biological resources, traffic, noise and vibration, air quality, and water quality.

Exception D, Scenic Highways. There are no State- or County-designated scenic highways in the Project site vicinity.⁴ Moreover, there are no scenic resources present on the Project site. Therefore, the Project would not damage scenic resources within a State scenic highway.

Exception E, Hazardous Waste Sites. Government Code §65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the Department of Toxic Substances Control. The Project site is not included on the Cortese List.⁵

The Phase II Environmental Site Assessment (ESA) prepared for the Project site (see **Appendix 5**) identified the presence of chlorinated solvent, tetrachloroethylene (PCE) in soil vapor samples but concluded that “vapor intrusion is not currently considered to be a significant concern and vapor mitigation is not required based on the current concentrations.”⁶ All soil vapor samples were below the current residential modified indoor air screening level (MIASL) of 460 ug/m³ (based on 0.001 attenuation factor (AF)). However, given the presence of a known source of contamination at the adjacent property, and since the soil vapor samples exceeded the residential Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Note 3 0.03 AF MIASL of 15.3 ug/m³, the Applicant proposes a vapor barrier membrane as a pre-emptive Project design feature to avoid potential vapor intrusion migration from the adjacent property, should conditions change and concentrations increase over time.⁷

Exception D, Historical Resources. The Project site is vacant. As such, there are no historical resources on the Project site or in its immediate vicinity. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource.

5.0 CONCLUSION

As is evidenced by the discussions presented above, the proposed Project qualifies as being exempt from CEQA under a Class 32 CE. Moreover, it has been determined that the Project is not barred from the application of a CE, pursuant to State CEQA Guidelines §15300.2. Therefore, it has been determined that the proposed Project would not have a significant effect on the environment and a CE is the appropriate CEQA documentation.

⁴ California Department of Transportation. (2017). *California Scenic Highways*. Retrieved from https://services1.arcgis.com/OMSEUqKaxRIEj5g/arcgis/rest/services/CA_Scenic_Hwys/FeatureServer

⁵ Department of Toxic Substance Control. (2021). EnviroStor. Retrieved from <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1300+E+Highland+Ave+%2CSan%20Bernardino%2C+CA>

⁶ Stantec Consulting Services Inc. (March 2022). Additional Phase II Environmental Site Assessment 2545 Marine Avenue Gardena, California, page 1.3. San Bernardino, CA: Debbie Hernandez.

⁷ Ibid.



APPENDIX TABLE OF CONTENTS

Appendix 1: Conceptual Site Plan

Appendix 2: Trip Generation and Vehicle Miles Traveled Assessment

Appendix 3: Noise and Vibration Analysis

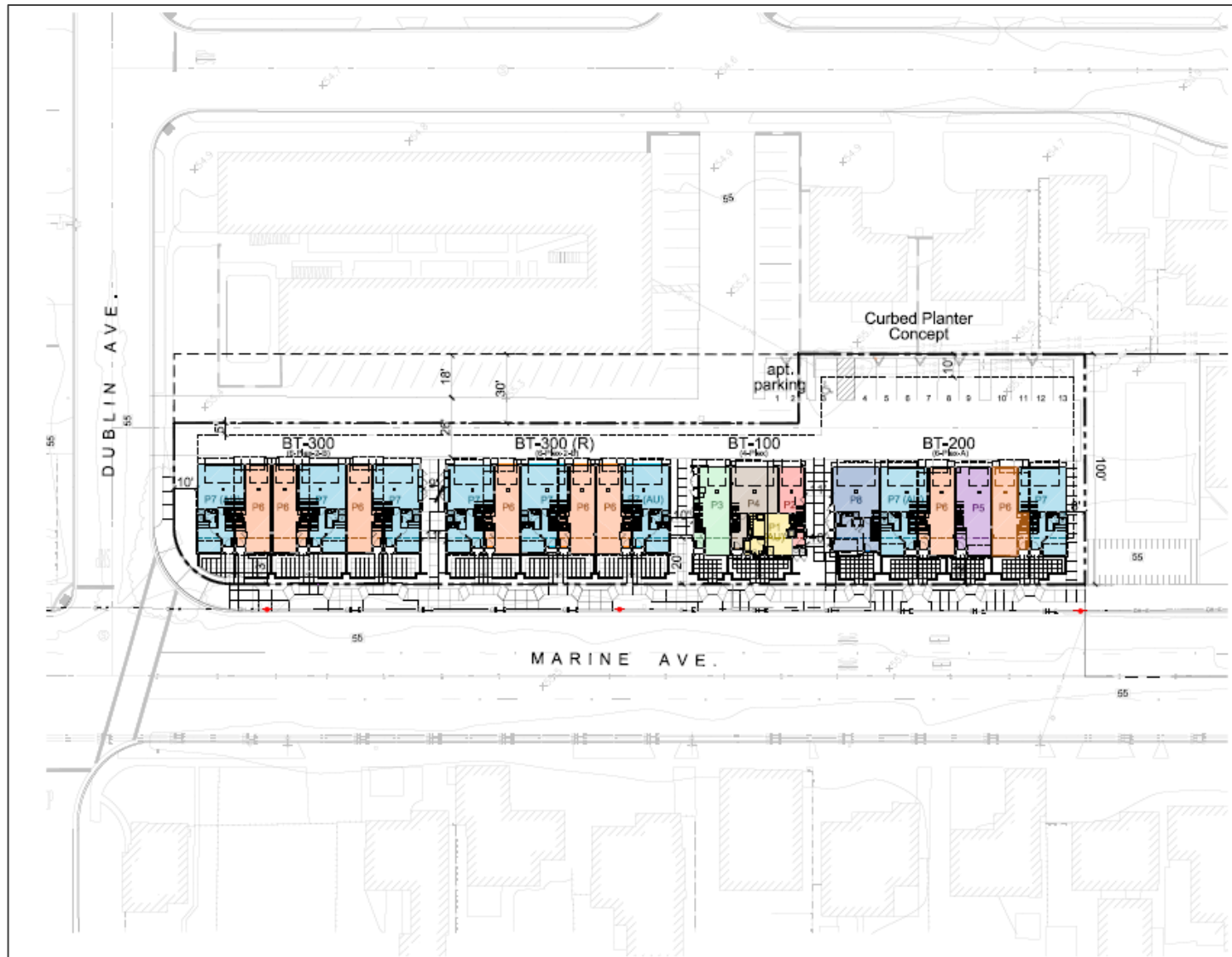
Appendix 4: Air Quality Analysis

Appendix 5: Phase II Environmental Site Assessment



APPENDIX 1

Conceptual Site Plan



Source: KTG, 2022



APPENDIX 2

Trip Generation And Vehicle Miles Traveled Assessment

TECHNICAL MEMORANDUM

To: Amanda Acuna, Senior Planner
City of Gardena

From: Rita Garcia, Project Manager, and Pranesh Tarikere, P.E. (TR 2728), Transportation
Project Manager

Date: March 21, 2022

Subject: 2545 Marine Avenue Residential Project Trip Generation and Vehicle Miles Traveled
Memorandum

PURPOSE

The purpose of this technical memorandum (TM) is to identify the trip generation and vehicle miles traveled (VMT) associated with the proposed 2545 Marine Avenue Residential Project (the “Project”), located at 2545 Marine Avenue in the City of Gardena, California. This TM has been prepared to support an exemption from the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The approximately 0.72-acre Project site consists of one parcel (APN 4064-023-018) situated northeast of the Marine Avenue at Dublin Avenue intersection, at 2545 Marine Avenue. The Project location is shown in its regional setting on **Attachment A**. The property is currently a fenced, vacant site. The surrounding land uses include multi-family residential to the north, single-family residential to the south and west, and commercial uses to the east. The Project site is designated General Commercial and Mixed Use Overlay and zoned General Commercial Zone (C-3) and Mixed Use Overlay Zone (MUO).

The Project proposes a 22-dwelling-unit (DU) residential townhome development, including two affordable and 20 market rate DU. All proposed dwellings would be all-electric, solar-powered- no natural gas would be provided. A total of 52 onsite parking spaces are proposed, including 41 spaces within garages and 11 guest spaces, for an average of 2.4 parking spaces per DU. The conceptual Project site plan is shown on **Attachment B**.

PROJECT TRAFFIC

A trip generation analysis has been conducted to determine the traffic volume that would be generated by the proposed Project.

The Project's forecast trip generation was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) trip rates for Single-Family Attached Housing (ITE Land Use 215).

The trip rates and estimated project trip generation are shown on **Attachment C**. As indicated on **Attachment C**, the Project is estimated to generate approximately 158 daily trips, 10 trips in the AM peak hour, and 12 trips in the PM peak hour.

VEHICLE MILES TRAVELED ASSESSMENT

Senate Bill 743 (SB 743) was approved by the California legislature in September 2013. SB 743 requires changes to California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "level of service" (LOS) for evaluating transportation projects. OPR has prepared a technical advisory ("OPR Technical Advisory") for evaluating transportation impacts in CEQA and has recommended that VMT replace LOS as the primary measure of transportation impacts. The Natural Resources Agency has adopted updates to State CEQA Guidelines to incorporate SB 743 that requires use of VMT for purposes of determining a significant transportation impact under CEQA. As of July 1, 2020, a VMT-based metric is used to evaluate transportation impacts under CEQA.

OPR Technical Advisory suggests that a City may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project would be expected to cause a less than significant impact without conducting a detailed study. The City of Gardena *SBC 743 Implementation Transportation Analysis Updates (June 2020)* (City VMT Guidelines) provides guidance on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed level analysis.

Screening thresholds are broken into the following three steps:

1. Project Type Screening;
2. Low VMT Area Screening; and
3. Transit Proximity Screening.

A land use project is required to meet only one of the above screening thresholds to be presumed to result in a less than significant impact under CEQA pursuant to SB 743.

Project Type Screening

Operational emissions are typically associated with mobile sources (i.e., motor vehicle use) and area sources (i.e., landscape maintenance equipment, hearths, consumer products, and architectural coatings). Energy source emissions would be generated from electricity and natural gas (non-hearth) usage. **Table 3: Operational Emissions** provides the Project's estimated operational criteria pollutant emissions and indicates these would remain below South Coast AQMD thresholds. Therefore, the Project's operational-related impacts would be less than significant and no mitigation is required.

Low VMT Area Screening

As described in the City VMT Guidelines, residential and office projects located within a low VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Low VMT areas for residential projects are defined as (traffic analysis zones) TAZs that generate VMT on a per capita basis that is at least 15 percent lower than the regional average. **Attachment D** illustrates the City's low VMT areas and indicates the Project is not located in a TAZ that has VMT at least 15 percent lower than the regional average. Therefore, the Project does not meet the Low VMT Area Screening criteria.

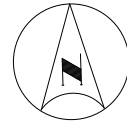
Transit Proximity Screening

Projects located in proximity to high quality transit may also be exempt from VMT analysis. High-quality transit areas are defined as a 0.5 mile radius around an existing or planned major transit stop or station, or an existing stop along a high-quality transit corridor, which has fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. Metro Bus Line 210 has a stop located at the southeast corner of Crenshaw Boulevard and Marine Avenue, approximately 0.3 miles from the Project site, and operates with a 10-minute headway during peak commute hours.¹ Additionally, Torrance Lines 2 and 10 service the same bus stop with an hour headway. Therefore, the Project meets the Transit Proximity Screening criteria. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any intersections near the Project site, as the Project would generate only 158 daily vehicle trips. Therefore, the Project would result in a less than significant impact concerning a CO hot spot and no mitigation is required.

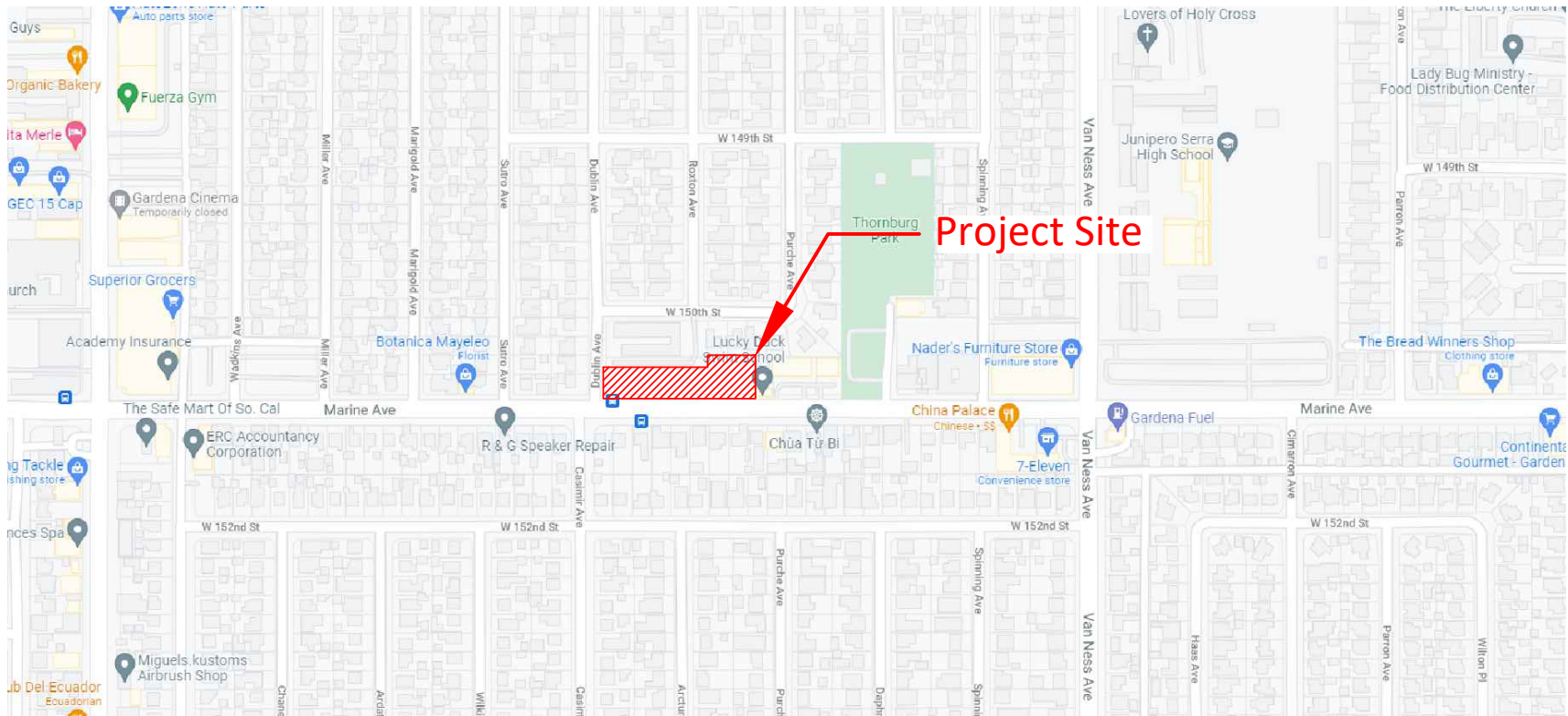
¹ L. Kranitz, personal communication, March 9, 2022.

CONCLUSION

Based on the City's VMT Guidelines, the Project meets the Transit Proximity Screening criteria. Therefore, the Project screens out and no further VMT analysis is required. The Project is presumed to have a less than significant transportation impact concerning VMT.

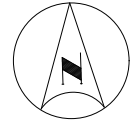


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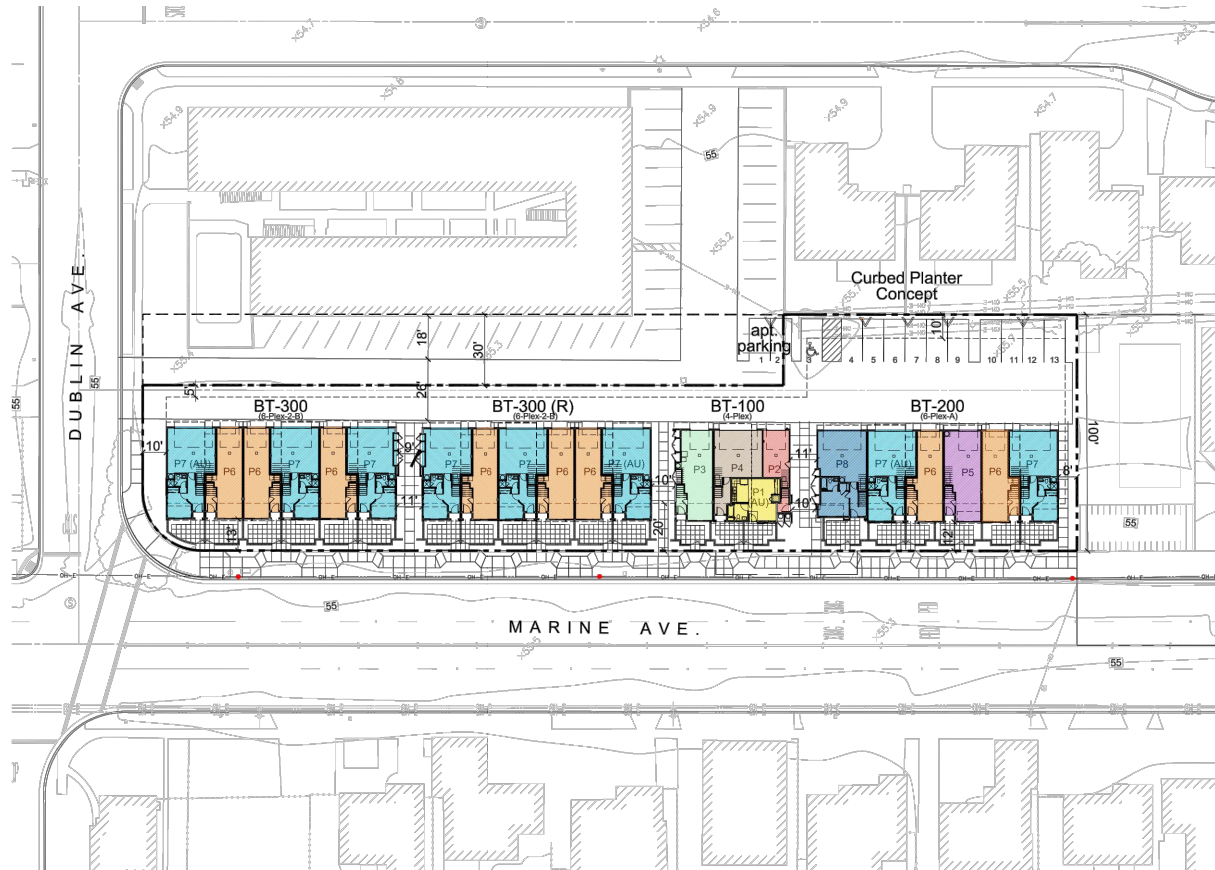


ATTACHMENT A
VICINITY MAP





NOT TO SCALE



**ATTACHMENT B
PROJECT SITE PLAN**

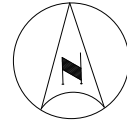


**ATTACHMENT C
SUMMARY OF PROJECT TRIP GENERATION
2545 MARINE AVENUE RESIDENTIAL**

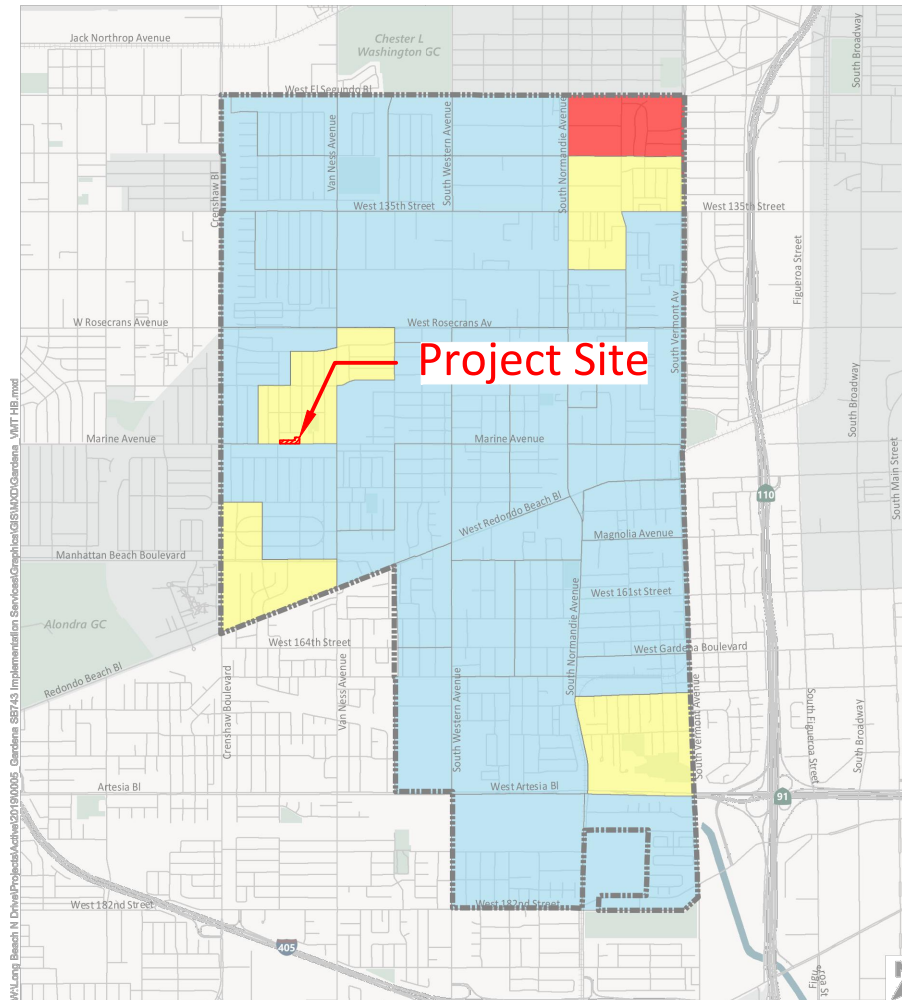
Land Use	ITE Code	Unit	Trip Generation Rates ¹						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Single-Family Attached Housing	215	DU	7.200	0.149	0.331	0.48	0.325	0.245	0.57

Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Single-Family Attached Housing	22	DU	158	3	7	10	7	5	12
Total Project Trips			158	3	7	10	7	5	12

¹ **Source:** Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition



NOT TO SCALE



- <-15% below SCAG Regional Average
- 0 to -15% below SCAG Regional Average
- Higher than SCAG Regional Average

ATTACHMENT D SCAG MODEL (2012) DAILY RESIDENTIAL HOME BASED VMT PER CAPITA

SOURCE: CITY OF GARDENA SB 743 IMPLEMENTATION TRANSPORTATION ANALYSIS UPDATE (JUNE 2020), FIGURE 1





APPENDIX 3

Noise and Vibration Analysis

TECHNICAL MEMORANDUM

To: Amanda Acuna, Senior Planner
City of Gardena

From: Rita Garcia, Project Manager, and Ryan Chiene, Technical Manager

Date: March 21, 2022

Subject: 2545 Marine Avenue Residential Project –Noise and Vibration Analysis

PURPOSE

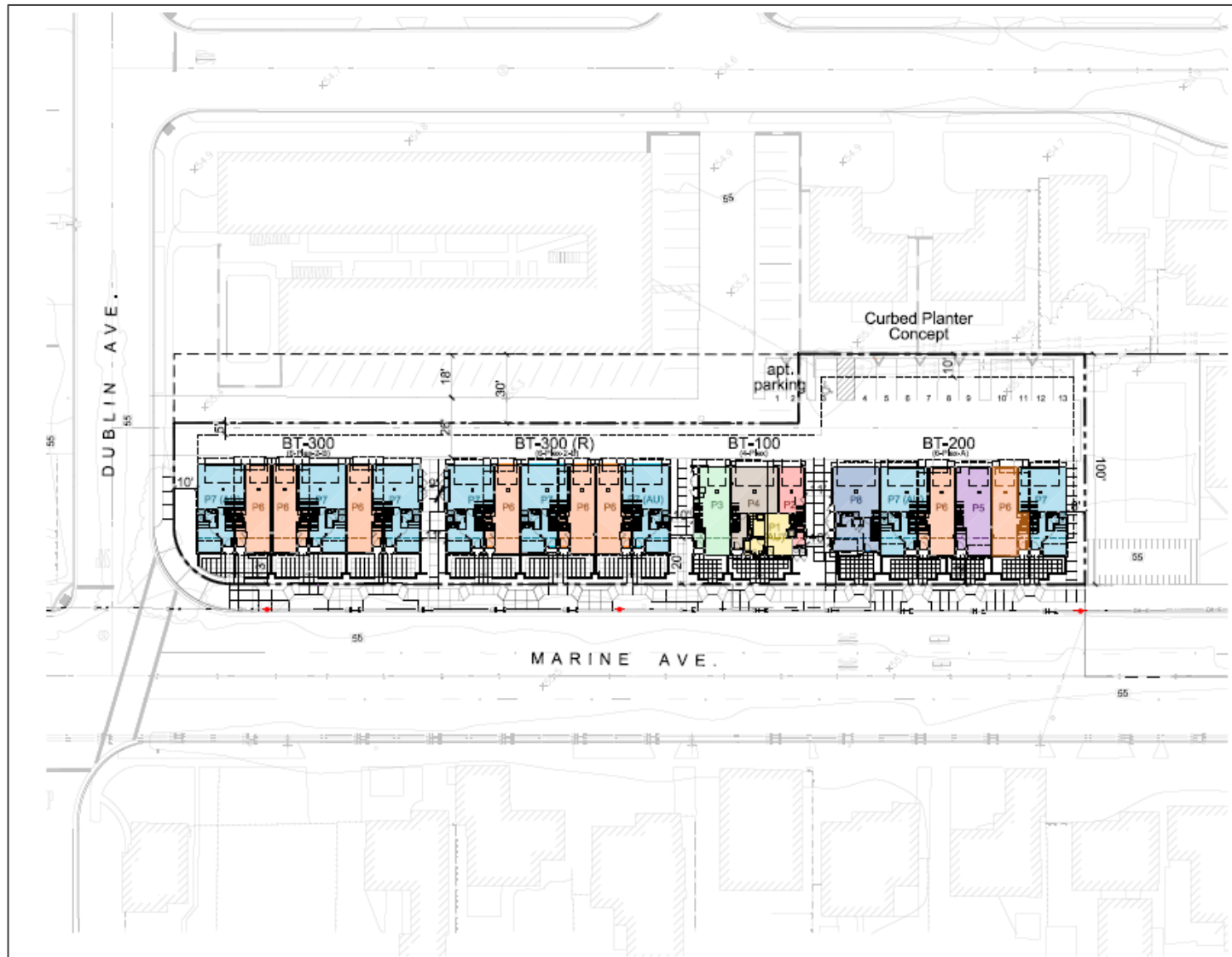
The purpose of this Technical Memorandum (TM) is to evaluate the noise and vibration associated with construction and operations of the proposed 2545 Marine Avenue Residential Project (Project), located at 2545 Marine Avenue in the City of Gardena (City), California. This TM has been undertaken as supporting documentation to substantiate the appropriateness of a Class 32 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The approximately 0.72-acre Project site consists of one parcel (APN: 4064-023-018) situated northeast of the Marine Avenue at Dublin Avenue intersection, at 2545 Marine Avenue. The property is currently a fenced, vacant site. The Project proposes a 22-dwelling-unit (DU) residential townhome development, including two affordable and 20 market rate DU. All proposed dwellings would be all-electric, solar-powered- no natural gas would be provided; see **Exhibit 1: Conceptual Site Plan**. A total of 52 onsite parking spaces are proposed, including 41 spaces within garages and 11 guest spaces.

The Project site is designated General Commercial and Mixed Use Overlay and zoned General Commercial Zone (C-3) and Mixed Use Overlay Zone (MUO). The surrounding land uses include multi-family residential to the north, single-family residential to the south and west, and commercial uses to the east. The noise-sensitive receptors nearest the Project site are the single-family residential uses located adjacent/immediately to the north.

Exhibit 1: Conceptual Site Plan



Source: KTG, 2022

NOISE BACKGROUND

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of various distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise as well as the time of day when the noise occurs. For example, the equivalent continuous sound level (L_{eq}) is the average acoustic energy content of noise for a stated period of time; thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. The Day-Night Sound level (L_{dn}) is a 24-hour average L_{eq} with a 10 dBA “weighting” added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The Community Noise Equivalent Level (CNEL) is a 24-hour average L_{eq} with a 10 dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. and an additional 5 dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. to account for noise sensitivity in the evening and nighttime.

REGULATORY SETTING

City of Gardena General Plan

The *City of Gardena General Plan 2006* Noise Plan (Noise Element) identifies noise-sensitive receptors and noise sources, defines areas of noise impact, and contains policies and programs to achieve and maintain noise levels compatible with various types of land uses. The element addresses noise which affects the community at large, rather than noise associated with site-specific conditions.

The Noise Element identifies land use guidelines to protect residential neighborhoods and noise-sensitive receptors such as schools and hospitals from potentially harmful noise sources. The noise and land use compatibility criteria are shown in **Exhibit 2: Land Use Compatibility for Community Noise Exposure**.

Exhibit 2: Land Use Compatibility for Community Noise Exposure.

Land Use Category	CNEL, dB						
	55	60	65	70	75	80	
Residential - Single family, multifamily, duplex	A	A	B	C	C		
Residential - Mobile homes	A	A	B	C	C		
Transient Lodging - Motels, hotels	A	A	B	B	C	C	
Schools, Libraries, Churches, Hospitals, Nursing Homes	A	A	B	C	C		
Auditoriums, Concert Halls, Amphitheaters, Meeting Halls	B	B	C	C			
Sports Arenas, Outdoor Spectator Sports, Amusement Parks	A	A	A	B	B		
Playgrounds, Neighborhood Parks	A	A	A	B	C		
Golf Courses, Riding Stables, Cemeteries	A	A	A	A	B	C	C
Office and Professional Buildings	A	A	A	B	B	C	
Commercial Retail, Banks, Restaurants, Theaters	A	A	A	A	B	B	C
Industrial, Manufacturing, Utilities, Wholesale, Service Stations	A	A	A	A	B	B	B
Agriculture	A	A	A	A	A	A	A

Legend

- A** **NORMALLY ACCEPTABLE**
Specified land use is satisfactory based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- B** **CONDITIONALLY ACCEPTABLE**
New construction or development should be undertaken only after a detailed analysis of the noise requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
- C** **NORMALLY UNACCEPTABLE**
New construction or development should generally be discouraged. If it does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
- CLEARLY UNACCEPTABLE**
New construction or development should generally not be undertaken.

Source: Taken in part from "Aircraft Noise Impact Planning Guidelines for Local Agencies," U.S. Dept. of Housing and Urban Development, TE/NA-472, November 1972.

Source: City of Gardena. (2006). City of Gardena General Plan - Noise Plan, Figure N-1: Noise and Land Use Compatibility. Gardena, CA: City of Gardena.

City of Gardena Municipal Code

The following Gardena Municipal Code (GMC) sections are applicable to the proposed Project.

GMC §8.36.040, Exterior Noise Standards.

Stationary noise sources shall comply with the exterior noise limits provided in **Table 1: Exterior Noise Limits**.

Table 1: Exterior Noise Limits				
Type of Land Use	15-Minute Average Noise Level (L_{eq})		Maximum Noise Level (L_{max})	
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Residential	55 dB(A)	50 dB(A)	75 dB(A)	70 dB(A)
Residential portions of mixed-use	60 dB(A)	50 dB(A)	80 dB(A)	70 dB(A)
Commercial	65 dB(A)	60 dB(A)	85 dB(A)	80 dB(A)
Industrial or manufacturing	70 dB(A)	70 dB(A)	90 dB(A)	90 dB(A)

Source: City of Gardena. (2021). *Gardena Municipal Code §8.36.040: Exterior Noise Standards*. Gardena, CA: City of Gardena.

GMC §8.36.050 Interior Noise Limits

Stationary noise sources will comply with the following interior noise limits provided in **Table 2: Interior Noise Limits**.

Table 2: Interior Noise Limits				
Type of Land Use	15-Minute Average Noise Level (L_{eq})		Maximum Noise Level (L_{max})	
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Residential	45 dB(A)	40 dB(A)	65 dB(A)	60 dB(A)
Residential portions of mixed-use	45 dB(A)	40 dB(A)	70 dB(A)	60 dB(A)

Source: City of Gardena. (2021). *Gardena Municipal Code §8.36.050: Interior Noise Standards*. Gardena, CA: City of Gardena.

It is noted that GMC §8.36.040 and §8.36.050 state that should the measured ambient noise level exceed the **Table 1** and **Table 2** standards, the allowable noise exposure standard shall be the ambient noise level. Further, GMC §8.36.080 establishes limited hours of construction activities. GMC §8.36.080 states that the aforementioned noise restrictions do not apply to noise associated with construction, repair, remodeling, grading or demolition of any real property, provided said activities do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, between the hours of 6:00 p.m. and 9:00 a.m. on Saturdays, or any time on Sunday or a Federal holiday.

EXISTING ENVIRONMENTAL SETTING

Mobile noise sources, especially cars and trucks, are the City's most common and significant noise sources. Other noise sources are the various land uses (i.e., residential, commercial, institutional, and recreational and parks activities) throughout the City that generate stationary-source noise. The existing mobile noise sources in the Project site's immediate vicinity include motor vehicles traveling on Marine Avenue and Dublin Avenue. The primary existing stationary noise sources in the Project site's vicinity are those associated with the surrounding residential and commercial uses. Such stationary noise sources include mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC] equipment), idling vehicles, music playing, dogs barking, and people talking. The noise associated with these stationary sources may represent a single-event noise occurrence or short-term noise.

CONSTRUCTION NOISE

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators can reach high levels. During construction, exterior noise levels could affect the noise-sensitive receptors near the construction site.

Construction activities would include site preparation, grading, building construction, paving, and architectural coating. Such activities may require graders, dozers, and tractors during site preparation and grading; cranes, forklifts, generators, tractors, and welders during building construction; pavers, rollers, mixers, tractors, and paving equipment during paving; and air compressors during architectural coating. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. Typical noise levels associated with individual construction equipment are listed in **Table 3: Typical Construction Noise Levels**.

GMC §8.36.080(G) indicates that noise associated with construction activity is considered exempt from noise regulations provided a permit has been obtained from the City as required, and that construction activities do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, between the hours of 6:00 p.m. and 9:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday. The City does not administer noise level standards for construction activities. However, this analysis conservatively uses the Federal Transit Administration (FTA)'s threshold of 80 dBA (8-hour

L_{eq}) for residential uses and 85 dBA (8-hour L_{eq}) for commercial uses to evaluate construction noise impacts.¹

Equipment	Typical Noise Level (dBA) at 50 feet from Source	Typical Noise Level (dBA) at 100 feet from Source ¹
Air Compressor	80	74
Backhoe	80	74
Compactor	82	76
Concrete Mixer	85	79
Concrete Pump	82	76
Concrete Vibrator	76	70
Crane, Mobile	83	77
Dozer	85	79
Generator	82	76
Grader	85	79
Jack Hammer	88	82
Loader	80	74
Paver	85	79
Pneumatic Tool	85	79
Pump	77	71
Roller	85	79
Saw	76	70
Shovel	82	76
Truck	84	78
Note: 1. Calculated using the inverse square law formula for sound attenuation: $dBA_2 = dBA_1 + 20\log(d_1/d_2)$ Where: dBA_2 = estimated noise level at receptor; dBA_1 = reference noise level; d_1 = reference distance; d_2 = receptor location distance.		
Source: Federal Transit Administration (September 2018). <i>Transit Noise and Vibration Impact Assessment Manual</i> .		

Following FTA’s methodology for quantitative construction noise assessments, Federal Highway Administration’s (FHWA’s) Roadway Construction Noise Model (RCNM) was used to predict construction noise at the nearest noise-sensitive receptors (i.e., the multi-family residential uses to the north, single-family residential to the south and west), and commercial uses to the north) consistent with the methodologies in the FTA *Transit Noise and Vibration Impact Assessment Manual* (September 2018) (FTA Noise and Vibration Manual). **Table 4: Project Construction Noise Levels** indicates the estimated exterior construction noise levels at the nearest receptors to the Project site. Following FTA methodology, when calculating construction noise, all equipment is assumed to operate at the center of the Project site because equipment would operate throughout the Project site and not at a fixed location for extended periods of time. Therefore, the distances used in the RCNM model were 70 feet for the nearest residential receptors to the north, 120 feet for the nearest

¹ Federal Transit Administration. (September 2018). *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2, Page 179.

residential receptors to the south, 195 feet for the nearest commercial receptors to the east, and 280 feet for the nearest residential receptors to the west.

Construction Phase	Receptor Location			Worst Case Modeled Exterior Noise Level (dBA L _{eq}) ²	Noise Threshold (dBA L _{eq}) ³	Exceeded?
	Land Use	Direction	Distance (feet) ¹			
Site Preparation	Residential	North	70	79.1	80	No
	Residential	West	280	67.1	80	No
	Residential	South	120	74.4	80	No
	Commercial	East	195	70.2	85	No
Grading	Residential	North	70	79.5	80	No
	Residential	West	280	67.4	80	No
	Residential	South	120	74.8	80	No
	Commercial	East	195	70.6	85	No
Building Construction	Residential	North	70	77.8	80	No
	Residential	West	280	65.8	80	No
	Residential	South	120	73.1	80	No
	Commercial	East	195	68.9	85	No
Paving	Residential	North	70	73.7	80	No
	Residential	West	280	61.7	80	No
	Residential	South	120	69.1	80	No
	Commercial	East	195	64.8	85	No
Architectural Coating	Residential	North	70	70.8	80	No
	Residential	West	280	58.7	80	No
	Residential	South	120	66.1	80	No
	Commercial	East	195	61.9	85	No

Notes:

1. Per the methodology described in the FTA Noise and Vibration Manual (September 2018), distances are measured from the nearest building of the nearest receptors to the center of the Project construction site.
2. The City does not have a quantitative noise threshold for construction. Therefore, the FTA Noise and Vibration Manual (September 2018) construction noise thresholds are conservatively used for this analysis.
3. Refer to [Appendix A: RCNM Modeling Results](#) for noise modeling results.

Source: Federal Highway Administration. (2006). *Roadway Construction Noise Model*.

As indicated in **Table 4**, Project construction noise would be below the FTA noise thresholds for residential and commercial land uses. It is noted the RCNM modeling conducted for the Project is conservative because it assumes simultaneous, constant operation of construction equipment, when, in reality, equipment would operate throughout the day (i.e., not in a constant state), at various locations. Also, due to the nature of the Project and minimal grading required, the use of heavy equipment would be very minimal and short-term. The majority of construction would be standard

construction practices for a small residential development like the proposed Project (e.g., concrete pour, wood framing, woodwork, etc.). In addition, although construction noise levels may exceed the existing ambient levels in the area (see **Table 1**), construction would be temporary and would not result in a permanent increase in ambient noise levels in the area. Project construction would also be prohibited between 6:00 p.m. and 7:00 a.m. on weekdays, between the hours of 6:00 p.m. and 9:00 a.m. on Saturdays, or at any time on Sunday or a federal holiday in compliance with GMC §8.36.080(G). Therefore, construction noise impacts would be less than significant.

OPERATIONAL NOISE

Project implementation would create new sources of noise in the Project vicinity. The primary noise sources associated with the Project that could potentially impact nearby noise-sensitive receptors include mechanical equipment (e.g., air conditioners, etc.), parking areas (i.e., car door slamming, car radios, people talking, engine start-up, and car pass-by), typical stationary noise from residential uses (e.g., dogs barking, use of landscape equipment, people talking, etc.), and off-site traffic noise.

Mechanical Equipment. Potential stationary noise sources related to long-term Project operations include mechanical equipment (i.e., HVAC equipment). Mechanical equipment typically generates noise levels of approximately 52 dBA at 50 feet from the source.² Noise has a decay rate due to distance attenuation, which is calculated based on the Inverse Square Law of sound propagation. Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the noise source. The nearest noise-sensitive receptors (i.e., residential uses) are located approximately 85 feet north of the nearest mechanical equipment location on the Project site. At this distance, mechanical equipment noise would attenuate to approximately 47.4 dBA and would not exceed the City's most stringent exterior standard of 50 dBA L_{eq} at the nearest residential uses. Therefore, the proposed Project would result in a less than significant impact concerning mechanical equipment noise levels.

Onsite Parking. The Project would include a total of 52 onsite parking spaces, including 41 spaces within garages and 11 guest spaces. Traffic and stationary noise levels associated with parking lots (e.g., engine starting up and idling, car door slamming, etc.) are typically not of sufficient volume to exceed community noise standards due to the instantaneous nature and infrequent activity in parking lots. The maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys range from 53 to 61 dBA³ at 50 feet from the source and may be an annoyance to adjacent noise-sensitive receptors. Based on the inverse square law of sound propagation, parking lot noise levels would range from approximately 59.0 dBA to 67.0 dBA at the nearest noise-sensitive residential receptors north of the Project site. However, it is noted that parking lot noise are instantaneous noise levels compared to noise standards in the DNL scale, which are average over time. As such, actual noise levels over time resulting from parking lot activities would be far lower, and noise levels from

² E.H. Berger, R. Neitzel, C.A. Kladden. (June 2015). *Noise Navigator Sound Level Database with Over 1700 Measurement Values*.

³ H. G. Kariel. (December 1991). *Noise in Rural Recreational Environments*. Canadian Acoustics 19(5), 3-10.

parking lot activities would not likely exceed the City's most stringent exterior standard of 50 dBA L_{eq} ⁴ for residential uses. It is also be noted that parking lot noise already occurs at the adjacent properties surrounding the Project site under existing conditions. Noise from the Project's surface parking lot would be minimal. Therefore, the Project would result in a less than significant impact concerning parking lot noise levels.

Residential Noise. The Project would also result in stationary noise that is typical of residential uses/neighborhoods, including the use of landscaping equipment, dogs barking, music playing, people talking, etc. These noise sources can generate noise levels up to 65 dBA at 50 feet from the source.⁵ However, noise events from these stationary sources are generally sporadic and short in duration. In addition, stationary noise is generated by residences to the north, south, and west under existing conditions. Therefore, residential noise levels from the Project would not result in a noticeable increase in ambient noise levels and would comply with the GMC Chapter 8.36 noise standards. A less than significant impact would occur in this regard.

Mobile Traffic Noise. The Project is anticipated to generate 158 daily trips, with up to 10 trips during the a.m. peak-hour and up to 12 trips during the p.m. peak-hour.⁶ In general, a 3-dBA increase in traffic noise is barely perceptible to people, while a 5-dBA increase is readily noticeable. Traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to generate a barely perceptible 3-dBA increase.⁷ The daily traffic volume along Marine Avenue (the nearest Major Collector roadway to the Project site) is approximately 17,300 ADT.⁸ As noted above, the proposed Project would result in approximately 158 daily trips, which is not enough to double the existing traffic volume on Marine Avenue. Further, Project trip generation would mostly occur along Marine Avenue rather than Dublin Avenue, a smaller local street; therefore, trips generated along Dublin Avenue are not anticipated to double the existing traffic volume. The proposed Project would not generate enough traffic to result in a noticeable 3-dBA increase in ambient noise levels. Therefore, the Project would result in a less than significant impact concerning mobile traffic noise levels.

⁴ Assuming an exterior-to-interior noise reduction of 25 dBA (HUD *Noise Guidebook*, 2009).

⁵ E.H. Berger, R. Neitzel, C.A. Kladden. (June 2015). *Noise Navigator Sound Level Database with Over 1700 Measurement Values*.

⁶ Kimley-Horn.(March 2022). *2545 Marine Avenue Residential Project Trip Generation and VMT Memorandum*.

⁷ According to the California Department of Transportation. (September 2013). *Technical Noise Supplement to Traffic Noise Analysis Protocol*, it takes a doubling of traffic to create a noticeable (i.e., 3 dBA) noise increase.

⁸ City of Gardena. (2021). *Traffic Counts*. Gardena,CA: City of Gardena.

VIBRATION

Increases in ground-borne vibration levels attributable to the proposed Project would be primarily associated with short-term construction-related activities. Project construction could result in varying degrees of temporary ground-borne vibration, depending on the specific construction equipment used and the operations involved.

The FTA has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines indicate that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage. This analysis uses the FTA architectural damage criterion for continuous vibrations at non-engineered timber and masonry buildings of 0.2 inch-per-second peak particle velocity (PPV) and human annoyance criterion of 0.4 inch-per-second PPV in accordance with Caltrans guidance⁹ to evaluate potential construction vibration impacts.

Groundborne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. **Table 5: Typical Construction Equipment Vibration Levels** lists vibration levels at 25 feet for typical construction equipment. Although the nearest off-site building (a single-family residence) is located approximately 15 feet to the north of the Project site, construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest off-site structures for an extended period of time. Rather, the concentration of construction is estimated to occur approximately 25 feet from the nearest residence to the north.¹⁰

Equipment	Peak Particle Velocity at 25 Feet (in/sec)
Large Bulldozer	0.089
Loaded Trucks	0.076

⁹ California Department of Transportation. (September 2013)., *Transportation and Construction Vibration Guidance Manual, Table 20.*

¹⁰ It is noted that due to potential structural damage from heavy construction equipment, construction vibration distances are measured from the nearest point of concentrated construction activity to the closest off-site buildings/structures. This differs from the construction noise methodology above, which analyzes construction noise impacts using distances from the center of the Project site to the nearest receiving land use in compliance with FTA methodology.

Rock Breaker	0.059
Jackhammer	0.035
Small Bulldozer/Tractors	0.003
Source: Federal Transit Administration. (2018). <i>Transit Noise and Vibration Impact Assessment Manual</i> .	

As indicated in **Table 4**, the estimated vibration velocities at 25 feet from construction equipment would be 0.089 in/sec PPV, which would be below the FTA's 0.20 in/sec PPV threshold for building damage and Caltrans' 0.4 in/sec PPV threshold for human annoyance. Further, once operational, the proposed Project would not include vibration-generating uses or operations. Therefore, the Project would result in a less than significant impact concerning construction vibration levels.

CONCLUSION

The Project's construction and operational noise and vibration levels would not exceed any City or FTA standards. The Project would result in less than significant construction and operational noise and vibration impacts and no mitigation is required. Therefore, the Project's approval would not result in any significant effects relating to noise and vibration pursuant to State CEQA Guidelines Section 15332(d).

Appendix A

RCNM Modeling Results

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 01/31/2022
 Case Description: Site Prep

**** Receptor #1 ****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Residential - N	Residential	1.0	1.0	1.0

Description	Impact Device	Usage (%)	Equipment			
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	70.0	0.0
Tractor	No	40	84.0		70.0	0.0

Results

Noise Limit Exceedance (dBA) Noise Limits (dBA)

Night	Equipment	Day	Calculated (dBA)		Day		Evening		Lmax
			Lmax	Leq	Lmax	Leq	Lmax	Leq	
	Dozer		78.7	74.8	N/A	N/A	N/A	N/A	N/A
	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Tractor		81.1	77.1	N/A	N/A	N/A	N/A	N/A
	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Total		81.1	79.1	N/A	N/A	N/A	N/A	N/A
	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Residential - W	Residential	1.0	1.0	1.0

Description	Impact Device	Usage (%)	Equipment		Receptor Distance (feet)	Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)		
Dozer	No	40		81.7	280.0	0.0
Tractor	No	40	84.0		280.0	0.0

Results

Night	Noise Limit Exceedance (dBA)						Noise Limits (dBA)		
	Day		Calculated (dBA)		Day Night		Evening		
	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Lmax
Equipment									
Dozer	N/A	N/A	66.7	62.7	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	69.0	65.1	N/A	N/A	N/A	N/A	N/A
Total	N/A	N/A	69.0	67.1	N/A	N/A	N/A	N/A	N/A

**** Receptor #3 ****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Residential - S	Residential	1.0	1.0	1.0

Description	Impact Device	Usage (%)	Equipment		Receptor Distance (feet)	Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)		
Dozer	No	40		81.7	120.0	0.0
Tractor	No	40	84.0		120.0	0.0

Results

Noise Limits (dBA)

Noise Limit Exceedance (dBA)

Night		Calculated (dBA)			Day Night		Evening		
		Day	Evening						
Equipment	Leq	Lmax	Leq	Lmax	Lmax	Leq	Lmax	Leq	Lmax
Dozer	N/A	N/A	74.1	70.1	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	76.4	72.4	N/A	N/A	N/A	N/A	N/A
			Total	76.4	74.4	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A	N/A

***** Receptor #4 *****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Commercial - E	Commercial	1.0	1.0	1.0

Description	Impact Device	Usage (%)	Equipment		Receptor Distance (feet)	Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)		
Dozer	No	40		81.7	195.0	0.0
Tractor	No	40	84.0		195.0	0.0

Results

Noise Limit Exceedance (dBA)

Noise Limits (dBA)

Night		Calculated (dBA)			Day Night		Evening		
		Day	Evening						
Equipment	Leq	Lmax	Leq	Lmax	Lmax	Leq	Lmax	Leq	Lmax

Dozer			69.8	65.9	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A			
Tractor			72.2	68.2	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A			
		Total	72.2	70.2	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A			

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 01/20/2022
 Case Description: Grading

**** Receptor #1 ****

Description	Land Use	Daytime	Baselines (dBA)	
			Evening	Night
Church - NW	Commercial	1.0	1.0	1.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Grader	No	40	85.0		530.0	0.0
Dozer	No	40		81.7	530.0	0.0
Tractor	No	40	84.0		530.0	0.0
Backhoe	No	40		77.6	530.0	0.0

Results

Noise Limit Exceedance (dBA)

Noise Limits (dBA)

Night	Calculated (dBA)				Day		Evening			
	Day	Evening	Evening	Day	Night	Evening	Evening	Evening	Lmax	
Equipment	Lmax	Leq	Lmax	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Grader			64.5	60.5	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer			61.2	57.2	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tractor			63.5	59.5	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe			57.1	53.1	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Total	64.5	64.4	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Single-Family Homes - NE	Residential	1.0	1.0	1.0

Description	Impact Device	Usage (%)	Equipment			
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Grader	No	40	85.0		2900.0	5.0
Dozer	No	40		81.7	2900.0	5.0
Tractor	No	40	84.0		2900.0	5.0
Backhoe	No	40		77.6	2900.0	5.0

Results

Noise Limit Exceedance (dBA)

Noise Limits (dBA)

Night	Calculated (dBA)				Day		Evening		
	Day		Evening		Night				
Equipment	Leq	Lmax	Leq	Lmax	Lmax	Leq	Lmax	Leq	Lmax
Grader	N/A	N/A	44.7	40.8	N/A	N/A	N/A	N/A	N/A
Dozer	N/A	N/A	41.4	37.4	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	43.7	39.8	N/A	N/A	N/A	N/A	N/A
Backhoe	N/A	N/A	37.3	33.3	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	Total	44.7	44.6	N/A	N/A	N/A	N/A
	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 01/20/2022
 Case Description: Building Construction

**** Receptor #1 ****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Church - NW	Commercial	1.0	1.0	1.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Man Lift	No	20		74.7	530.0	0.0
Generator	No	50		80.6	530.0	0.0
Backhoe	No	40		77.6	530.0	0.0
Tractor	No	40	84.0		530.0	0.0
Welder / Torch	No	40		74.0	530.0	0.0

Results

Noise Limit Exceedance (dBA) Noise Limits (dBA)

Night	Day	Calculated (dBA)		Day		Evening		Lmax	
		Lmax	Leq	Night	Evening	Lmax	Leq		
Equipment Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Man Lift	N/A	N/A	54.2	47.2	N/A	N/A	N/A	N/A	N/A
Generator	N/A	N/A	60.1	57.1	N/A	N/A	N/A	N/A	N/A
Backhoe	N/A	N/A	57.1	53.1	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	63.5	59.5	N/A	N/A	N/A	N/A	N/A
Welder / Torch	N/A	N/A	53.5	49.5	N/A	N/A	N/A	N/A	N/A
Total			63.5	62.4	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 01/20/2022
 Case Description: Paving

**** Receptor #1 ****

Description	Land Use	Daytime	Baselines (dBA)	
			Evening	Night
Church - NW	Commercial	1.0	1.0	1.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Concrete Mixer Truck	No	40		78.8	530.0	0.0
Paver	No	50		77.2	530.0	0.0
Roller	No	20		80.0	530.0	0.0
Tractor	No	40	84.0		530.0	0.0
Backhoe	No	40		77.6	530.0	0.0

Results

Noise Limit Exceedance (dBA) Noise Limits (dBA)

Equipment	Night	Day	Calculated (dBA)		Day		Evening		Lmax
			Evening	Night	Day	Evening			
Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Concrete Mixer Truck			58.3	54.3	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Paver			56.7	53.7	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Roller			59.5	52.5	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tractor			63.5	59.5	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe			57.1	53.1	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Total	63.5	62.5	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 01/20/2022
 Case Description: Arch Coating

**** Receptor #1 ****

Description	Land Use	Daytime	Baselines (dBA)	
			Evening	Night
Church - NW	Commercial	1.0	1.0	1.0

Description	Impact Device	Usage (%)	Equipment			
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Compressor (air)	No	40		77.7	530.0	0.0

Results

Noise Limit Exceedance (dBA) Noise Limits (dBA)

Night	Calculated (dBA)				Day		Evening		Lmax
	Day	Evening		Night	Evening	Evening	Evening		
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Compressor (air)			57.2	53.2	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total			57.2	53.2	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Single-Family Homes - SE	Commercial	1.0	1.0	1.0

Equipment			
Spec	Actual	Receptor	Estimated



APPENDIX 4

Air Quality Analysis

TECHNICAL MEMORANDUM

To: Amanda Acuna, Senior Planner
City of Gardena

From: Rita Garcia, Project Manager, and Ryan Chiene, Technical Manager

Date: March 21, 2022

Subject: 2545 Marine Avenue Residential Project – Air Quality Analysis

PURPOSE

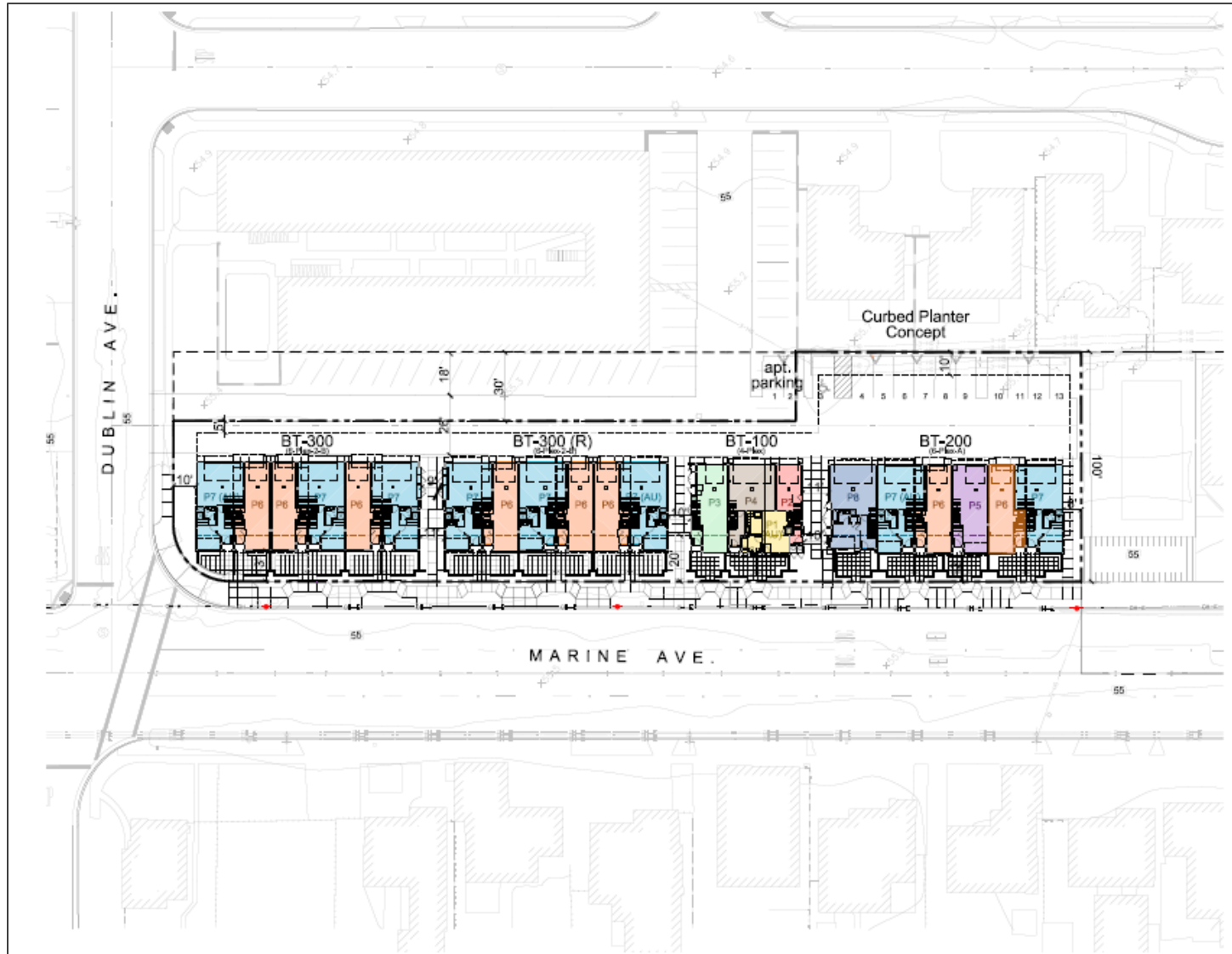
The purpose of this Technical Memorandum (TM) is to evaluate the air quality emissions associated with construction and operation of the proposed 2545 Marine Avenue Residential Project (Project), located at 2545 Marine Avenue in the City of Gardena (City), California. This TM has been undertaken as supporting documentation to substantiate the appropriateness of a Class 32 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The approximately 0.72-acre Project site consists of one parcel (APN 4064-023-018) situated northeast of the Marine Avenue at Dublin Avenue intersection, at 2545 Marine Avenue. The property is currently a fenced, vacant site. The Project proposes a 22-dwelling-unit (DU) residential townhome development, at a density of 25 DU/acre, and including two affordable and 20 market rate DU. All proposed dwellings would be all-electric, solar-powered- no natural gas would be provided; see **Exhibit 1: Conceptual Site Plan**. A total of 52 onsite parking spaces are proposed, including 41 spaces within garages and 11 guest spaces.

The Project site is designated General Commercial and Mixed Use Overlay and zoned General Commercial Zone (C-3) and Mixed Use Overlay Zone (MUO). The surrounding land uses include multi-family residential to the north, single-family residential to the south and west, and commercial uses to the east. The air quality-sensitive receptors nearest the Project site are the single-family residential uses located adjacent/immediately to the north.

Exhibit 1: Conceptual Site Plan



Source: KTG, 2022

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT THRESHOLDS

The South Coast Air Quality Management District (South Coast AQMD) CEQA Air Quality Handbook provides significance thresholds for volatile organic compounds (VOC) (also referred to as reactive organic gases [ROG]), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur oxides (SO_x), particulate matter 10 microns or less in diameter (PM₁₀), and particulate matter 2.5 microns or less in diameter (PM_{2.5}). The thresholds apply to both Project construction and operations within the South Coast AQMD jurisdictional boundaries. However, ultimately the lead agency determines the thresholds of significance for impacts. If a project proposes development in excess of the established thresholds outlined in **Table 1: South Coast Air Quality Management District Significance Thresholds**, a significant air quality impact could occur and additional analysis is warranted to fully assess the significance of impacts.

Table 1: South Coast Air Quality Management District Significance Thresholds		
Pollutant	Mass Daily Thresholds (pounds per day)	
	Construction	Operations
Nitrogen Oxides (NO _x)	100	55
Volatile Organic Compounds (VOC) ¹	75	55
Particulate Matter up to 10 Microns (PM ₁₀)	150	150
Particulate Matter up to 2.5 Microns (PM _{2.5})	55	55
Sulphur Oxides (SO _x)	150	150
Carbon Monoxide (CO)	550	550
Notes:		
1. VOCs and reactive organic gases (ROGs) are subsets of organic gases that are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels. Although they represent slightly different subsets of organic gases, they are used interchangeably for the purposes of this analysis.		
Source: South Coast Air Quality Management District, <i>South Coast AQMD Air Quality Significance Thresholds</i> , April 2019.		

CONSTRUCTION EMISSIONS

Project construction activities would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area are ozone-precursor pollutants (i.e., ROG and NO_x), PM₁₀, and PM_{2.5}. Construction emissions are short-term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the criteria pollutant emissions exceed the South Coast AQMD’s thresholds of significance. Construction results in the temporary generation of emissions resulting from site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities, as well as weather conditions and the appropriate application of water.

Project construction is estimated to be begin in September 2022 and end in June 2024. The Project’s construction-generated emissions were calculated using CARB-approved California Emissions Estimator Model (CalEEMod) version 2020.4.0, which models emissions for land use development

projects, based on typical construction requirements. See **Appendix A: Air Quality Emissions Data** for more information regarding the construction assumptions used in this analysis.

Table 2: Project Construction Emissions provides the Project’s estimated maximum daily construction-related criteria pollutant emissions and indicates these would remain below South Coast AQMD thresholds. Therefore, the Project’s construction-related air emissions would be less than significant and no mitigation is required. Notwithstanding, the proposed Project would be subject to compliance with South Coast AQMD Rules 402, 403, and 1113, which prohibit nuisances, require dust control measures, and limit VOC content in paints, respectively. Compliance with South Coast AQMD rules would further minimize the Project’s construction-related emissions.

Table 2: Project Construction Emissions						
Construction Year	Emissions (pounds per day)¹					
	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2022	1.12	12.25	6.30	0.02	2.90	1.60
2023	1.41	12.27	15.80	0.03	2.80	1.51
2024	4.42	12.77	17.65	0.03	1.15	0.70
Total	6.95	37.29	39.75	0.08	6.85	3.81
South Coast AQMD Threshold	75	100	550	150	150	55
South Coast AQMD Threshold Exceeded?	No	No	No	No	No	No
Notes:						
1. Emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0, as recommended by the South Coast AQMD. Worst-case seasonal maximum daily emissions are reported.						

OPERATIONAL EMISSIONS

Operational emissions are typically associated with mobile sources (i.e., motor vehicle use) and area sources (i.e., landscape maintenance equipment, hearths, consumer products, and architectural coatings). Energy source emissions would be generated from electricity and natural gas (non-hearth) usage. **Table 3: Operational Emissions** provides the Project’s estimated operational criteria pollutant emissions and indicates these would remain below South Coast AQMD thresholds. Therefore, the Project’s operational-related impacts would be less than significant and no mitigation is required.

Source	Emissions (pounds per day) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	0.87	0.42	7.34	0.02	0.91	0.91
Energy	0.01	0.09	0.04	<1	<1	<1
Mobile	0.54	0.59	5.54	0.01	1.30	0.35
Total	1.42	1.10	12.92	0.03	2.21	1.26
South Coast AQMD Threshold	55	55	550	150	150	55
South Coast AQMD Threshold Exceeded?	No	No	No	No	No	No

Notes:
 1. Emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0, as recommended by the South Coast AQMD. Worst-case seasonal maximum daily emissions are reported.

CONSTRUCTION LOCALIZED EMISSIONS

The sensitive receptors nearest the Project site are single-family residential uses located adjacent/immediately to the north. To determine potential impacts to sensitive receptors, the South Coast AQMD recommends addressing Localized Significance Thresholds (LSTs) for construction. LSTs were developed in response to South Coast AQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The South Coast AQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with project-specific level analyses.

Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, **Table 4: Equipment-Specific Grading Rates** is used to determine the maximum daily disturbed acreage for comparison to LSTs.

Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Operating Hours per Day	Acres Graded per Day
Grading	Crawler Tractor	1	0.5	8	0.5
	Graders	1	0.5	8	0.5
	Rubber-Tired Dozers	1	0.5	8	0.5
	Scrapers	0	0	0	0
Total Acres Graded per Day					1.5

Source: CalEEMod version 2020.4.0

For the proposed Project, the appropriate source receptor area (SRA) for the localized significance thresholds is the Southwest Los Angeles County Coastal (SRA 3) area, since this area includes the Project site. LSTs apply to NO_x, CO, PM₁₀, and PM_{2.5}. The South Coast AQMD produced look-up tables

for projects that disturb areas less than or equal to 5.0 acres. Based on the daily equipment modeled in CalEEMod, Project construction is anticipated to disturb approximately 1.5 acres in a single day.

The South Coast AQMD’s methodology indicates that “off-site mobile emissions from the Project should not be included in the emissions compared to LSTs.” Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod “on-site” emissions outputs were considered. The sensitive receptors nearest the Project site are the single-family residential uses located adjacent/immediately to the north. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, LSTs for receptors located at 25 meters were utilized in this analysis.

Table 5: Localized Significance of Emissions, provides the Project’s estimated construction-related localized emissions on the peak day of construction and indicates emissions concentrations at nearby sensitive receptors would remain below South Coast AQMD thresholds. Therefore, the Project would result in a less than significant impact concerning LSTs during construction and no mitigation is required.

Table 5: Localized Significance of Emissions				
Source/Activity	Emissions (pounds per day)¹			
	NO_x	CO	PM₁₀	PM_{2.5}
Construction Emissions				
Site Preparation 2022	6.93	3.96	0.48	0.26
Grading 2022	12.00	5.94	2.79	1.57
Grading 2023	10.18	5.55	2.69	1.48
Building Construction 2023	6.42	7.10	0.32	0.29
Building Construction 2024	5.97	7.07	0.28	0.26
Paving 2023	5.50	7.02	0.26	0.25
Paving 2024	5.23	7.03	0.24	0.23
Architectural Coating 2024	1.22	1.81	0.06	0.06
<i>Maximum Daily Emissions</i>	<i>12.00</i>	<i>7.10</i>	<i>2.79</i>	<i>1.57</i>
South Coast AQMD Localized Screening Threshold (1.5 acre of disturbance at 25 meters)	111	816	7	4
Exceed South Coast AQMD Threshold?	No	No	No	No
Operational Emissions				
On-Site Emissions (Area + Energy Sources)	0.51	7.38	0.92	0.92
South Coast AQMD Localized Screening Threshold (1 acres at 25 meters)	91	664	1	1
Exceed South Coast AQMD Threshold?	No	No	No	No
Source: CalEEMod version 2020.4.0. Refer to Appendix A: Air Quality Emissions Data for model data outputs.				

OPERATIONAL LOCALIZED EMISSIONS

According to the South Coast AQMD localized significance threshold methodology, operational LSTs apply to on-site sources. LSTs for SRA 3 receptors located at 25 meters were utilized in this analysis. The 1.0-acre LST threshold was used for the 0.72-acre Project site. The operational emissions provided in **Table 5** include all on-site Project-related stationary sources (i.e., area and energy sources). **Table 5** indicates the Project's maximum daily operational pollutant emissions at nearby sensitive receptors would remain below South Coast AQMD thresholds. Therefore, the Project would result in a less than significant impact concerning LSTs during operations and no mitigation is required.

CARBON MONOXIDE HOTSPOTS

An analysis of CO "hot spots" is needed to determine whether a project's change in the level of service (LOS) at an intersection could result in exceedances of the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS). It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. An analysis prepared for CO attainment in the South Coast Air Basin by the South Coast AQMD can assist in evaluating the potential for CO exceedances. CO attainment was thoroughly analyzed as part of the South Coast AQMD's 2003 Air Quality Management Plan (AQMP). The Basin was re-designated as attainment in 2007 and is no longer addressed in the South Coast AQMD's AQMP.

The 2003 AQMP is the most recent version that addresses CO concentrations. As part of the South Coast AQMD *CO Hotspot Analysis*, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day, was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 parts per million (ppm), which is well below the 35 ppm NAAQS. The Project is anticipated to generate 158 daily vehicle trips,¹ thus, would not produce the volume of traffic required to generate a CO hot spot in the context of South Coast AQMD's *CO Hotspot Analysis*. As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any intersections near the Project site, as the Project would

¹ Kimley-Horn. (March 2022). *2545 Marine Avenue Residential Project Trip Generation and Vehicle Miles Traveled Technical Memorandum*.

generate only 158 daily vehicle trips. Therefore, the Project would result in a less than significant impact concerning a CO hot spot and no mitigation is required.

CONCLUSION

The Project's construction and operational emissions would not exceed any South Coast AQMD thresholds, CAAQS, or NAAQS. The Project would result in less than significant construction and operational air quality impacts and no mitigation is required. Therefore, the Project's approval would not result in any significant effects relating to air quality pursuant to State CEQA Guidelines Section 15332(d).

Appendix A

Air Quality Emissions Data

2545 Marine Avenue - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**2545 Marine Avenue
Los Angeles-South Coast County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	41.00	Space	0.37	16,400.00	0
Parking Lot	11.00	Space	0.10	4,400.00	0
City Park	0.06	Acre	0.06	2,526.48	0
Condo/Townhouse	22.00	Dwelling Unit	0.19	8,276.40	63

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Acreage revised per the Site Plan
- Construction Phase - Construction dates revised per client's instruction (Sep 2022 thru 2nd Quarter 2024); no demo
- Grading - Material export assumes 6 inches of soil from the top of the site is going to be exported, based on the total SF of the site
- Demolition -
- Off-road Equipment - No demo
- Vehicle Trips - Trip rate revised per the Trip Gen Memo
- Woodstoves - no wood burning fireplaces per SCAQMD regulations

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Construction Off-road Equipment Mitigation - SCAQMD Rule Compliance

Water Mitigation - Required by Title 24 and CalGreen

Waste Mitigation - Required by CA AB939

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	NumDays	1.00	60.00
tblConstructionPhase	NumDays	2.00	60.00
tblConstructionPhase	NumDays	100.00	340.00
tblConstructionPhase	NumDays	5.00	20.00
tblConstructionPhase	NumDays	5.00	20.00
tblFireReplaces	NumberWood	1.10	0.00
tblGrading	MaterialExported	0.00	600.00
tblLandUse	LandUseSquareFeet	2,613.60	2,526.48
tblLandUse	LandUseSquareFeet	22,000.00	8,276.40
tblLandUse	LotAcreage	1.38	0.19
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	7.32	7.20

2.0 Emissions Summary**2.1 Overall Construction****Unmitigated Construction**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0330	0.3738	0.2092	5.2000e-004	0.1039	0.0147	0.1186	0.0387	0.0136	0.0522	0.0000	45.7486	45.7486	0.0138	2.3000e-004	46.1625
2023	0.1540	1.3924	1.6434	3.0300e-003	0.1531	0.0655	0.2187	0.0582	0.0606	0.1188	0.0000	265.6375	265.6375	0.0675	3.0100e-003	268.2225
2024	0.1075	0.6751	0.9156	1.6300e-003	0.0303	0.0310	0.0613	8.1000e-003	0.0288	0.0369	0.0000	142.5036	142.5036	0.0352	1.4200e-003	143.8067
Maximum	0.1540	1.3924	1.6434	3.0300e-003	0.1531	0.0655	0.2187	0.0582	0.0606	0.1188	0.0000	265.6375	265.6375	0.0675	3.0100e-003	268.2225

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0330	0.3738	0.2092	5.2000e-004	0.0460	0.0147	0.0608	0.0170	0.0136	0.0305	0.0000	45.7486	45.7486	0.0138	2.3000e-004	46.1624
2023	0.1540	1.3924	1.6434	3.0300e-003	0.0940	0.0655	0.1595	0.0326	0.0606	0.0931	0.0000	265.6372	265.6372	0.0675	3.0100e-003	268.2222
2024	0.1075	0.6751	0.9156	1.6300e-003	0.0288	0.0310	0.0598	7.7200e-003	0.0288	0.0365	0.0000	142.5035	142.5035	0.0352	1.4200e-003	143.8066
Maximum	0.1540	1.3924	1.6434	3.0300e-003	0.0940	0.0655	0.1595	0.0326	0.0606	0.0931	0.0000	265.6372	265.6372	0.0675	3.0100e-003	268.2222

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Percent Reduction	0.00	0.00	0.00	0.00	41.26	0.00	29.74	45.45	0.00	22.95	0.00	0.00	0.00	0.00	0.00	0.00
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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2022	11-30-2022	0.2597	0.2597
2	12-1-2022	2-28-2023	0.3687	0.3687
3	3-1-2023	5-31-2023	0.2822	0.2822
4	6-1-2023	8-31-2023	0.4487	0.4487
5	9-1-2023	11-30-2023	0.4445	0.4445
6	12-1-2023	2-29-2024	0.4277	0.4277
7	3-1-2024	5-31-2024	0.4490	0.4490
8	6-1-2024	8-31-2024	0.0526	0.0526
		Highest	0.4490	0.4490

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0489	7.6000e-003	0.2965	2.6000e-004		0.0126	0.0126		0.0126	0.0126	1.4723	4.8625	6.3348	7.3300e-003	8.0000e-005	6.5425
Energy	1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	53.7738	53.7738	3.2700e-003	7.1000e-004	54.0664
Mobile	0.0842	0.0969	0.8798	1.9200e-003	0.2035	1.4100e-003	0.2049	0.0543	1.3100e-003	0.0556	0.0000	180.7569	180.7569	0.0122	7.7100e-003	183.3578
Waste						0.0000	0.0000		0.0000	0.0000	2.0563	0.0000	2.0563	0.1215	0.0000	5.0944
Water						0.0000	0.0000		0.0000	0.0000	0.4548	5.2313	5.6861	0.0472	1.1600e-003	7.2094
Total	0.1350	0.1212	1.1834	2.2900e-003	0.2035	0.0153	0.2188	0.0543	0.0152	0.0695	3.9834	244.6245	248.6079	0.1915	9.6600e-003	256.2705

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Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0489	7.6000e-003	0.2965	2.6000e-004		0.0126	0.0126		0.0126	0.0126	1.4723	4.8625	6.3348	7.3300e-003	8.0000e-005	6.5425
Energy	1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	53.7738	53.7738	3.2700e-003	7.1000e-004	54.0664
Mobile	0.0842	0.0969	0.8798	1.9200e-003	0.2035	1.4100e-003	0.2049	0.0543	1.3100e-003	0.0556	0.0000	180.7569	180.7569	0.0122	7.7100e-003	183.3578
Waste						0.0000	0.0000		0.0000	0.0000	1.0282	0.0000	1.0282	0.0608	0.0000	2.5472
Water						0.0000	0.0000		0.0000	0.0000	0.3638	4.4521	4.8159	0.0377	9.3000e-004	6.0360
Total	0.1350	0.1212	1.1834	2.2900e-003	0.2035	0.0153	0.2188	0.0543	0.0152	0.0695	2.8643	243.8453	246.7096	0.1213	9.4300e-003	252.5499

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.09	0.32	0.76	36.65	2.38	1.45

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2022	8/31/2022	5	0	

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2	Site Preparation	Site Preparation	9/1/2022	11/23/2022	5	60
3	Grading	Grading	11/24/2022	2/15/2023	5	60
4	Building Construction	Building Construction	2/16/2023	6/5/2024	5	340
5	Paving	Paving	5/15/2023	6/11/2024	5	20
6	Architectural Coating	Architectural Coating	5/15/2024	6/11/2024	5	20

Acres of Grading (Site Preparation Phase): 30

Acres of Grading (Grading Phase): 45

Acres of Paving: 0.47

Residential Indoor: 16,760; Residential Outdoor: 5,587; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,248 (Architectural

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

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Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0159	0.0000	0.0159	1.7200e-003	0.0000	1.7200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0174	0.2080	0.1188	2.9000e-004		7.7200e-003	7.7200e-003		7.1000e-003	7.1000e-003	0.0000	25.6511	25.6511	8.3000e-003	0.0000	25.8585

2545 Marine Avenue - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.0174	0.2080	0.1188	2.9000e-004	0.0159	7.7200e-003	0.0236	1.7200e-003	7.1000e-003	8.8200e-003	0.0000	25.6511	25.6511	8.3000e-003	0.0000	25.8585
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	4.3000e-004	5.5700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3606	1.3606	4.0000e-005	4.0000e-005	1.3726
Total	5.1000e-004	4.3000e-004	5.5700e-003	1.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3606	1.3606	4.0000e-005	4.0000e-005	1.3726

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.8000e-003	0.0000	6.8000e-003	7.3000e-004	0.0000	7.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0174	0.2080	0.1188	2.9000e-004		7.7200e-003	7.7200e-003		7.1000e-003	7.1000e-003	0.0000	25.6511	25.6511	8.3000e-003	0.0000	25.8585

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.0174	0.2080	0.1188	2.9000e-004	6.8000e-003	7.7200e-003	0.0145	7.3000e-004	7.1000e-003	7.8300e-003	0.0000	25.6511	25.6511	8.3000e-003	0.0000	25.8585
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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	4.3000e-004	5.5700e-003	1.0000e-005	1.5600e-003	1.0000e-005	1.5700e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.3606	1.3606	4.0000e-005	4.0000e-005	1.3726
Total	5.1000e-004	4.3000e-004	5.5700e-003	1.0000e-005	1.5600e-003	1.0000e-005	1.5700e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.3606	1.3606	4.0000e-005	4.0000e-005	1.3726

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0849	0.0000	0.0849	0.0361	0.0000	0.0361	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0146	0.1621	0.0801	1.9000e-004		6.9800e-003	6.9800e-003		6.4200e-003	6.4200e-003	0.0000	16.7149	16.7149	5.4100e-003	0.0000	16.8501

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.0146	0.1621	0.0801	1.9000e-004	0.0849	6.9800e-003	0.0919	0.0361	6.4200e-003	0.0425	0.0000	16.7149	16.7149	5.4100e-003	0.0000	16.8501
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	2.9800e-003	6.7000e-004	1.0000e-005	2.9000e-004	2.0000e-005	3.1000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.0423	1.0423	6.0000e-005	1.7000e-004	1.0930
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	3.1000e-004	4.0100e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	0.9796	0.9796	3.0000e-005	3.0000e-005	0.9883
Total	4.5000e-004	3.2900e-003	4.6800e-003	2.0000e-005	1.4700e-003	3.0000e-005	1.5000e-003	3.9000e-004	3.0000e-005	4.2000e-004	0.0000	2.0220	2.0220	9.0000e-005	2.0000e-004	2.0812

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0363	0.0000	0.0363	0.0154	0.0000	0.0154	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0146	0.1621	0.0801	1.9000e-004		6.9800e-003	6.9800e-003		6.4200e-003	6.4200e-003	0.0000	16.7149	16.7149	5.4100e-003	0.0000	16.8501

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.0146	0.1621	0.0801	1.9000e-004	0.0363	6.9800e-003	0.0433	0.0154	6.4200e-003	0.0219	0.0000	16.7149	16.7149	5.4100e-003	0.0000	16.8501
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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	2.9800e-003	6.7000e-004	1.0000e-005	2.8000e-004	2.0000e-005	3.0000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.0423	1.0423	6.0000e-005	1.7000e-004	1.0930
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	3.1000e-004	4.0100e-003	1.0000e-005	1.1200e-003	1.0000e-005	1.1300e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9796	0.9796	3.0000e-005	3.0000e-005	0.9883
Total	4.5000e-004	3.2900e-003	4.6800e-003	2.0000e-005	1.4000e-003	3.0000e-005	1.4300e-003	3.8000e-004	3.0000e-005	4.1000e-004	0.0000	2.0220	2.0220	9.0000e-005	2.0000e-004	2.0812

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0984	0.0000	0.0984	0.0436	0.0000	0.0436	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0154	0.1680	0.0916	2.3000e-004		6.9300e-003	6.9300e-003		6.3800e-003	6.3800e-003	0.0000	20.4287	20.4287	6.6100e-003	0.0000	20.5938

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.0154	0.1680	0.0916	2.3000e-004	0.0984	6.9300e-003	0.1054	0.0436	6.3800e-003	0.0499	0.0000	20.4287	20.4287	6.6100e-003	0.0000	20.5938
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	2.8400e-003	7.2000e-004	1.0000e-005	3.5000e-004	2.0000e-005	3.7000e-004	1.0000e-004	2.0000e-005	1.1000e-004	0.0000	1.2030	1.2030	7.0000e-005	1.9000e-004	1.2616
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.3000e-004	4.5100e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1658	1.1658	3.0000e-005	3.0000e-005	1.1755
Total	4.6000e-004	3.1700e-003	5.2300e-003	2.0000e-005	1.8000e-003	3.0000e-005	1.8300e-003	4.8000e-004	3.0000e-005	5.0000e-004	0.0000	2.3688	2.3688	1.0000e-004	2.2000e-004	2.4371

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0421	0.0000	0.0421	0.0186	0.0000	0.0186	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0154	0.1680	0.0916	2.3000e-004		6.9300e-003	6.9300e-003		6.3800e-003	6.3800e-003	0.0000	20.4286	20.4286	6.6100e-003	0.0000	20.5938

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	0.0154	0.1680	0.0916	2.3000e-004	0.0421	6.9300e-003	0.0490	0.0186	6.3800e-003	0.0250	0.0000	20.4286	20.4286	6.6100e-003	0.0000	20.5938
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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.0000e-005	2.8400e-003	7.2000e-004	1.0000e-005	3.4000e-004	2.0000e-005	3.6000e-004	9.0000e-005	2.0000e-005	1.1000e-004	0.0000	1.2030	1.2030	7.0000e-005	1.9000e-004	1.2616
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.3000e-004	4.5100e-003	1.0000e-005	1.3700e-003	1.0000e-005	1.3800e-003	3.7000e-004	1.0000e-005	3.7000e-004	0.0000	1.1658	1.1658	3.0000e-005	3.0000e-005	1.1755
Total	4.6000e-004	3.1700e-003	5.2300e-003	2.0000e-005	1.7100e-003	3.0000e-005	1.7400e-003	4.6000e-004	3.0000e-005	4.8000e-004	0.0000	2.3688	2.3688	1.0000e-004	2.2000e-004	2.4371

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0718	0.7285	0.8055	1.2900e-003		0.0364	0.0364		0.0334	0.0334	0.0000	113.7366	113.7366	0.0368	0.0000	114.6562
Total	0.0718	0.7285	0.8055	1.2900e-003		0.0364	0.0364		0.0334	0.0334	0.0000	113.7366	113.7366	0.0368	0.0000	114.6562

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7000e-004	0.0274	0.0103	1.3000e-004	4.2900e-003	1.3000e-004	4.4200e-003	1.2400e-003	1.3000e-004	1.3600e-003	0.0000	12.3821	12.3821	4.1000e-004	1.7800e-003	12.9235
Worker	9.3700e-003	7.4400e-003	0.1008	2.8000e-004	0.0323	2.0000e-004	0.0325	8.5900e-003	1.8000e-004	8.7700e-003	0.0000	26.0625	26.0625	6.8000e-004	6.7000e-004	26.2793
Total	0.0101	0.0349	0.1111	4.1000e-004	0.0366	3.3000e-004	0.0370	9.8300e-003	3.1000e-004	0.0101	0.0000	38.4446	38.4446	1.0900e-003	2.4500e-003	39.2028

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0718	0.7285	0.8055	1.2900e-003		0.0364	0.0364		0.0334	0.0334	0.0000	113.7364	113.7364	0.0368	0.0000	114.6561
Total	0.0718	0.7285	0.8055	1.2900e-003		0.0364	0.0364		0.0334	0.0334	0.0000	113.7364	113.7364	0.0368	0.0000	114.6561

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.7000e-004	0.0274	0.0103	1.3000e-004	4.1100e-003	1.3000e-004	4.2400e-003	1.1900e-003	1.3000e-004	1.3200e-003	0.0000	12.3821	12.3821	4.1000e-004	1.7800e-003	12.9235
Worker	9.3700e-003	7.4400e-003	0.1008	2.8000e-004	0.0307	2.0000e-004	0.0309	8.1800e-003	1.8000e-004	8.3600e-003	0.0000	26.0625	26.0625	6.8000e-004	6.7000e-004	26.2793
Total	0.0101	0.0349	0.1111	4.1000e-004	0.0348	3.3000e-004	0.0351	9.3700e-003	3.1000e-004	9.6800e-003	0.0000	38.4446	38.4446	1.0900e-003	2.4500e-003	39.2028

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0336	0.3375	0.3993	6.4000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	56.6370	56.6370	0.0183	0.0000	57.0949
Total	0.0336	0.3375	0.3993	6.4000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	56.6370	56.6370	0.0183	0.0000	57.0949

Unmitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.7000e-004	0.0137	5.0100e-003	6.0000e-005	2.1400e-003	7.0000e-005	2.2000e-003	6.2000e-004	6.0000e-005	6.8000e-004	0.0000	6.0713	6.0713	2.1000e-004	8.7000e-004	6.3371
Worker	4.3500e-003	3.3100e-003	0.0467	1.4000e-004	0.0161	1.0000e-004	0.0162	4.2800e-003	9.0000e-005	4.3600e-003	0.0000	12.7073	12.7073	3.1000e-004	3.1000e-004	12.8074
Total	4.7200e-003	0.0170	0.0518	2.0000e-004	0.0182	1.7000e-004	0.0184	4.9000e-003	1.5000e-004	5.0400e-003	0.0000	18.7786	18.7786	5.2000e-004	1.1800e-003	19.1445

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0336	0.3375	0.3993	6.4000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	56.6369	56.6369	0.0183	0.0000	57.0948
Total	0.0336	0.3375	0.3993	6.4000e-004		0.0160	0.0160		0.0147	0.0147	0.0000	56.6369	56.6369	0.0183	0.0000	57.0948

Mitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.7000e-004	0.0137	5.0100e-003	6.0000e-005	2.0500e-003	7.0000e-005	2.1100e-003	5.9000e-004	6.0000e-005	6.6000e-004	0.0000	6.0713	6.0713	2.1000e-004	8.7000e-004	6.3371
Worker	4.3500e-003	3.3100e-003	0.0467	1.4000e-004	0.0153	1.0000e-004	0.0154	4.0700e-003	9.0000e-005	4.1600e-003	0.0000	12.7073	12.7073	3.1000e-004	3.1000e-004	12.8074
Total	4.7200e-003	0.0170	0.0518	2.0000e-004	0.0173	1.7000e-004	0.0175	4.6600e-003	1.5000e-004	4.8200e-003	0.0000	18.7786	18.7786	5.2000e-004	1.1800e-003	19.1445

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0504	0.4541	0.5792	9.3000e-004		0.0218	0.0218		0.0203	0.0203	0.0000	77.5437	77.5437	0.0226	0.0000	78.1084
Paving	1.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0515	0.4541	0.5792	9.3000e-004		0.0218	0.0218		0.0203	0.0203	0.0000	77.5437	77.5437	0.0226	0.0000	78.1084

Unmitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7100e-003	3.7400e-003	0.0507	1.4000e-004	0.0163	1.0000e-004	0.0164	4.3200e-003	9.0000e-005	4.4100e-003	0.0000	13.1152	13.1152	3.4000e-004	3.4000e-004	13.2243
Total	4.7100e-003	3.7400e-003	0.0507	1.4000e-004	0.0163	1.0000e-004	0.0164	4.3200e-003	9.0000e-005	4.4100e-003	0.0000	13.1152	13.1152	3.4000e-004	3.4000e-004	13.2243

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0504	0.4541	0.5792	9.3000e-004		0.0218	0.0218		0.0203	0.0203	0.0000	77.5436	77.5436	0.0226	0.0000	78.1083
Paving	1.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0515	0.4541	0.5792	9.3000e-004		0.0218	0.0218		0.0203	0.0203	0.0000	77.5436	77.5436	0.0226	0.0000	78.1083

Mitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7100e-003	3.7400e-003	0.0507	1.4000e-004	0.0154	1.0000e-004	0.0155	4.1100e-003	9.0000e-005	4.2100e-003	0.0000	13.1152	13.1152	3.4000e-004	3.4000e-004	13.2243
Total	4.7100e-003	3.7400e-003	0.0507	1.4000e-004	0.0154	1.0000e-004	0.0155	4.1100e-003	9.0000e-005	4.2100e-003	0.0000	13.1152	13.1152	3.4000e-004	3.4000e-004	13.2243

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0345	0.3059	0.4113	6.6000e-004		0.0142	0.0142		0.0133	0.0133	0.0000	54.9935	54.9935	0.0160	0.0000	55.3940
Paving	7.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0353	0.3059	0.4113	6.6000e-004		0.0142	0.0142		0.0133	0.0133	0.0000	54.9935	54.9935	0.0160	0.0000	55.3940

Unmitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1200e-003	2.3700e-003	0.0335	1.0000e-004	0.0115	7.0000e-005	0.0116	3.0600e-003	6.0000e-005	3.1300e-003	0.0000	9.1088	9.1088	2.2000e-004	2.2000e-004	9.1805
Total	3.1200e-003	2.3700e-003	0.0335	1.0000e-004	0.0115	7.0000e-005	0.0116	3.0600e-003	6.0000e-005	3.1300e-003	0.0000	9.1088	9.1088	2.2000e-004	2.2000e-004	9.1805

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0345	0.3059	0.4113	6.6000e-004		0.0142	0.0142		0.0133	0.0133	0.0000	54.9935	54.9935	0.0160	0.0000	55.3940
Paving	7.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0353	0.3059	0.4113	6.6000e-004		0.0142	0.0142		0.0133	0.0133	0.0000	54.9935	54.9935	0.0160	0.0000	55.3940

Mitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1200e-003	2.3700e-003	0.0335	1.0000e-004	0.0109	7.0000e-005	0.0110	2.9200e-003	6.0000e-005	2.9800e-003	0.0000	9.1088	9.1088	2.2000e-004	2.2000e-004	9.1805
Total	3.1200e-003	2.3700e-003	0.0335	1.0000e-004	0.0109	7.0000e-005	0.0110	2.9200e-003	6.0000e-005	2.9800e-003	0.0000	9.1088	9.1088	2.2000e-004	2.2000e-004	9.1805

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0288					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569
Total	0.0306	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569

Unmitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.5900e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4325	0.4325	1.0000e-005	1.0000e-005	0.4359
Total	1.5000e-004	1.1000e-004	1.5900e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4325	0.4325	1.0000e-005	1.0000e-005	0.4359

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0288					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568
Total	0.0306	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568

Mitigated Construction Off-Site

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.5900e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4325	0.4325	1.0000e-005	1.0000e-005	0.4359
Total	1.5000e-004	1.1000e-004	1.5900e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4325	0.4325	1.0000e-005	1.0000e-005	0.4359

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0842	0.0969	0.8798	1.9200e-003	0.2035	1.4100e-003	0.2049	0.0543	1.3100e-003	0.0556	0.0000	180.7569	180.7569	0.0122	7.7100e-003	183.3578
Unmitigated	0.0842	0.0969	0.8798	1.9200e-003	0.2035	1.4100e-003	0.2049	0.0543	1.3100e-003	0.0556	0.0000	180.7569	180.7569	0.0122	7.7100e-003	183.3578

4.2 Trip Summary Information

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.12	0.13	102	102
Condo/Townhouse	158.40	179.08	138.16	541,492	541,492
Enclosed Parking Structure	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	158.40	179.20	138.29	541,594	541,594

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003
Condo/Townhouse	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003
Enclosed Parking Structure	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	34.3964	34.3964	2.9000e-003	3.5000e-004	34.5738
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	34.3964	34.3964	2.9000e-003	3.5000e-004	34.5738
NaturalGas Mitigated	1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3775	19.3775	3.7000e-004	3.6000e-004	19.4926
NaturalGas Unmitigated	1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3775	19.3775	3.7000e-004	3.6000e-004	19.4926

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	363120	1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3775	19.3775	3.7000e-004	3.6000e-004	19.4926
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3775	19.3775	3.7000e-004	3.6000e-004	19.4926

Mitigated

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	363120	1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3775	19.3775	3.7000e-004	3.6000e-004	19.4926
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		1.9600e-003	0.0167	7.1200e-003	1.1000e-004		1.3500e-003	1.3500e-003		1.3500e-003	1.3500e-003	0.0000	19.3775	19.3775	3.7000e-004	3.6000e-004	19.4926

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	106311	18.8538	1.5900e-003	1.9000e-004	18.9511
Enclosed Parking Structure	86100	15.2695	1.2900e-003	1.6000e-004	15.3482
Parking Lot	1540	0.2731	2.0000e-005	0.0000	0.2745
Total		34.3964	2.9000e-003	3.5000e-004	34.5738

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	106311	18.8538	1.5900e-003	1.9000e-004	18.9511
Enclosed Parking Structure	86100	15.2695	1.2900e-003	1.6000e-004	15.3482
Parking Lot	1540	0.2731	2.0000e-005	0.0000	0.2745
Total		34.3964	2.9000e-003	3.5000e-004	34.5738

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr											MT/yr					

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Mitigated	0.0489	7.6000e-003	0.2965	2.6000e-004		0.0126	0.0126		0.0126	0.0126	1.4723	4.8625	6.3348	7.3300e-003	8.0000e-005	6.5425
Unmitigated	0.0489	7.6000e-003	0.2965	2.6000e-004		0.0126	0.0126		0.0126	0.0126	1.4723	4.8625	6.3348	7.3300e-003	8.0000e-005	6.5425

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.8800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0313					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.8800e-003	4.9800e-003	0.0691	2.4000e-004		0.0113	0.0113		0.0113	0.0113	1.4723	4.4906	5.9629	6.9700e-003	8.0000e-005	6.1616
Landscaping	6.8800e-003	2.6200e-003	0.2275	1.0000e-005		1.2600e-003	1.2600e-003		1.2600e-003	1.2600e-003	0.0000	0.3719	0.3719	3.6000e-004	0.0000	0.3809
Total	0.0489	7.6000e-003	0.2965	2.5000e-004		0.0126	0.0126		0.0126	0.0126	1.4723	4.8625	6.3348	7.3300e-003	8.0000e-005	6.5425

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Architectural Coating	2.8800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Consumer Products	0.0313					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Hearth	7.8800e-003	4.9800e-003	0.0691	2.4000e-004		0.0113	0.0113		0.0113	0.0113	1.4723	4.4906	5.9629	6.9700e-003	8.0000e-005	6.1616
Landscaping	6.8800e-003	2.6200e-003	0.2275	1.0000e-005		1.2600e-003	1.2600e-003		1.2600e-003	1.2600e-003	0.0000	0.3719	0.3719	3.6000e-004	0.0000	0.3809
Total	0.0489	7.6000e-003	0.2965	2.5000e-004		0.0126	0.0126		0.0126	0.0126	1.4723	4.8625	6.3348	7.3300e-003	8.0000e-005	6.5425

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.8159	0.0377	9.3000e-004	6.0360
Unmitigated	5.6861	0.0472	1.1600e-003	7.2094

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.0714889	0.1409	1.0000e-005	0.0000	0.1416
Condo/Townhouse	1.43339 / 0.903658	5.5452	0.0471	1.1500e-003	7.0678
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		5.6861	0.0472	1.1500e-003	7.2094

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.0671281	0.1323	1.0000e-005	0.0000	0.1330
Condo/Townhouse	1.14671 / 0.848535	4.6837	0.0377	0.3000e-004	5.9030
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		4.8159	0.0377	9.3000e-004	6.0360

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.0282	0.0608	0.0000	2.5472
Unmitigated	2.0563	0.1215	0.0000	5.0944

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

City Park	0.01	2.0300e-003	1.2000e-004	0.0000	5.0300e-003
Condo/Townhouse	10.12	2.0543	0.1214	0.0000	5.0894
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		2.0563	0.1215	0.0000	5.0944

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.005	1.0100e-003	6.0000e-005	0.0000	2.5100e-003
Condo/Townhouse	5.06	1.0271	0.0607	0.0000	2.5447
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		1.0281	0.0608	0.0000	2.5472

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**10.0 Stationary Equipment**

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**2545 Marine Avenue
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	41.00	Space	0.37	16,400.00	0
Parking Lot	11.00	Space	0.10	4,400.00	0
City Park	0.06	Acre	0.06	2,526.48	0
Condo/Townhouse	22.00	Dwelling Unit	0.19	8,276.40	63

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Acreage revised per the Site Plan
- Construction Phase - Construction dates revised per client's instruction (Sep 2022 thru 2nd Quarter 2024); no demo
- Grading - Material export assumes 6 inches of soil from the top of the site is going to be exported, based on the total SF of the site
- Demolition -
- Off-road Equipment - No demo
- Vehicle Trips - Trip rate revised per the Trip Gen Memo
- Woodstoves - no wood burning fireplaces per SCAQMD regulations

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Construction Off-road Equipment Mitigation - SCAQMD Rule Compliance

Water Mitigation - Required by Title 24 and CalGreen

Waste Mitigation - Required by CA AB939

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	NumDays	1.00	60.00
tblConstructionPhase	NumDays	2.00	60.00
tblConstructionPhase	NumDays	100.00	340.00
tblConstructionPhase	NumDays	5.00	20.00
tblConstructionPhase	NumDays	5.00	20.00
tblFireplaces	NumberWood	1.10	0.00
tblGrading	MaterialExported	0.00	600.00
tblLandUse	LandUseSquareFeet	2,613.60	2,526.48
tblLandUse	LandUseSquareFeet	22,000.00	8,276.40
tblLandUse	LotAcreage	1.38	0.19
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	7.32	7.20

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.1167	12.2348	6.3003	0.0157	5.4244	0.5194	5.9438	2.5984	0.4779	3.0764	0.0000	1,533.1269	1,533.1269	0.4482	0.0155	1,548.9515
2023	1.4043	12.2517	15.8016	0.0282	5.4244	0.5887	5.8460	2.5984	0.5450	2.9864	0.0000	2,706.4157	2,706.4157	0.6742	0.0274	2,731.4451
2024	4.4109	12.7509	17.6491	0.0315	0.5861	0.5905	1.1766	0.1563	0.5516	0.7079	0.0000	3,026.9876	3,026.9876	0.6903	0.0276	3,052.4558
Maximum	4.4109	12.7509	17.6491	0.0315	5.4244	0.5905	5.9438	2.5984	0.5516	3.0764	0.0000	3,026.9876	3,026.9876	0.6903	0.0276	3,052.4558

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.1167	12.2348	6.3003	0.0157	2.3770	0.5194	2.8964	1.1265	0.4779	1.6044	0.0000	1,533.1269	1,533.1269	0.4482	0.0155	1,548.9515
2023	1.4043	12.2517	15.8016	0.0282	2.3770	0.5887	2.7987	1.1265	0.5450	1.5144	0.0000	2,706.4157	2,706.4157	0.6742	0.0274	2,731.4451
2024	4.4109	12.7509	17.6491	0.0315	0.5559	0.5905	1.1464	0.1489	0.5516	0.7005	0.0000	3,026.9876	3,026.9876	0.6903	0.0276	3,052.4558
Maximum	4.4109	12.7509	17.6491	0.0315	2.3770	0.5905	2.8964	1.1265	0.5516	1.6044	0.0000	3,026.9876	3,026.9876	0.6903	0.0276	3,052.4558

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Percent Reduction	0.00	0.00	0.00	0.00	53.56	0.00	47.24	55.13	0.00	43.59	0.00	0.00	0.00	0.00	0.00	0.00
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2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219
Energy	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Mobile	0.5410	0.5494	5.5404	0.0123	1.2892	8.7700e-003	1.2979	0.3434	8.1400e-003	0.3515		1,279.0335	1,279.0335	0.0816	0.0502	1,296.0428
Total	1.4239	1.0602	12.9232	0.0326	1.2892	0.9310	2.2201	0.3434	0.9304	1.2738	129.8360	1,795.3541	1,925.1901	0.7015	0.0596	1,960.5011

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219
Energy	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Mobile	0.5410	0.5494	5.5404	0.0123	1.2892	8.7700e-003	1.2979	0.3434	8.1400e-003	0.3515		1,279.0335	1,279.0335	0.0816	0.0502	1,296.0428

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.4239	1.0602	12.9232	0.0326	1.2892	0.9310	2.2201	0.3434	0.9304	1.2738	129.8360	1,795.3541	1,925.1901	0.7015	0.0596	1,960.5011
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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2022	3/31/2022	5	0	
2	Site Preparation	Site Preparation	9/1/2022	11/23/2022	5	60	
3	Grading	Grading	11/24/2022	2/15/2023	5	60	
4	Building Construction	Building Construction	2/16/2023	6/5/2024	5	340	
5	Paving	Paving	5/15/2023	6/11/2024	5	20	
6	Architectural Coating	Architectural Coating	5/15/2024	6/11/2024	5	20	

Acres of Grading (Site Preparation Phase): 30

Acres of Grading (Grading Phase): 45

Acres of Paving: 0.47

Residential Indoor: 16,760; Residential Outdoor: 5,587; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,248 (Architectural

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	75.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	26.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Water Unpaved Roads

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.5303	0.2573	0.7876	0.0573	0.2367	0.2940		942.5179	942.5179	0.3048		950.1386

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0173	0.0126	0.1971	5.1000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		52.0064	52.0064	1.4100e-003	1.2500e-003	52.4144
Total	0.0173	0.0126	0.1971	5.1000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		52.0064	52.0064	1.4100e-003	1.2500e-003	52.4144

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2267	0.0000	0.2267	0.0245	0.0000	0.0245			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.2267	0.2573	0.4840	0.0245	0.2367	0.2612	0.0000	942.5179	942.5179	0.3048		950.1386

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0173	0.0126	0.1971	5.1000e-004	0.0530	3.6000e-004	0.0533	0.0141	3.3000e-004	0.0144		52.0064	52.0064	1.4100e-003	1.2500e-003	52.4144
Total	0.0173	0.0126	0.1971	5.1000e-004	0.0530	3.6000e-004	0.0533	0.0141	3.3000e-004	0.0144		52.0064	52.0064	1.4100e-003	1.2500e-003	52.4144

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3131	0.0000	5.3131	2.5687	0.0000	2.5687			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.3131	0.5173	5.8304	2.5687	0.4759	3.0446		1,364.8198	1,364.8198	0.4414		1,375.8551

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.8200e-003	0.2099	0.0490	7.8000e-004	0.0219	1.5600e-003	0.0234	6.0000e-003	1.4900e-003	7.4900e-003		85.0970	85.0970	4.5200e-003	0.0135	89.2335
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0202	0.3153	8.2000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		83.2102	83.2102	2.2500e-003	2.0000e-003	83.8630
Total	0.0335	0.2302	0.3643	1.6000e-003	0.1113	2.1300e-003	0.1134	0.0297	2.0200e-003	0.0317		168.3071	168.3071	6.7700e-003	0.0155	173.0965

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2713	0.0000	2.2713	1.0981	0.0000	1.0981			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	2.2713	0.5173	2.7886	1.0981	0.4759	1.5740	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.8200e-003	0.2099	0.0490	7.8000e-004	0.0209	1.5600e-003	0.0225	5.7600e-003	1.4900e-003	7.2500e-003		85.0970	85.0970	4.5200e-003	0.0135	89.2335
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0202	0.3153	8.2000e-004	0.0848	5.7000e-004	0.0853	0.0226	5.3000e-004	0.0231		83.2102	83.2102	2.2500e-003	2.0000e-003	83.8630
Total	0.0335	0.2302	0.3643	1.6000e-003	0.1057	2.1300e-003	0.1078	0.0283	2.0200e-003	0.0304		168.3071	168.3071	6.7700e-003	0.0155	173.0965

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3131	0.0000	5.3131	2.5687	0.0000	2.5687			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.7713	1,364.7713	0.4414		1,375.8062
Total	0.9335	10.1789	5.5516	0.0141	5.3131	0.4201	5.7332	2.5687	0.3865	2.9552		1,364.7713	1,364.7713	0.4414		1,375.8062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.7100e-003	0.1631	0.0435	7.3000e-004	0.0219	1.0300e-003	0.0229	6.0000e-003	9.8000e-004	6.9800e-003		80.3325	80.3325	4.4300e-003	0.0128	84.2447
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2899	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		81.0090	81.0090	2.0200e-003	1.8500e-003	81.6097
Total	0.0283	0.1810	0.3334	1.5200e-003	0.1113	1.5700e-003	0.1129	0.0297	1.4800e-003	0.0312		161.3415	161.3415	6.4500e-003	0.0146	165.8544

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2713	0.0000	2.2713	1.0981	0.0000	1.0981			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.7713	1,364.7713	0.4414		1,375.8062
Total	0.9335	10.1789	5.5516	0.0141	2.2713	0.4201	2.6914	1.0981	0.3865	1.4846	0.0000	1,364.7713	1,364.7713	0.4414		1,375.8062

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.7100e-003	0.1631	0.0435	7.3000e-004	0.0209	1.0300e-003	0.0219	5.7600e-003	9.8000e-004	6.7400e-003		80.3325	80.3325	4.4300e-003	0.0128	84.2447
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2899	7.9000e-004	0.0848	5.4000e-004	0.0853	0.0226	5.0000e-004	0.0231		81.0090	81.0090	2.0200e-003	1.8500e-003	81.6097
Total	0.0283	0.1810	0.3334	1.5200e-003	0.1057	1.5700e-003	0.1072	0.0283	1.4800e-003	0.0298		161.3415	161.3415	6.4500e-003	0.0146	165.8544

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.9100e-003	0.2303	0.0892	1.1200e-003	0.0384	1.1600e-003	0.0396	0.0111	1.1100e-003	0.0122		120.1695	120.1695	4.0300e-003	0.0173	125.4187
Worker	0.0833	0.0581	0.9422	2.5700e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		263.2793	263.2793	6.5600e-003	6.0000e-003	265.2314
Total	0.0902	0.2884	1.0314	3.6900e-003	0.3291	2.9100e-003	0.3320	0.0881	2.7200e-003	0.0909		383.4488	383.4488	0.0106	0.0233	390.6501

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.9100e-003	0.2303	0.0892	1.1200e-003	0.0368	1.1600e-003	0.0380	0.0107	1.1100e-003	0.0118		120.1695	120.1695	4.0300e-003	0.0173	125.4187
Worker	0.0833	0.0581	0.9422	2.5700e-003	0.2755	1.7500e-003	0.2772	0.0734	1.6100e-003	0.0750		263.2793	263.2793	6.5600e-003	6.0000e-003	265.2314
Total	0.0902	0.2884	1.0314	3.6900e-003	0.3123	2.9100e-003	0.3152	0.0840	2.7200e-003	0.0867		383.4488	383.4488	0.0106	0.0233	390.6501

3.5 Building Construction - 2024

Unmitigated Construction On-Site

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.7000e-003	0.2308	0.0873	1.1000e-003	0.0384	1.1700e-003	0.0396	0.0111	1.1100e-003	0.0122		118.3648	118.3648	4.0400e-003	0.0170	123.5424
Worker	0.0776	0.0518	0.8770	2.5000e-003	0.2906	1.6800e-003	0.2923	0.0771	1.5500e-003	0.0786		257.8521	257.8521	5.9300e-003	5.5800e-003	259.6634
Total	0.0843	0.2826	0.9643	3.6000e-003	0.3291	2.8500e-003	0.3319	0.0881	2.6600e-003	0.0908		376.2169	376.2169	9.9700e-003	0.0226	383.2058

Mitigated Construction On-Site

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.7000e-003	0.2308	0.0873	1.1000e-003	0.0368	1.1700e-003	0.0380	0.0107	1.1100e-003	0.0118		118.3648	118.3648	4.0400e-003	0.0170	123.5424
Worker	0.0776	0.0518	0.8770	2.5000e-003	0.2755	1.6800e-003	0.2771	0.0734	1.5500e-003	0.0749		257.8521	257.8521	5.9300e-003	5.5800e-003	259.6634
Total	0.0843	0.2826	0.9643	3.6000e-003	0.3123	2.8500e-003	0.3151	0.0840	2.6600e-003	0.0867		376.2169	376.2169	9.9700e-003	0.0226	383.2058

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
	Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018	
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6243	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218
Total	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
	Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018	
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6243	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0576	0.0402	0.6523	1.7800e-003	0.1907	1.2100e-003	0.1919	0.0508	1.1200e-003	0.0519		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218
Total	0.0576	0.0402	0.6523	1.7800e-003	0.1907	1.2100e-003	0.1919	0.0508	1.1200e-003	0.0519		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
	Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019	
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6035	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0537	0.0359	0.6071	1.7300e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		178.5130	178.5130	4.1100e-003	3.8600e-003	179.7670
Total	0.0537	0.0359	0.6071	1.7300e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		178.5130	178.5130	4.1100e-003	3.8600e-003	179.7670

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
	Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019	
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6035	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0537	0.0359	0.6071	1.7300e-003	0.1907	1.1600e-003	0.1919	0.0508	1.0700e-003	0.0519		178.5130	178.5130	4.1100e-003	3.8600e-003	179.7670
Total	0.0537	0.0359	0.6071	1.7300e-003	0.1907	1.1600e-003	0.1919	0.0508	1.0700e-003	0.0519		178.5130	178.5130	4.1100e-003	3.8600e-003	179.7670

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
Archit. Coating	2.8787					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	3.0594	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353
Total	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day				
Archit. Coating	2.8787					0.0000	0.0000		0.0000	0.0000			0.0000		0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159	281.8443
Total	3.0594	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159	281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0530	3.2000e-004	0.0533	0.0141	3.0000e-004	0.0144		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353
Total	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0530	3.2000e-004	0.0533	0.0141	3.0000e-004	0.0144		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5410	0.5494	5.5404	0.0123	1.2892	8.7700e-003	1.2979	0.3434	8.1400e-003	0.3515		1,279.0335	1,279.0335	0.0816	0.0502	1,296.0428
Unmitigated	0.5410	0.5494	5.5404	0.0123	1.2892	8.7700e-003	1.2979	0.3434	8.1400e-003	0.3515		1,279.0335	1,279.0335	0.0816	0.0502	1,296.0428

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.12	0.13	102	102
Condo/Townhouse	158.40	179.08	138.16	541,492	541,492
Enclosed Parking Structure	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	158.40	179.20	138.29	541,594	541,594

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00
Condo/Townhouse	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Enclosed Parking Structure	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
NaturalGas Unmitigated	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	994.848	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	0.994848	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365

6.0 Area Detail

6.1 Mitigation Measures Area

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219
Unmitigated	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6301	0.3982	5.5242	0.0196		0.9047	0.9047		0.9047	0.9047	129.8360	396.0000	525.8360	0.6146	7.2600e-003	543.3632
Landscaping	0.0550	0.0210	1.8196	1.0000e-004		0.0101	0.0101		0.0101	0.0101		3.2795	3.2795	3.1700e-003		3.3587
Total	0.8722	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6301	0.3982	5.5242	0.0196		0.9047	0.9047		0.9047	0.9047	129.8360	396.0000	525.8360	0.6146	7.2600e-003	543.3632
Landscaping	0.0550	0.0210	1.8196	1.0000e-004		0.0101	0.0101		0.0101	0.0101		3.2795	3.2795	3.1700e-003		3.3587
Total	0.8722	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

2545 Marine Avenue - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**2545 Marine Avenue
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	41.00	Space	0.37	16,400.00	0
Parking Lot	11.00	Space	0.10	4,400.00	0
City Park	0.06	Acre	0.06	2,526.48	0
Condo/Townhouse	22.00	Dwelling Unit	0.19	8,276.40	63

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Acreage revised per the Site Plan
- Construction Phase - Construction dates revised per client's instruction (Sep 2022 thru 2nd Quarter 2024); no demo
- Grading - Material export assumes 6 inches of soil from the top of the site is going to be exported, based on the total SF of the site
- Demolition -
- Off-road Equipment - No demo
- Vehicle Trips - Trip rate revised per the Trip Gen Memo
- Woodstoves - no wood burning fireplaces per SCAQMD regulations

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Construction Off-road Equipment Mitigation - SCAQMD Rule Compliance

Water Mitigation - Required by Title 24 and CalGreen

Waste Mitigation - Required by CA AB939

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	NumDays	1.00	60.00
tblConstructionPhase	NumDays	2.00	60.00
tblConstructionPhase	NumDays	100.00	340.00
tblConstructionPhase	NumDays	5.00	20.00
tblConstructionPhase	NumDays	5.00	20.00
tblFireplaces	NumberWood	1.10	0.00
tblGrading	MaterialExported	0.00	600.00
tblLandUse	LandUseSquareFeet	2,613.60	2,526.48
tblLandUse	LandUseSquareFeet	22,000.00	8,276.40
tblLandUse	LotAcreage	1.38	0.19
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	7.32	7.20

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.1185	12.2454	6.2753	0.0156	5.4244	0.5194	5.9438	2.5984	0.4779	3.0764	0.0000	1,528.7524	1,528.7524	0.4482	0.0157	1,544.6197
2023	1.4145	12.2728	15.6756	0.0279	5.4244	0.5887	5.8460	2.5984	0.5450	2.9864	0.0000	2,683.1286	2,683.1286	0.6743	0.0282	2,708.3813
2024	4.4220	12.7719	17.5196	0.0312	0.5861	0.5905	1.1766	0.1563	0.5516	0.7079	0.0000	3,001.6138	3,001.6138	0.6905	0.0283	3,027.3115
Maximum	4.4220	12.7719	17.5196	0.0312	5.4244	0.5905	5.9438	2.5984	0.5516	3.0764	0.0000	3,001.6138	3,001.6138	0.6905	0.0283	3,027.3115

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.1185	12.2454	6.2753	0.0156	2.3770	0.5194	2.8964	1.1265	0.4779	1.6044	0.0000	1,528.7524	1,528.7524	0.4482	0.0157	1,544.6197
2023	1.4145	12.2728	15.6756	0.0279	2.3770	0.5887	2.7987	1.1265	0.5450	1.5144	0.0000	2,683.1286	2,683.1286	0.6743	0.0282	2,708.3813
2024	4.4220	12.7719	17.5196	0.0312	0.5559	0.5905	1.1464	0.1489	0.5516	0.7005	0.0000	3,001.6138	3,001.6138	0.6905	0.0283	3,027.3115
Maximum	4.4220	12.7719	17.5196	0.0312	2.3770	0.5905	2.8964	1.1265	0.5516	1.6044	0.0000	3,001.6138	3,001.6138	0.6905	0.0283	3,027.3115

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Percent Reduction	0.00	0.00	0.00	0.00	53.56	0.00	47.24	55.13	0.00	43.59	0.00	0.00	0.00	0.00	0.00	0.00
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2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219
Energy	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Mobile	0.5316	0.5932	5.4157	0.0118	1.2892	8.7800e-003	1.2979	0.3434	8.1500e-003	0.3515		1,224.6576	1,224.6576	0.0838	0.0524	1,242.3812
Total	1.4145	1.1040	12.7985	0.0321	1.2892	0.9310	2.2201	0.3434	0.9304	1.2738	129.8360	1,740.9781	1,870.8141	0.7038	0.0619	1,906.8396

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219
Energy	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Mobile	0.5316	0.5932	5.4157	0.0118	1.2892	8.7800e-003	1.2979	0.3434	8.1500e-003	0.3515		1,224.6576	1,224.6576	0.0838	0.0524	1,242.3812

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Total	1.4145	1.1040	12.7985	0.0321	1.2892	0.9310	2.2201	0.3434	0.9304	1.2738	129.8360	1,740.9781	1,870.8141	0.7038	0.0619	1,906.8396
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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2022	3/31/2022	5	0	
2	Site Preparation	Site Preparation	9/1/2022	11/23/2022	5	60	
3	Grading	Grading	11/24/2022	2/15/2023	5	60	
4	Building Construction	Building Construction	2/16/2023	6/5/2024	5	340	
5	Paving	Paving	5/15/2023	6/11/2024	5	20	
6	Architectural Coating	Architectural Coating	5/15/2024	6/11/2024	5	20	

Acres of Grading (Site Preparation Phase): 30

Acres of Grading (Grading Phase): 45

Acres of Paving: 0.47

Residential Indoor: 16,760; Residential Outdoor: 5,587; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,248 (Architectural

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	6.00	97	0.37

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	75.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	26.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Water Unpaved Roads

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.5303	0.2573	0.7876	0.0573	0.2367	0.2940		942.5179	942.5179	0.3048		950.1386

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	0.0185	0.0140	0.1809	4.8000e-004	0.0559	3.6000e-004	0.0563	0.0148	3.3000e-004	0.0152		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2267	0.0000	0.2267	0.0245	0.0000	0.0245			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	0.5797	6.9332	3.9597	9.7300e-003	0.2267	0.2573	0.4840	0.0245	0.2367	0.2612	0.0000	942.5179	942.5179	0.3048		950.1386

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0140	0.1809	4.8000e-004	0.0530	3.6000e-004	0.0533	0.0141	3.3000e-004	0.0144		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907
Total	0.0185	0.0140	0.1809	4.8000e-004	0.0530	3.6000e-004	0.0533	0.0141	3.3000e-004	0.0144		49.2567	49.2567	1.4200e-003	1.3400e-003	49.6907

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3131	0.0000	5.3131	2.5687	0.0000	2.5687			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	5.3131	0.5173	5.8304	2.5687	0.4759	3.0446		1,364.8198	1,364.8198	0.4414		1,375.8551

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6800e-003	0.2185	0.0498	7.8000e-004	0.0219	1.5600e-003	0.0234	6.0000e-003	1.5000e-003	7.4900e-003		85.1219	85.1219	4.5100e-003	0.0135	89.2595
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0296	0.0223	0.2895	7.7000e-004	0.0894	5.7000e-004	0.0900	0.0237	5.3000e-004	0.0242		78.8107	78.8107	2.2800e-003	2.1400e-003	79.5051
Total	0.0353	0.2408	0.3393	1.5500e-003	0.1113	2.1300e-003	0.1134	0.0297	2.0300e-003	0.0317		163.9326	163.9326	6.7900e-003	0.0157	168.7646

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2713	0.0000	2.2713	1.0981	0.0000	1.0981			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	2.2713	0.5173	2.7886	1.0981	0.4759	1.5740	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6800e-003	0.2185	0.0498	7.8000e-004	0.0209	1.5600e-003	0.0225	5.7600e-003	1.5000e-003	7.2500e-003		85.1219	85.1219	4.5100e-003	0.0135	89.2595
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0296	0.0223	0.2895	7.7000e-004	0.0848	5.7000e-004	0.0853	0.0226	5.3000e-004	0.0231		78.8107	78.8107	2.2800e-003	2.1400e-003	79.5051
Total	0.0353	0.2408	0.3393	1.5500e-003	0.1057	2.1300e-003	0.1078	0.0283	2.0300e-003	0.0304		163.9326	163.9326	6.7900e-003	0.0157	168.7646

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3131	0.0000	5.3131	2.5687	0.0000	2.5687			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.7713	1,364.7713	0.4414		1,375.8062
Total	0.9335	10.1789	5.5516	0.0141	5.3131	0.4201	5.7332	2.5687	0.3865	2.9552		1,364.7713	1,364.7713	0.4414		1,375.8062

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5400e-003	0.1703	0.0441	7.3000e-004	0.0219	1.0300e-003	0.0229	6.0000e-003	9.9000e-004	6.9900e-003		80.4172	80.4172	4.4200e-003	0.0128	84.3332
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2665	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		76.7381	76.7381	2.0500e-003	1.9700e-003	77.3770
Total	0.0301	0.1900	0.3106	1.4800e-003	0.1113	1.5700e-003	0.1129	0.0297	1.4900e-003	0.0312		157.1553	157.1553	6.4700e-003	0.0147	161.7102

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2713	0.0000	2.2713	1.0981	0.0000	1.0981			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.7713	1,364.7713	0.4414		1,375.8062
Total	0.9335	10.1789	5.5516	0.0141	2.2713	0.4201	2.6914	1.0981	0.3865	1.4846	0.0000	1,364.7713	1,364.7713	0.4414		1,375.8062

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5400e-003	0.1703	0.0441	7.3000e-004	0.0209	1.0300e-003	0.0219	5.7600e-003	9.9000e-004	6.7400e-003		80.4172	80.4172	4.4200e-003	0.0128	84.3332
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2665	7.5000e-004	0.0848	5.4000e-004	0.0853	0.0226	5.0000e-004	0.0231		76.7381	76.7381	2.0500e-003	1.9700e-003	77.3770
Total	0.0301	0.1900	0.3106	1.4800e-003	0.1057	1.5700e-003	0.1072	0.0283	1.4900e-003	0.0298		157.1553	157.1553	6.4700e-003	0.0147	161.7102

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6700e-003	0.2411	0.0920	1.1200e-003	0.0384	1.1600e-003	0.0396	0.0111	1.1100e-003	0.0122		120.3722	120.3722	4.0100e-003	0.0173	125.6347
Worker	0.0895	0.0641	0.8660	2.4400e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		249.3990	249.3990	6.6500e-003	6.4100e-003	251.4752
Total	0.0961	0.3052	0.9580	3.5600e-003	0.3291	2.9100e-003	0.3320	0.0881	2.7200e-003	0.0909		369.7711	369.7711	0.0107	0.0237	377.1098

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6700e-003	0.2411	0.0920	1.1200e-003	0.0368	1.1600e-003	0.0380	0.0107	1.1100e-003	0.0118		120.3722	120.3722	4.0100e-003	0.0173	125.6347
Worker	0.0895	0.0641	0.8660	2.4400e-003	0.2755	1.7500e-003	0.2772	0.0734	1.6100e-003	0.0750		249.3990	249.3990	6.6500e-003	6.4100e-003	251.4752
Total	0.0961	0.3052	0.9580	3.5600e-003	0.3123	2.9100e-003	0.3152	0.0840	2.7200e-003	0.0868		369.7711	369.7711	0.0107	0.0237	377.1098

3.5 Building Construction - 2024

Unmitigated Construction On-Site

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.4500e-003	0.2416	0.0901	1.1000e-003	0.0384	1.1700e-003	0.0396	0.0111	1.1200e-003	0.0122		118.5686	118.5686	4.0200e-003	0.0171	123.7591
Worker	0.0837	0.0572	0.8068	2.3700e-003	0.2906	1.6800e-003	0.2923	0.0771	1.5500e-003	0.0786		244.2804	244.2804	6.0200e-003	5.9600e-003	246.2065
Total	0.0901	0.2989	0.8969	3.4700e-003	0.3291	2.8500e-003	0.3319	0.0881	2.6700e-003	0.0908		362.8490	362.8490	0.0100	0.0230	369.9657

Mitigated Construction On-Site

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.4500e-003	0.2416	0.0901	1.1000e-003	0.0368	1.1700e-003	0.0380	0.0107	1.1200e-003	0.0118		118.5686	118.5686	4.0200e-003	0.0171	123.7591
Worker	0.0837	0.0572	0.8068	2.3700e-003	0.2755	1.6800e-003	0.2771	0.0734	1.5500e-003	0.0749		244.2804	244.2804	6.0200e-003	5.9600e-003	246.2065
Total	0.0901	0.2989	0.8969	3.4700e-003	0.3123	2.8500e-003	0.3151	0.0840	2.6700e-003	0.0867		362.8490	362.8490	0.0100	0.0230	369.9657

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
	Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018	
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6243	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
Total	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
	Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018	
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6243	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.1907	1.2100e-003	0.1919	0.0508	1.1200e-003	0.0519		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
Total	0.0619	0.0444	0.5996	1.6900e-003	0.1907	1.2100e-003	0.1919	0.0508	1.1200e-003	0.0519		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
	Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019	
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6035	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0579	0.0396	0.5586	1.6400e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		169.1172	169.1172	4.1700e-003	4.1300e-003	170.4507
Total	0.0579	0.0396	0.5586	1.6400e-003	0.2012	1.1600e-003	0.2024	0.0534	1.0700e-003	0.0544		169.1172	169.1172	4.1700e-003	4.1300e-003	170.4507

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day				
	Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019
Paving	0.0131					0.0000	0.0000		0.0000	0.0000			0.0000		0.0000
Total	0.6035	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019	1,043.7858

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0579	0.0396	0.5586	1.6400e-003	0.1907	1.1600e-003	0.1919	0.0508	1.0700e-003	0.0519		169.1172	169.1172	4.1700e-003	4.1300e-003	170.4507
Total	0.0579	0.0396	0.5586	1.6400e-003	0.1907	1.1600e-003	0.1919	0.0508	1.0700e-003	0.0519		169.1172	169.1172	4.1700e-003	4.1300e-003	170.4507

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
Archit. Coating	2.8787					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	3.0594	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474
Total	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	lb/day										lb/day					
Archit. Coating	2.8787					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	3.0594	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0161	0.0110	0.1552	4.6000e-004	0.0530	3.2000e-004	0.0533	0.0141	3.0000e-004	0.0144		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474
Total	0.0161	0.0110	0.1552	4.6000e-004	0.0530	3.2000e-004	0.0533	0.0141	3.0000e-004	0.0144		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5316	0.5932	5.4157	0.0118	1.2892	8.7800e-003	1.2979	0.3434	8.1500e-003	0.3515		1,224.6576	1,224.6576	0.0838	0.0524	1,242.3812
Unmitigated	0.5316	0.5932	5.4157	0.0118	1.2892	8.7800e-003	1.2979	0.3434	8.1500e-003	0.3515		1,224.6576	1,224.6576	0.0838	0.0524	1,242.3812

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.12	0.13	102	102
Condo/Townhouse	158.40	179.08	138.16	541,492	541,492
Enclosed Parking Structure	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	158.40	179.20	138.29	541,594	541,594

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00
Condo/Townhouse	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Enclosed Parking Structure	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.00

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
NaturalGas Unmitigated	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Condo/Townhouse	994.848	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	0.994848	0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0107	0.0917	0.0390	5.9000e-004		7.4100e-003	7.4100e-003		7.4100e-003	7.4100e-003		117.0410	117.0410	2.2400e-003	2.1500e-003	117.7365

6.0 Area Detail

6.1 Mitigation Measures Area

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219
Unmitigated	0.8723	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6301	0.3982	5.5242	0.0196		0.9047	0.9047		0.9047	0.9047	129.8360	396.0000	525.8360	0.6146	7.2600e-003	543.3632
Landscaping	0.0550	0.0210	1.8196	1.0000e-004		0.0101	0.0101		0.0101	0.0101		3.2795	3.2795	3.1700e-003		3.3587
Total	0.8722	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0158					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6301	0.3982	5.5242	0.0196		0.9047	0.9047		0.9047	0.9047	129.8360	396.0000	525.8360	0.6146	7.2600e-003	543.3632
Landscaping	0.0550	0.0210	1.8196	1.0000e-004		0.0101	0.0101		0.0101	0.0101		3.2795	3.2795	3.1700e-003		3.3587
Total	0.8722	0.4191	7.3438	0.0197		0.9148	0.9148		0.9148	0.9148	129.8360	399.2795	529.1156	0.6177	7.2600e-003	546.7219

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

2545 Marine Avenue - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation



APPENDIX 5

Phase II Environmental Site Assessment



**Additional Phase II Environmental
Site Assessment
2545 Marine Avenue
Gardena, California**

March 14, 2022

Prepared for:

G3 Urban
108 South Orange Grove Blvd, #102
Pasadena, California 91105

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Project No.: 185804236

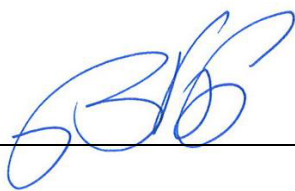
GARDENA, CALIFORNIA

This document entitled Additional Phase II Environmental Site Assessment (ESA) was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of G3 Urban (the "Client"). Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.


All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase II ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

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1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has prepared this Additional Phase II Environmental Site Assessment (ESA) report for the property located at 1030 West Foothill Boulevard, in the City of Gardena, County of Los Angeles, California (the “Property”, **Figure 1**), on behalf of G3 Urban (the “Client”). The work performed herein was done in conformance the Professional Services Agreement (PSA) between The G3 and Stantec (the “MSA”), based on the scope of work set forth in Stantec’s *Phase II Environmental Site Assessment Proposal* dated October 7, 2021.

The subject property consists of approximately 0.72 acres of vacant land located in the northeast corner of Dublin Avenue and Marine Avenue and identified as 2545 Marine Avenue in Gardena, California (the “Property”). The Assessor’s Parcel Number (APN) for the Property is listed as 4064-023-018. Surrounding properties are a mix of residential and service/retail/commercial properties. A Property location map is illustrated on Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2.

Previous Environmental Investigations

Stantec previously prepared a Phase I ESA for the Property and other adjoining properties located to the east (2315, 2403, 2415, and 2421 Marine Avenue) in August 2018. The Subject Property was historically used for light agricultural purposes until circa 1947, when it was developed with a hotel. The Property was occupied by the hotel structures until circa 2000, when the structures were demolished and removed from the Property. Historically, agricultural land use involved the use of herbicides and pesticides. Therefore, based on this historical land usage, Stantec was retained to conduct a subsurface assessment to determine whether the former agricultural use of the Subject Property was considered a recognized environmental condition (REC).

To evaluate whether pesticide or herbicide residues impacts were present in shallow soils, Stantec conducted a Phase II ESA on the Property on August 9, 2018, which included the advancement of six (6) soil borings (HA-1 through HA-6) to 1-foot below ground surface (bgs) to collect soil samples for laboratory analysis to evaluate the possible presence of metals (arsenic and lead) associated with herbicides and for pesticides in shallow soils. The one-foot soil samples collected from borings HA-1 to HA-6 were analyzed for arsenic and lead by United States Environmental Protection Agency (EPA) Method 6010B and organochlorine pesticides (OCPs) by EPA Method 8081. Boring locations are depicted in **Figure 3**.

The results of the investigation identified minor detections of OCPs at concentrations above laboratory reporting limits in two (2) of the six (6) soil samples collected at 0.5 to 1.0 feet bgs. The pesticides detected during this assessment included: Chlordane (up to 0.076 milligrams per kilogram [mg/kg]), alpha-chlordane (up to 0.0076 mg/kg) of, gamma-chlordane (up to 0.0075 mg/kg), of 4,4'-dichlorodiphenyldichloroethylene ([DDE], up to 0.0037 mg/kg) and 4,4'-dichlorodiphenyltrichloroethane ([DDT] up to 0.0061 mg/kg. All reported OCP concentrations detected during this assessment were below corresponding Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Note 3 residential screening levels (SLs).



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Lead was detected in all six (6) soil samples at concentrations ranging from 3.3 to 12 mg/kg. The detected lead concentrations were below the DTSC HERO Note 3 SL of 80 mg/kg.

Arsenic was detected in two (2) of the soil samples at concentrations of 1.2 and 1.5 mg/kg. The reported arsenic concentrations are consistent with the southern California upper-bound background concentration of 12 mg/kg (DTSC HERO Note 11). Given that arsenic was detected below the expected background concentration of 12 mg/kg used by regulatory agencies as a cleanup level, no further action was deemed necessary.

Based on shallow soil sampling conducted at the Property, no detected arsenic, lead, or organochlorine pesticide concentrations were measured above residential SLs or, in the case of arsenic, background concentrations. As a result, no additional investigation related to these constituents was recommended.

The referenced Phase II ESA also assessed the adjacent Rocket cleaners/ Tidy cleaners located at 2403 West Marine Avenue / 2403 West Compton Boulevard. Significant impact in soil and soil vapor were detected at the dry cleaners due to historical release(s) of dry-cleaning solvents at that location. The chlorinated solvent, tetrachloroethylene (PCE), was detected in soil vapor up to 1,100,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). The current residential modified indoor air screening level (MIASL) based on an attenuation factor (AF) of 0.03 is 15 $\mu\text{g}/\text{m}^3$. The lateral assessment conducted determined that the soil vapor impacts decreased laterally in all directions to 130,000 $\mu\text{g}/\text{m}^3$ within 70 feet of the subject Property, still well above the residential screening level noted above. The results of this previously conducted investigation indicated the potential for soil vapor impacts on the subject Property, where no historical investigations had been conducted.

Based on the potential that historical releases at the adjacent dry cleaner release could have migrated onto the subject Property in soil vapor at concentrations above the residential SLs, Stantec recommended additional Phase II investigations at the Subject Property.

Stantec was subsequently retained to perform additional investigation of soil vapor at the Property to evaluate if soil vapor impacts identified on the adjacent property have migrated on the subject Property at concentrations of concern to the residential development. The results of this investigation are described below.

Soil Vapor Investigations

On March 3, 2021, Stantec oversaw the advancement of five (5) soil borings (SV-1 through SV-5) at the approximate locations depicted on **Figure 2**. Soil borings were drilled to approximately 15 feet below ground surface (bgs) and converted to multi-depth soil vapor monitoring points with probes set at depths of approximately five and 15 feet bgs.

On March 8, 2022, soil vapor samples were collected in accordance with the DTSC Advisory for Active Soil Gas Investigations, dated July 2015. Collected soil vapor samples were analyzed in an on-Site mobile laboratory for VOCs following EP method 8260B. Soil vapor sample results were then compared to residential United States EPA Region 9 Regional Screening Levels (RSL, November, 2021), DTSC HERO Note 3 MIASLs (June, 2020) and/ or San Francisco Bay Regional Water Quality Board Environmental Screening Levels (ESLs), as appropriate.



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A total of eleven soil vapor samples, including one duplicate sample, were collected during this investigation and submitted under chain-of-custody to A&R Laboratories (ARL) for analysis of VOCs by EPA test method 8260B in an on-Site mobile laboratory. ARL is certified to perform hazardous waste testing by the State of California Department of Health Services, Environmental Laboratory Accreditation Program (ELAP). Analytical laboratory results, including QA/QC and chain-of-custody documentation are attached as **Appendix A** and summarized in **Table 1**.

Six (6) of the eleven (11) soil vapor samples reported PCE at concentrations ranging from 10 to 260 $\mu\text{g}/\text{m}^3$, with the highest concentration reported in sample SV-2-5. Five (5) soil vapor samples exceeded the residential DTSC HERO Note 3 0.03AF MIASL of 15.3 $\mu\text{g}/\text{m}^3$, but all reported concentrations are below the 0.001AF MIASL of 460 $\mu\text{g}/\text{m}^3$.

There were no detections of other volatile organic compounds (VOCs) in any of the soil vapor samples collected and submitted for laboratory analysis from SV-1 through SV-5 (i.e., the results were “non-detect”).

Conclusions and Recommendations

The investigation has identified the presence of PCE in soil vapor at low concentrations at the Property. The detected concentrations are generally low and are likely associated with, and migrated from, the reported dry-cleaning release(s) at the adjacent Rocket cleaners/ Tidy cleaners located at 2403 West Marine Avenue / 2403 West Compton Boulevard. No potential on-site sources of PCE have been identified through historic document review. The concentrations of PCE do exceed the 0.03 AF MIASL of 15.3 $\mu\text{g}/\text{m}^3$ but are all below the official DTSC 2011 AF of 0.001, which is used for risk screening purposes. At these levels, vapor intrusion is not currently considered to be a significant concern and vapor mitigation is not required based on the current concentrations. Given the presence of a known source of contamination at the adjacent property, the Client may consider pre-emptive mitigation measures should structures be constructed in the future to mitigate against potential vapor intrusion migration from the adjacent property should conditions change, and concentrations increase over time.

The preceding summary is intended for information purposes; reading the body of the report is recommended.



2.0 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) has prepared this Phase II Environmental Site Assessment (ESA) report for the property located at 2545 Marine Avenue city of Gardena, County of Los Angeles, California (the “Property”, **Figure 1**), on behalf of G3 Urban (the “Client”). The work performed herein was done in conformance the scope of work in the in accordance with Stantec’s *Phase II Environmental Site Assessment Proposal*, dated October 7, 2021.

2.1 PROPERTY DESCRIPTION AND OPERATIONS

The subject property consists of approximately 0.72 acres of vacant land located in the northeast corner of Dublin Avenue and Marine Avenue and identified as 2545 Marine Avenue in Gardena, California (the “Property”). The Assessor’s Parcel Numbers (APNs) for the Property is listed as 4064-023-018. Surrounding properties are a mix of residential and service/retail/commercial properties. A Property location map is illustrated on **Figure 1**. A Property map illustrating the main features of the Property is provided as **Figure 2**.

2.2 PROPERTY GEOLOGY AND HYDROGEOLOGY

The Property is located in the Los Angeles basin within the Peninsular Ranges Geomorphic Province of southern California, which includes northwest-southeast trending series of mountainous ridges and peaks that have been developed by the San Andreas Fault System (California Division of Mines and Geology [CDMG], 1969). The stratigraphy underlying the Property consists primarily of recent-age marine and non-marine clastic rock units interbedded with alluvium sediments (CDMG, 1969).

According to data obtained from groundwater monitoring reports from a gasoline station located approximately 2,500 feet to the southwest, the stratigraphy underlying the Property vicinity consists of silty fine sand, clayey sand, and silty clay to approximately 50 feet below ground surface (bgs) underlain by poorly graded sand from 50 to 60 feet bgs; and clayey silt and silt from 60 to approximately 68 feet bgs.

Part of the central sub-basin of the coastal plain, the regional geology is shaped by local geological fault systems creating associated folded rocks and uplifts. One major active fault is the Newport-Inglewood-Rose Canyon fault located approximately 3 miles northeast (United States Geological Survey [USGS], 2018). According to official maps of California, the Property is not located within an Alquist-Priolo Earthquake Fault Zone boundary nor within a liquefaction zone (California Department of Conservation, Division of Oil, Gas, and Geothermal Resources [DOGGR], 2018).

The Property is located within the West Coast sub-basin of the Coastal Plain of Los Angeles Basin, which underlies most of the area between the Dominguez gap of the Los Angeles River to the Alamitos gap of the San Gabriel River to the San Pedro Bay. The basin is constrained by the Ballona Escarpment to the north, Newport-Inglewood fault zone to the east, and the Pacific Ocean and consolidated rocks on the south and west (Department of Water Resources [DWR], 2004). The basin consists of alluvial sediments and marine water-bearing sediments (DWR, 2004).



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According to information provided on the Geotracker website from groundwater monitoring reports from a gasoline station located approximately 2,500 feet to the southwest, depth to groundwater was measured between 46.34 and 49.27 feet below top of casing with a groundwater flow direction to the north-northwest in September 2017.



3.0 BACKGROUND

Stantec previously prepared a Phase I ESA for the Property and other adjoining properties located to the east (2315, 2403, 2415, and 2421 Marine Avenue) in August 2018. The Subject Property was historically used for light agricultural purposes until circa 1947, when it was developed with a hotel. The Property was occupied by the hotel structures until circa 2000, when the structures were demolished and removed from the Property. Historically, agricultural land use involved the use of herbicides and pesticides. Therefore, based on this historical land usage, Stantec was retained to conduct a subsurface assessment to determine whether the former agricultural use of the Subject Property was considered a recognized environmental condition (REC).

To evaluate whether pesticide or herbicide residues impacts were present in shallow soils, Stantec conducted a Phase II ESA on the Property on August 9, 2018, which included the advancement of six (6) soil borings (HA-1 through HA-6) to 1-foot below ground surface (bgs) to collect soil samples for laboratory analysis to evaluate the possible presence of metals (arsenic and lead) associated with herbicides and for pesticides in shallow soils. The one-foot soil samples collected from borings HA-1 to HA-6 were analyzed for arsenic and lead by United States Environmental Protection Agency (EPA) Method 6010B and organochlorine pesticides (OCPs) by EPA Method 8081. Boring locations are depicted in **Figure 3**.

The results of the investigation identified minor detections of OCPs at concentrations above laboratory reporting limits in two (2) of the six (6) soil samples collected at 0.5 to 1.0 feet bgs. The pesticides detected during this assessment included: Chlordane (up to 0.076 milligrams per kilogram [mg/kg]), alpha-chlordane (up to 0.0076 mg/kg) of, gamma-chlordane (up to 0.0075 mg/kg), of 4,4'-dichlorodiphenyldichloroethylene ([DDE], up to 0.0037 mg/kg) and 4,4'-dichlorodiphenyltrichloroethane ([DDT] up to 0.0061 mg/kg. All reported OCP concentrations detected during this assessment were below corresponding Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Note 3 residential screening levels (SLs).

Lead was detected in all six (6) soil samples at concentrations ranging from 3.3 to 12 mg/kg. The detected lead concentrations were below the DTSC HERO Note 3 SL of 80 mg/kg.

Arsenic was detected in two (2) of the soil samples at concentrations of 1.2 and 1.5 mg/kg. The reported arsenic concentrations are consistent with the southern California upper-bound background concentration of 12 mg/kg (DTSC HERO Note 11). Given that arsenic was detected below the expected background concentration of 12 mg/kg used by regulatory agencies as a cleanup level, no further action was deemed necessary.

Based on shallow soil sampling conducted at the Property, no detected arsenic, lead, or organochlorine pesticide concentrations were measured above residential SLs or, in the case of arsenic, background concentrations. As a result, no additional investigation related to these constituents was recommended.

The referenced Phase II ESA also assessed the adjacent Rocket cleaners/ Tidy cleaners located at 2403 West Marine Avenue / 2403 West Compton Boulevard. Significant impact in soil and soil vapor were detected at the dry cleaners due to historical release(s) of dry-cleaning solvents at that location. The



GARDENA, CALIFORNIA

chlorinated solvent, tetrachloroethylene (PCE), was detected in soil vapor up to 1,100,000 micrograms per cubic meter (ug/m^3). The current residential modified indoor air screening level (MIASL) based on an attenuation factor (AF) of 0.03 is $15 \text{ ug}/\text{m}^3$. The lateral assessment conducted determined that the soil vapor impacts decreased laterally in all directions to $130,000 \text{ ug}/\text{m}^3$ within 70 feet of the subject Property, still well above the residential screening level noted above. The results of this previously conducted investigation indicated the potential for soil vapor impacts on the subject Property, where no historical investigations had been conducted.

Based on the potential that historical releases at the adjacent dry cleaner release could have migrated onto the subject Property in soil vapor at concentrations above the residential SLs, Stantec recommended additional Phase II investigations at the Subject Property.

Stantec was subsequently retained to perform additional investigation of soil vapor at the Property to evaluate if soil vapor impacts identified on the adjacent property have migrated on the subject Property at concentrations of concern to the residential development. The results of this investigation are described below.



4.0 FIELD INVESTIGATION

Prior to the commencement of fieldwork activities, Stantec made the following preparations:

4.1 PRE-DRILLING ACTIVITIES

- Stantec visited the Property to mark the proposed boring locations. Subsequent to the marking, Stantec notified Underground Service Alert (USA) of Southern California at least 48-hours prior to the commencement of drilling activities; and,
- In accordance with federal Occupational Safety and Health Administration (OSHA) regulations (29 CFR, Section 1910.120), Stantec developed a site-specific Health and Safety Plan (HASP) for the Property. All Stantec personnel and subcontractors associated with the project were required to be familiar with and comply with all provisions of the HASP.

4.2 INVESTIGATION

On March 3, 2022, Stantec oversaw the advancement of five (10) soil borings (SV-1 through SV-5) on the Property. Soil vapor probes were installed at approximately 5-foot and 15-foot bgs. All soil borings advanced during this investigation are depicted on **Figure 2**.

4.2.1 Soil Boring Procedures

A hand auger was used for utility clearance purposes to a depth of 5-foot bgs at all borings. Once the 5-foot depth was achieved, a direct push rig was used to a total depth of 15.5-foot bgs. The soils from each of the direct push borings were visually examined by Stantec field personnel who classified the soils in accordance with the Unified Soil Classification System (USCS) and screened with a photoionization device (PID) for VOCs at approximate five-foot intervals. Boring logs depicting the encountered lithology and PID readings are included as **Appendix B**.

4.3 SOIL VAPOR PROBE INSTALLATION

At the completion of drilling to target depth, soil vapor points were installed at SV-1 through SV-5 at the 5- and 15-foot interval at each boring. Subsurface soil vapor probe installation was performed in accordance with the July 2015 DTSC “Advisory - Active Soil Gas Investigations” (DTSC Advisory).

Each sample probe was constructed with a 1-inch-long Airstone sampling screen set at the prescribed sampling intervals. Each of the sampling screens was constructed with a permeable Airstone vapor tip connected to ¼-inch outer diameter Nylaflow tubing that was lowered to the bottom of the borehole and backfilled with filter sand, until approximately 12-inches of filter pack was placed. A transition seal consisting of approximately 12-inches of dry bentonite was then placed above the filter pack, followed by an annular seal consisting of hydrated bentonite until the next sampling interval was reached. The sequence was then repeated to install the second monitoring point, and/ or completely backfill the borehole.



At the surface, the exposed nylon tubing was capped with tight fitting plastic endcaps and labeled to indicate sampling depth and covered with plastic sheeting to protect against rainfall events.

4.4 SOIL VAPOR SAMPLING

Soil vapor samples were collected on March 8, 2022, in accordance with the methods and procedures outlined by the DTSC Advisory, a minimum of 48-hours after installation in order to allow for equilibration.

Prior to sampling, a shut-in test was conducted on the sampling train to ensure all connections and fittings were airtight. The shut-in test was performed on the sampling train by applying a vacuum of 100 inches of water to the sampling train and monitoring magnehelic gauges for a pressure drop for one minute. If loss of vacuum was observed, the fittings were adjusted as needed until no vacuum loss was observed during subsequent shut-in tests.

After the sampling equipment passed the shut-in test, the probes were purged using an air pump outfitted with a low-flow module to remove internal air from the sample train (calculated from the internal volume of the tubing and probe tip); the void space of the sand pack around the probe tip; and the void space of the dry bentonite (in the annular space). Three internal volumes were purged from each sampling location at a rate less than 200 milliliters per minute (ml/min).

Immediately following purging the internal volumes, the soil vapor samples were collected into foil-wrapped glass bulbs at a flow rate not exceeding 200 ml/min and delivered to an on-site mobile laboratory for analyses. A tracer compound of Isopropanol (IPA) was placed above the surface seal and along the sampling train to evaluate the integrity of the seal. No tracer compounds were detected in the soil vapor samples collected during this investigation.

4.4.1 Field Equipment Cleaning Procedures

To maintain quality control during drilling operations, all drill rods and reusable soil sampling equipment was decontaminated using a triple bucket rinse. Prior to drilling at a given location or sampling interval, all equipment coming in direct contact with soil samples was scrubbed with an Alconox scrub solution followed by a clean tap water rinse and then a final distilled water rinse. The disposable acetate soil sample liners were used for one sampling interval and then discarded.

4.5 LABORATORY TESTING PROGRAM

A total of eleven soil vapor samples, including a duplicate sample, were collected during this investigation, and submitted under chain-of-custody to A&R Laboratories (ARL) for analysis of the volatile organic compounds (VOCs) by USEPA test method 8260B. ARL is certified to perform hazardous waste testing by the State of California Department of Health Services, ELAP. Analytical laboratory results are attached as **Appendix A** and summarized in **Table 1**.



5.0 INVESTIGATION RESULTS

5.1 FIELD OBSERVATIONS

On March 3, 2022, Stantec personnel oversaw the advancement of five soil borings (SV-1 through SV-5) at the Property. Soils encountered during the investigation consisted largely of poorly graded sand with silt and clay. Groundwater was not encountered in any boreholes during this investigation. No staining or hydrocarbon odors were observed in any of the boreholes.

5.2 ANALYTICAL RESULTS

Six (6) of the eleven (11) soil vapor samples reported PCE at concentrations ranging from 10 to 260 $\mu\text{g}/\text{m}^3$, with the highest concentration reported in sample SV-2-5. Five (5) soil vapor samples exceeded the residential DTSC HERO Note 3 0.03AF MIASL of 15.3 $\mu\text{g}/\text{m}^3$, but all reported concentrations are below the 0.001AF MIASL of 460 $\mu\text{g}/\text{m}^3$.

There were no detections of other volatile organic compounds (VOCs) in any of the soil vapor samples collected and submitted for laboratory analysis from SV-1 through SV-5 (i.e., the results were “non-detect”).



6.0 CONCLUSIONS AND RECOMMENDATIONS

The investigation has identified the presence of PCE in soil vapor at low concentrations at the Property. The detected concentrations are generally low and are likely associated with, and migrated from, the reported dry-cleaning release(s) at the adjacent Rocket cleaners/ Tidy cleaners located at 2403 West Marine Avenue / 2403 West Compton Boulevard. No potential on-site sources of PCE have been identified through historic document review. The concentrations of PCE do exceed the 0.03 AF MIASL of $15.3 \mu\text{g}/\text{m}^3$ but are all below the official DTSC 2011 AF of 0.001, which is used for risk screening purposes. At these levels, vapor intrusion is not currently considered to be a significant concern and vapor mitigation is not required based on the current concentrations. Given the presence of a known source of contamination at the adjacent property, the Client may consider pre-emptive mitigation measures should structures be constructed in the future to mitigate against potential vapor intrusion migration from the adjacent property should conditions change, and concentrations increase over time.

The preceding summary is intended for information purposes; reading the body of the report is recommended.



7.0 LIMITATIONS

The conclusions presented in this report are professional opinions based on data described in this report. The opinions of this report have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations. Stantec makes no other warranty, either expressed or implied, concerning the conclusions and professional advice that is contained within the body of this report.

Inherent in most projects performed in a heterogeneous subsurface environment, continuing excavation and assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

This report has been issued with the clear understanding that it is the responsibility of the owner, or their representative, to make appropriate notifications to regulatory agencies. It is specifically not the responsibility of Stantec to conduct appropriate notifications as specified by current County and State regulations.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may degrade with time; consequently, the findings presented herein are subject to change. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the PSA, the PSA shall control.



8.0 REFERENCES

California Division of Mines and Geology (CDMG), 1969, Geologic Map of California, Los Angeles Sheet, Scale 1:250,000.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), 2018, website <http://www.conservation.ca.gov/cgs/rghm/ap>

Department of Toxic Substances and Control (DTSC), 2018, Human and Ecological Risk Office (HERO) Note 3, Release Date: November 2021.

Department of Water Resources Bulletin 118, 2017, website <http://www.water.ca.gov/groundwater/bulletin118/basindescriptions/4-11.03.pdf>

Stantec Consulting Services, Inc. (Stantec), 2018, Phase I Environmental Site Assessment for 2315, 2403, 2415, 2421, and 2545 Marine Avenue, Gardena, California, dated August 2.

Stantec Consulting Services, Inc. (Stantec), 2018, Phase II Environmental Site Assessment for 2315, 2403, 2415, 2421, and 2545 Marine Avenue, Gardena, California, dated September 27.

Stantec Consulting Services, Inc. (Stantec), 2021, Phase I1 Environmental Site Assessment for 2545 Marine Avenue, Gardena, California, dated October 8.

United States Geological Survey (USGS), Earthquake Hazards Program, 2018, website: <https://earthquake.usgs.gov/hazards/qfaults/>

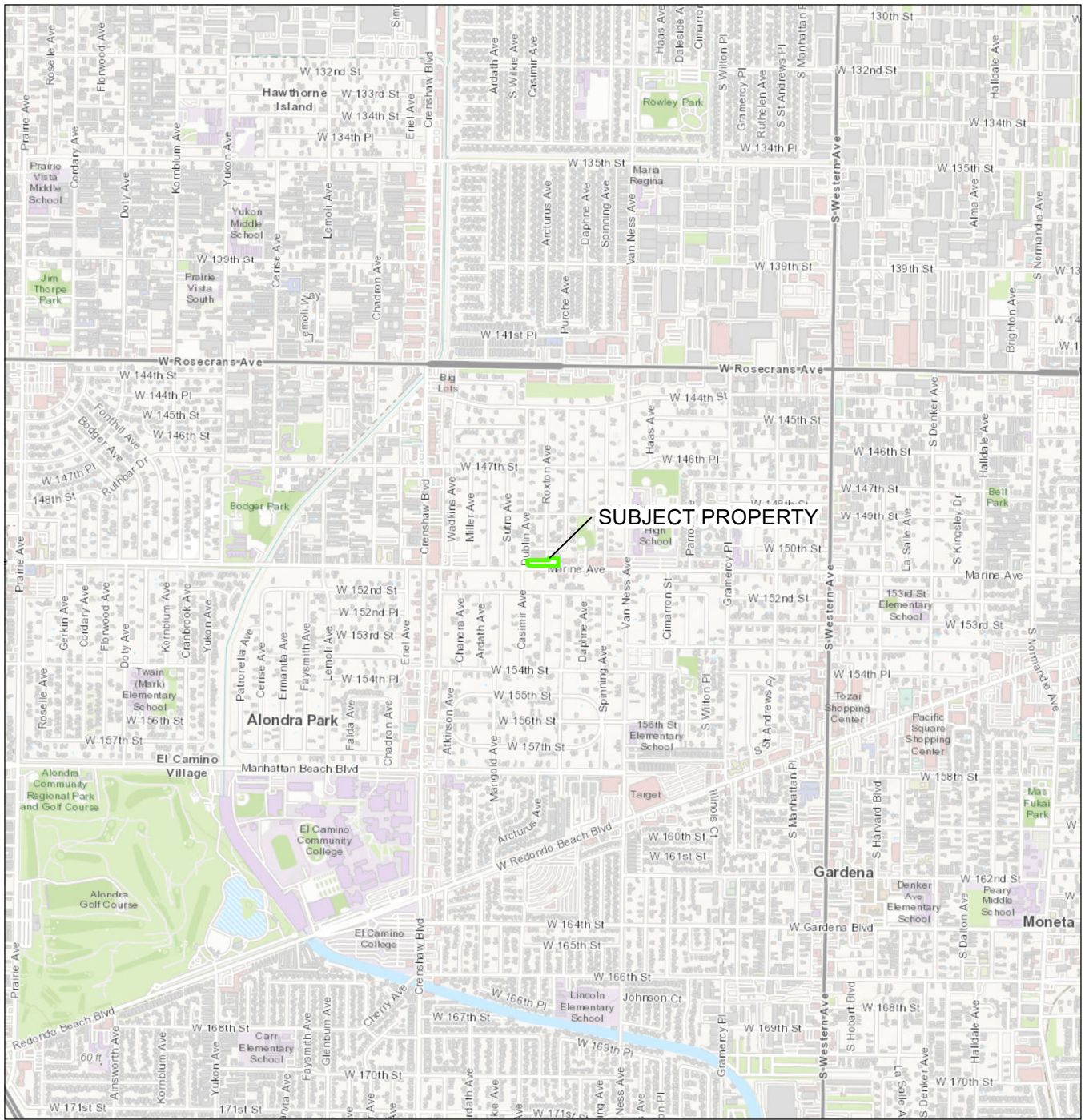
United States Environmental Protection Agency (EPA), 2018, Regional Screening Levels (RSLs) – Generic Tables, May 2018.



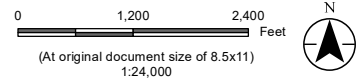
FIGURES



V:\1858\active\185804236\05_report_dell\drawings_des\gis\map Revised: 2022-03-09 By: dehemandez



 Property Boundary



Project Location
2545 Marine Avenue
Gardena, CA 90249

Client/Project
G3 Urban
185804236
Phase II Environmental Site Assessment



Figure No.
1

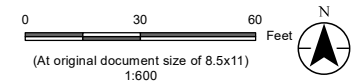
Title
Property Location Map

Notes
1. Coordinate System: NAD 1983 UTM Zone 11N
2. Data Sources: Stantec, 2021
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

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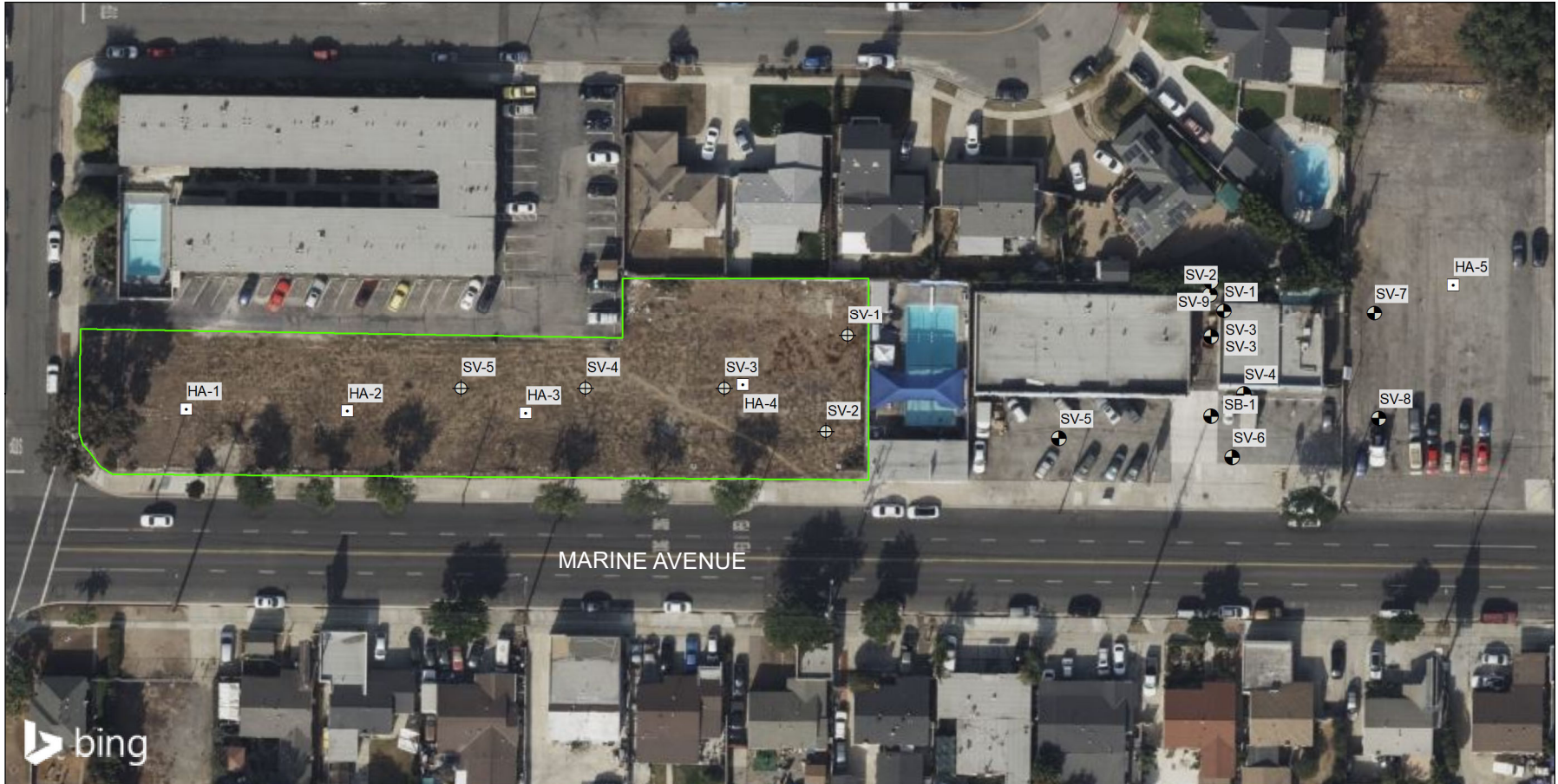
-  Property Boundary
-  Sample Locations







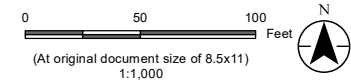
Project Location
 2545 Marine Avenue,
 Gardena, CA 90249
Client/Project
 G3 Urban
 185804236
 Phase II Environmental Site Assessment
Figure No.
2

Title
Boring Locations

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 11N
 2. Data Sources: Stantec, 2021
 3. Background: © 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS



-  Property Boundary
-  Soil Vapor - Stantec 2022
-  Hand Auger - Stantec 2018
-  Soil Vapor - Stantec 2018



Project Location
 2545 Marine Avenue,
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 Client/Project
 G3 Urban
 185804236
 Phase II Environmental Site Assessment
 Figure No.
 3

PREVIOUS SAMPLE LOCATIONS

Notes
 1. Coordinate System: NAD 1983 UTM Zone 11N
 2. Data Sources: Stantec, 2021
 3. Background: © 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS

TABLES



TABLE 1
SUMMARY OF SOIL VAPOR ANALYTICAL RESULTS
2545 Marine Avenue
Gardena, California

Boring Location	Sample ID	Sample Depth Below Original Grade (feet)	Sample Volume ⁽¹⁾	Sample Date	Leak Check Compounds (IPA)	Benzene	PCE	Toluene	m.p.-Xylene	Other VOCs
Residential Screening Level for Soil Vapor using RSL or HERO NOTE 3 and Attenuation Factor of 0.03^{(2) (3)}					NA	3.2	15	10,333	3,333	various
Residential Screening Level for Soil Vapor using RSL or HERO NOTE 3 and Attenuation Factor of 0.001^{(2) (3)}					NA	97	460	310,000	100,000	various
Site Wide	SV-1-5	5	3	3/8/2022	<65.0	<3.1	70	<6.5	<13.0	<various
	SV-1-15	15	3	3/8/2022	<65.0	<3.1	<6.5	<6.5	<13.0	<various
	SV-2-5	5	3	3/8/2022	<65.0	<3.1	260	<6.5	<13.0	<various
	SV-2-15	15	3	3/8/2022	<65.0	<3.1	<6.5	<6.5	<13.0	<various
	SV-3-5	5	3	3/8/2022	<65.0	<3.1	<6.5	<6.5	<13.0	<various
	SV-3-15	15	3	3/8/2022	<65.0	<3.1	90	<6.5	<13.0	<various
	SV-4-5	5	3	3/8/2022	<65.0	<3.1	20	<6.5	<13.0	<various
	SV-4-15	15	3	3/8/2022	<65.0	<3.1	20	<6.5	<13.0	<various
	SV-5-5	5	3	3/8/2022	<65.0	<3.1	10	<6.5	<13.0	<various
	SV-5-15	5	3	3/8/2022	<65.0	<3.1	<6.5	<6.5	<13.0	<various
	SV-5-15DUP	15	3	3/8/2022	<65.0	<3.1	<6.5	<6.5	<13.0	<various

Notes:

All concentrations reported in microgram per cubic meter ($\mu\text{g}/\text{m}^3$)

(1) - Sample analyzed by on-site lab.

(2) - More conservative screening level between USEPA Region 9 RSL (November, 2021) and DTSC HERO Note 3 (June, 2020); San Francisco Bay Regional Water Quality

(3) - Most conservative screening level between USEPA Region 9 RSL (November, 2021) and DTSC HERO Note 3 (June, 2020); San Francisco Bay Regional Water Quality

"<" - Results reported below Laboratory Reporting Limit.

CA EPA - California Environmental Protection Agency

DTSC - Department of Toxic Substance Control

EPA - United States Environmental Protection Agency

HERO - Human and Ecological Risk Office

LCC - Leak Check Compound (Isopropanol) or 1,1-difluoroethane

PCE - Tetrachloroethene

VOCs - Volatile Organic Compounds

Green shading indicates value above the RSLs or HERO Note 3 (0.03 attenuation factor) residential screening level.

Orange shading indicates value at or above the RSLs or HERO Note 3 (0.001 attenuation factor) residential screening level.

APPENDICES



GARDENA, CALIFORNIA

Appendix A LABORATORY ANALYTICAL REPORT



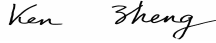


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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	 Ken Zheng, President 03/09/2022 15:52:51
Laboratory Job No. (Certificate of Analysis No.)	2203-00062
Project Name / No.	NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249 185804236
Dates Sampled (from/to)	03/08/22 To 03/08/22
Dates Received (from/to)	03/08/22 To 03/08/22
Dates Reported (from/to)	03/09/22 To 3/9/2022
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses
No analyses sub-contracted

Other Analyses
No analyses sub-contracted

Sample Condition(s)

All samples intact



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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 001 SV-1-5										Date & Time Sampled: 03/08/22 @ 9:19			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.



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2203-00062

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Date Reported 03/09/22
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Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 001 SV-1-5										Date & Time Sampled: 03/08/22 @ 9:19			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	0.070	0.0065	0.013	µg/L	70	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 001 SV-1-5										Date & Time Sampled: 03/08/22 @ 9:19			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Surrogates]													
Dibromofluoromethane	102		70-130	%REC						EPA 8260B	03/08/22	KZ	
Toluene-D8	125		70-130	%REC						EPA 8260B	03/08/22	KZ	
Bromofluorobenzene	81		70-130	%REC						EPA 8260B	03/08/22	KZ	

Sample: 002 SV-1-15										Date & Time Sampled: 03/08/22 @ 9:50			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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STANTEC CONSULTING SVCS., INC.
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735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 002 SV-1-15											Date & Time Sampled:	03/08/22 @ 9:50	
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 002 SV-1-15										Date & Time Sampled: 03/08/22 @ 9:50			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 002 SV-1-15										Date & Time Sampled: 03/08/22 @ 9:50			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Surrogates]													
Dibromofluoromethane	90		70-130	%REC						EPA 8260B	03/08/22	KZ	
Toluene-D8	117		70-130	%REC						EPA 8260B	03/08/22	KZ	
Bromofluorobenzene	84		70-130	%REC						EPA 8260B	03/08/22	KZ	
Sample: 003 SV-2-5										Date & Time Sampled: 03/08/22 @ 10:25			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 003 SV-2-5										Date & Time Sampled: 03/08/22 @ 10:25			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 003 SV-2-5										Date & Time Sampled: 03/08/22 @ 10:25			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	0.26	0.0065	0.013	µg/L	260	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Surrogates]													
Dibromofluoromethane	92		70-130	%REC						EPA 8260B	03/08/22	KZ	
Toluene-D8	115		70-130	%REC						EPA 8260B	03/08/22	KZ	
Bromofluorobenzene	91		70-130	%REC						EPA 8260B	03/08/22	KZ	

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Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
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Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 004 SV-2-15										Date & Time Sampled: 03/08/22 @ 10:50			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 004 SV-2-15										Date & Time Sampled: 03/08/22 @ 10:50			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
 BRIAN VIGGIANO
 735 E. CARNEGIE DR., STE. 280
 SAN BERNARDINO, CA 92408

Date Reported 03/09/22
 Date Received 03/08/22
 Invoice No. 94340
 Cust # 1003
 Permit Number
 Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 004 SV-2-15										Date & Time Sampled: 03/08/22 @ 10:50			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Surrogates]													
Dibromofluoromethane	92		70-130	%REC						EPA 8260B	03/08/22	KZ	
Toluene-D8	120		70-130	%REC						EPA 8260B	03/08/22	KZ	
Bromofluorobenzene	86		70-130	%REC						EPA 8260B	03/08/22	KZ	

Sample: 005 SV-3-5										Date & Time Sampled: 03/08/22 @ 11:26			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 005 SV-3-5										Date & Time Sampled: 03/08/22 @ 11:26			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 005 SV-3-5										Date & Time Sampled: 03/08/22 @ 11:26			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 005 SV-3-5										Date & Time Sampled: 03/08/22 @ 11:26			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Surrogates]													
Dibromofluoromethane	95		70-130	%REC						EPA 8260B	03/08/22	KZ	
Toluene-D8	117		70-130	%REC						EPA 8260B	03/08/22	KZ	
Bromofluorobenzene	89		70-130	%REC						EPA 8260B	03/08/22	KZ	
Sample: 006 SV-3-15										Date & Time Sampled: 03/08/22 @ 11:48			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 006 SV-3-15									Date & Time Sampled: 03/08/22 @ 11:48				
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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2203-00062

STANTEC CONSULTING SVCS., INC.
 BRIAN VIGGIANO
 735 E. CARNEGIE DR., STE. 280
 SAN BERNARDINO, CA 92408

Date Reported 03/09/22
 Date Received 03/08/22
 Invoice No. 94340
 Cust # 1003
 Permit Number
 Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 006 SV-3-15										Date & Time Sampled: 03/08/22 @ 11:48			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	0.090	0.0065	0.013	µg/L	90	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Surrogates]													
Dibromofluoromethane	99		70-130	%REC						EPA 8260B	03/08/22	KZ	
Toluene-D8	116		70-130	%REC						EPA 8260B	03/08/22	KZ	
Bromofluorobenzene	87		70-130	%REC						EPA 8260B	03/08/22	KZ	

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Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 007 SV-4-5										Date & Time Sampled: 03/08/22 @ 12:14			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 007 SV-4-5										Date & Time Sampled: 03/08/22 @ 12:14			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	0.020	0.0065	0.013	µg/L	20	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 007 SV-4-5										Date & Time Sampled: 03/08/22 @ 12:14			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13		EPA 8260B	03/08/22	KZ
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13		EPA 8260B	03/08/22	KZ
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Surrogates]													
Dibromofluoromethane	92		70-130	%REC							EPA 8260B	03/08/22	KZ
Toluene-D8	114		70-130	%REC							EPA 8260B	03/08/22	KZ
Bromofluorobenzene	87		70-130	%REC							EPA 8260B	03/08/22	KZ

Sample: 008 SV-4-15										Date & Time Sampled: 03/08/22 @ 12:42			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 008 SV-4-15										Date & Time Sampled: 03/08/22 @ 12:42			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 008 SV-4-15										Date & Time Sampled: 03/08/22 @ 12:42			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	0.020	0.0065	0.013	µg/L	20	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 008 SV-4-15										Date & Time Sampled: 03/08/22 @ 12:42			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13		EPA 8260B	03/08/22	KZ
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Surrogates]													
Dibromofluoromethane	87		70-130	%REC							EPA 8260B	03/08/22	KZ
Toluene-D8	116		70-130	%REC							EPA 8260B	03/08/22	KZ
Bromofluorobenzene	81		70-130	%REC							EPA 8260B	03/08/22	KZ
Sample: 009 SV-5-5										Date & Time Sampled: 03/08/22 @ 13:05			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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Invoice No. 94340
Cust # 1003
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Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 009 SV-5-5										Date & Time Sampled: 03/08/22 @ 13:05			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 009 SV-5-5										Date & Time Sampled: 03/08/22 @ 13:05			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13		EPA 8260B	03/08/22	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13		EPA 8260B	03/08/22	KZ
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Tetrachloroethene	0.010	0.0065	0.013	µg/L	10	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13		EPA 8260B	03/08/22	KZ
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13		EPA 8260B	03/08/22	KZ
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Surrogates]													
Dibromofluoromethane	101		70-130	%REC							EPA 8260B	03/08/22	KZ
Toluene-D8	116		70-130	%REC							EPA 8260B	03/08/22	KZ
Bromofluorobenzene	88		70-130	%REC							EPA 8260B	03/08/22	KZ

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 010 SV-5-15										Date & Time Sampled: 03/08/22 @ 13:38			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 010 SV-5-15										Date & Time Sampled: 03/08/22 @ 13:38			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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Invoice No. 94340
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Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 010 SV-5-15										Date & Time Sampled: 03/08/22 @ 13:38			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13		EPA 8260B	03/08/22	KZ
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13		EPA 8260B	03/08/22	KZ
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
[VOC Surrogates]													
Dibromofluoromethane	96		70-130	%REC							EPA 8260B	03/08/22	KZ
Toluene-D8	116		70-130	%REC							EPA 8260B	03/08/22	KZ
Bromofluorobenzene	85		70-130	%REC							EPA 8260B	03/08/22	KZ

Sample: 011 SV-5-15 DUP										Date & Time Sampled: 03/08/22 @ 13:38			
Sample Matrix: Air													
Purge Volume Sampled: 3													
[VOCs by GCMS]													
Acetone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13		EPA 8260B	03/08/22	KZ
t-Amyl Methyl Ether (TAME)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Benzene	<0.0031	0.00312	0.013	µg/L	<3.1	3.1	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromodichloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromoform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ
Bromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13		EPA 8260B	03/08/22	KZ

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Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 011 SV-5-15 DUP										Date & Time Sampled: 03/08/22 @ 13:38			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
t-Butanol (TBA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Butanone (MEK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
sec-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
tert-Butylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Disulfide	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Carbon Tetrachloride	<0.0033	0.00325	0.0065	µg/L	<3.3	3.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloroform	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Chloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Chlorotoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromochloromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromoethane (EDB)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dibromo-3-Chloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dibromomethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,4-Dichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Dichlorodifluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
cis-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,2-Dichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2,2-Dichloropropane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 011 SV-5-15 DUP										Date & Time Sampled: 03/08/22 @ 13:38			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
cis-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
trans-1,3-Dichloropropene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Diisopropyl Ether (DiPE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Ethyl-t-Butyl Ether (EtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Hexachlorobutadiene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
2-Hexanone	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Isopropylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Isopropyltoluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methylene Chloride	<0.0065	0.0065	0.01	µg/L	<6.5	6.5	10	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
4-Methyl-2-Pentanone (MIBK)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Methyl-t-butyl Ether (MtBE)	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Naphthalene	<0.0027	0.00273	0.0065	µg/L	<2.7	2.7	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
n-Propylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Styrene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2,2-Tetrachloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Tetrachloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Toluene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trichlorobenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,1-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,1,2-Trichloroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichloroethene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,3-Trichloropropane	<0.0026	0.0026	0.013	µg/L	<2.6	2.6	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorofluoromethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Trichlorotrifluoroethane	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,2,4-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
1,3,5-Trimethylbenzene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
Vinyl Chloride	<0.0003	0.000312	0.0065	µg/L	<0.3	0.3	7	µg/m3	0.13	EPA 8260B	03/08/22	KZ	

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CERTIFICATE OF ANALYSIS

2203-00062

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO
735 E. CARNEGIE DR., STE. 280
SAN BERNARDINO, CA 92408

Date Reported 03/09/22
Date Received 03/08/22
Invoice No. 94340
Cust # 1003
Permit Number
Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA 90249

Analysis	Result	MDL	RL	Units	Result	MDL	RL	Units	Qual	DF	Method	Date	Tech
Sample: 011 SV-5-15 DUP										Date & Time Sampled: 03/08/22 @ 13:38			
Sample Matrix: Air													
Purge Volume Sampled: 3													
.....continued													
m,p-Xylenes	<0.0130	0.013	0.026	µg/L	<13.0	13.0	26	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
o-Xylene	<0.0065	0.0065	0.013	µg/L	<6.5	6.5	13	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Vapor Sampling Tracer]													
Isopropanol (IPA)	<0.0650	0.065	0.13	µg/L	<65.0	65.0	130	µg/m3	0.13	EPA 8260B	03/08/22	KZ	
[VOC Surrogates]													
Dibromofluoromethane	93		70-130	%REC						EPA 8260B	03/08/22	KZ	
Toluene-D8	117		70-130	%REC						EPA 8260B	03/08/22	KZ	
Bromofluorobenzene	85		70-130	%REC						EPA 8260B	03/08/22	KZ	

Respectfully Submitted: Ken Zheng
Ken Zheng - President

QUALIFIERS
B = Detected in the associated Method Blank at a concentration above the routine RL
B1= BOD blank is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution
E = Estimated value
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference
J = Analyte concentration detected between RL and MDL

ABBREVIATIONS
DF = Dilution Factor
RL = Reporting Limit
MDL = Method Detection Limit
Qual = Qualifier
Tech = Technician



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QUALITY CONTROL DATA REPORT

STANTEC CONSULTING SVCS., INC.

2203-00062

BRIAN VIGGIANO

Date Reported 03/09/2022

735 E. CARNEGIE DR., STE. 280

Date Received 03/08/2022

SAN BERNARDINO, CA 92408

Date Sampled 03/08/2022

Invoice No. 94340

Customer # 1003

Customer P.O. 185804236

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA
90249

Method # EPA 8260B

QC Reference # 101468

Date Analyzed: 3/8/2022

Technician: KZ

Samples 001 002 003 004 005 006 007 008 009 010 011

Results

LCS %REC LCS %DUP LCS %RPD

1,1-Dichloroethene	74	74	0.7
Benzene	85	92	8.0
Chlorobenzene	71	78	9.3
Toluene	113	96	16.4
Trichloroethene	113	117	3.9

Control Ranges

LCS %REC LCS %RPD

70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25
70 - 130	0 - 25



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STANTEC CONSULTING SVCS., INC.

2203-00062

Date Reported

03/09/2022

BRIAN VIGGIANO

Date Received

03/08/2022

Date Sampled

03/08/2022

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA

90249

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL	Ref	Test Name	Result	Qualif	Units	MDL
101468	Acetone	<0.0625		µg/L	0.0625		2-Hexanone	<0.0625		µg/L	0.0625
	t-Amyl Methyl Ether (TAME)	<0.0063		µg/L	0.0063		Isopropylbenzene	<0.0063		µg/L	0.0063
	Benzene	<0.0030		µg/L	0.0030		4-Isopropyltoluene	<0.0063		µg/L	0.0063
	Bromobenzene	<0.0063		µg/L	0.0063		Methylene Chloride	<0.0063		µg/L	0.0063
	Bromochloromethane	<0.0063		µg/L	0.0063		4-Methyl-2-Pentanone (MIBK)	<0.0625		µg/L	0.0625
	Bromodichloromethane	<0.0063		µg/L	0.0063		Methyl-t-butyl Ether (MtBE)	<0.0063		µg/L	0.0063
	Bromoform	<0.0063		µg/L	0.0063		Naphthalene	<0.0026		µg/L	0.0026
	Bromomethane	<0.0063		µg/L	0.0063		n-Propylbenzene	<0.0063		µg/L	0.0063
	t-Butanol (TBA)	<0.0625		µg/L	0.0625		Styrene	<0.0063		µg/L	0.0063
	2-Butanone (MEK)	<0.0625		µg/L	0.0625		1,1,1,2-Tetrachloroethane	<0.0063		µg/L	0.0063
	n-Butylbenzene	<0.0063		µg/L	0.0063		1,1,2,2-Tetrachloroethane	<0.0063		µg/L	0.0063
	sec-Butylbenzene	<0.0063		µg/L	0.0063		Tetrachloroethene	<0.0063		µg/L	0.0063
	tert-Butylbenzene	<0.0063		µg/L	0.0063		Toluene	<0.0063		µg/L	0.0063
	Carbon Disulfide	<0.0625		µg/L	0.0625		1,2,3-Trichlorobenzene	<0.0063		µg/L	0.0063
	Carbon Tetrachloride	<0.0031		µg/L	0.0031		1,2,4-Trichlorobenzene	<0.0063		µg/L	0.0063
	Chlorobenzene	<0.0063		µg/L	0.0063		1,1,1-Trichloroethane	<0.0063		µg/L	0.0063
	Chloroethane	<0.0063		µg/L	0.0063		1,1,2-Trichloroethane	<0.0063		µg/L	0.0063
	Chloroform	<0.0063		µg/L	0.0063		Trichloroethene	<0.0063		µg/L	0.0063
	Chloromethane	<0.0063		µg/L	0.0063		1,2,3-Trichloropropane	<0.0025		µg/L	0.0025
	2-Chlorotoluene	<0.0063		µg/L	0.0063		Trichlorofluoromethane	<0.0063		µg/L	0.0063
	4-Chlorotoluene	<0.0063		µg/L	0.0063		Trichlorotrifluoroethane	<0.0063		µg/L	0.0063
	Dibromochloromethane	<0.0063		µg/L	0.0063		1,2,4-Trimethylbenzene	<0.0063		µg/L	0.0063
	1,2-Dibromoethane (EDB)	<0.0063		µg/L	0.0063		1,3,5-Trimethylbenzene	<0.0063		µg/L	0.0063
	1,2-Dibromo-3-Chloropropane	<0.0063		µg/L	0.0063		Vinyl Chloride	<0.0003		µg/L	0.0003
	Dibromomethane	<0.0063		µg/L	0.0063		m,p-Xylenes	<0.0125		µg/L	0.0125
	1,2-Dichlorobenzene	<0.0063		µg/L	0.0063		o-Xylene	<0.0063		µg/L	0.0063
	1,3-Dichlorobenzene	<0.0063		µg/L	0.0063		Isopropanol (IPA)	<0.0625		µg/L	0.0625
	1,4-Dichlorobenzene	<0.0063		µg/L	0.0063						
	Dichlorodifluoromethane	<0.0063		µg/L	0.0063						
	1,1-Dichloroethane	<0.0063		µg/L	0.0063						
	1,2-Dichloroethane	<0.0063		µg/L	0.0063						
	1,1-Dichloroethene	<0.0063		µg/L	0.0063						
	cis-1,2-Dichloroethene	<0.0063		µg/L	0.0063						
	trans-1,2-Dichloroethene	<0.0063		µg/L	0.0063						
	1,2-Dichloropropane	<0.0063		µg/L	0.0063						
	1,3-Dichloropropane	<0.0063		µg/L	0.0063						
	2,2-Dichloropropane	<0.0063		µg/L	0.0063						
	1,1-Dichloropropene	<0.0063		µg/L	0.0063						
	cis-1,3-Dichloropropene	<0.0063		µg/L	0.0063						
	trans-1,3-Dichloropropene	<0.0063		µg/L	0.0063						
	Diisopropyl Ether (DIPE)	<0.0063		µg/L	0.0063						
	Ethylbenzene	<0.0063		µg/L	0.0063						
	Ethyl-t-Butyl Ether (EtBE)	<0.0063		µg/L	0.0063						
	Hexachlorobutadiene	<0.0063		µg/L	0.0063						



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QUALITY CONTROL DATA REPORT

STANTEC CONSULTING SVCS., INC.
BRIAN VIGGIANO

2203-00062

Date Reported	03/09/2022
Date Received	03/08/2022
Date Sampled	03/08/2022

Project: NE Corner Dublin Ave. & Marine Ave., Gardena, CA
90249

Respectfully Submitted:

A handwritten signature in cursive script that reads 'Ken Zheng'.

Ken Zheng - President



A & R Laboratories
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CHAIN OF CUSTODY

A & R Work Order #: 2203-62

185804236

Client Name <u>stantec</u>		<input type="checkbox"/> Chilled		Analyses Requested										Turn Around Time Requested <input type="checkbox"/> Rush 8 12 24 48 Hours <input type="checkbox"/> Normal Mobile		
E-mail <u>brian.viggiano@stantec.com</u>		<input checked="" type="checkbox"/> Intact														
Address <u>735 E. Carnegie Dr., Ste. 280, ^{San} Bernardino, CA 92408</u>		<input type="checkbox"/> Seal														
Report Attention <u>Brian V.</u>	Phone # <u>909.226.7661</u>	Sampled By <u>KZ</u>														
Project No./ Name		Project Site														
		<u>NE Dublin Ave & Marine Ave, Gardena</u>														
Lab # <small>(Lab use)</small>	Client Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	8260B / 8015 (Gasoline)	8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	Remarks
<u>1</u>	<u>SV-1-5</u>	<u>3/8/22</u>	<u>9:19</u>	<u>Air</u>		<u>250ml G</u>	<u>X</u>									
<u>-2</u>	<u>↓ -15</u>		<u>9:50</u>													
<u>-3</u>	<u>SV-2-5</u>		<u>10:25</u>													
<u>-4</u>	<u>↓ -15</u>		<u>10:50</u>													
<u>5</u>	<u>SV-3-5</u>		<u>11:26</u>													
<u>-6</u>	<u>↓ -15</u>		<u>11:48</u>													
<u>-7</u>	<u>SV-4-5</u>		<u>12:14</u>													
<u>-8</u>	<u>↓ -15</u>		<u>12:42</u>													
<u>-9</u>	<u>SV-5-5</u>		<u>13:05</u>													
<u>-10</u>	<u>↓ -15</u>		<u>13:38</u>													
<u>-11</u>	<u>↓ -15 Vial</u>		<u>13:38</u>													
Relinquished By <u>[Signature]</u> Company <u>stantec</u>		Date <u>3/8/22</u>	Time <u>14:36</u>	Received By <u>[Signature]</u> Company <u>A&R</u>		Date <u>3/8/22</u>	Time <u>14:36</u>	Note: Samples are discarded 30 days after results are reported unless other arrangements are made.								
Relinquished By		Date	Time	Received By		Date	Time									

Matrix Code:	DW=Drinking Water GW=Ground Water WW=Waste Water SD=Solid Waste	SL=Sludge SS=Soil/Sediment AR=Air PP=Pure Product	Preservative Code	IC=Ice HC=HCl HN=HNO ₃	SH=NaOH ST=Na ₂ S ₂ O ₃ HS=H ₂ SO ₄	* Sample Container Types: T=Tedlar Air Bag G=Glass Container ST= Steel Tube	B= Brass Tube P=Plastic Bottle V=VOA Vial	E= EnCore
--------------	--	--	-------------------	---	--	--	---	-----------

Appendix B BORING LOGS



PROJECT: **G3 Urban - Gardena**
 LOCATION: **2545 Marine Ave. Gardena, CA**
 PROJECT NUMBER: **185804236**

WELL / BOREHOLE NO:

SV-1 PAGE 1 OF 1



DRILLING: STARTED **3/3/22** COMPLETED: **3/3/22**
 INSTALLATION: STARTED **3/3/22** COMPLETED: **3/3/22**
 DRILLING COMPANY: **Gregg Drilling**
 DRILLING EQUIPMENT: **DPT 10**
 DRILLING METHOD: **DPT**
 SAMPLING EQUIPMENT: **Acetate**

NORTHING (ft): EASTING (ft):
 LATITUDE: LONGITUDE:
 GROUND ELEV (ft): TOC ELEV (ft):
 INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **15.5**
 STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
 WELL CASING DIA (in): **---** BOREHOLE DIAMETER (in): **2.25**
 LOGGED BY: **DH** CHECKED BY:

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Measured Recovery (ft.)	Blow Count	PID Reading (ppmv)	Depth (feet)	Borehole Backfill
		SP-SM	POORLY GRADED SAND WITH SILT ; SP-SM; 10YR 5/3 brown; Fine- to medium-grained sand; non plastic; moist; no odor; no staining; little to some silt		--			0.3		Hydrated Bentonite #8
			Increase in fines							Dry Bentonite
5		SM	SILTY SAND ; SM; 10YR 6/6 dark brown; Fine-grained; non plastic; moist; no odor; no staining; trace to few medium sand		--			0.4	5	#2/12 Sand Filter Pack Soil Vapor Point 1/4" Nylaflo Tubing
		ML	SANDY SILT ; ML; 10YR 4/2 dark grayish brown; Fine-grained; non plastic; moist; no odor; no staining		--			0.5	10	Hydrated Bentonite #8
		CL	CLAY ; CL; 10YR 4/3 brown; Fine-grained; medium plastic; medium dense; moist; no odor; no staining		--			0.7		
		SM	SILTY SAND ; SM; 10YR 6/6 dark brown; Fine-grained; non plastic; moist; no odor; no staining; trace to few medium sand		--			0.2	15	Dry Bentonite
		CL	CLAY ; CL; 10YR 4/3 brown; Fine-grained; medium plastic; medium dense; moist; no odor; no staining		--					#2/12 Sand Filter Pack Soil Vapor Point #2/12 Sand Filter Pack
			Hole terminated at 15.5 feet.							

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PROJECT: **G3 Urban - Gardena**
 LOCATION: **2545 Marine Ave. Gardena, CA**
 PROJECT NUMBER: **185804236**

WELL / BOREHOLE NO:

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DRILLING: STARTED **3/3/22** COMPLETED: **3/3/22**
 INSTALLATION: STARTED **3/3/22** COMPLETED: **3/3/22**
 DRILLING COMPANY: **Gregg Drilling**
 DRILLING EQUIPMENT: **DPT 10**
 DRILLING METHOD: **DPT**
 SAMPLING EQUIPMENT: **Acetate**

NORTHING (ft): EASTING (ft):
 LATITUDE: LONGITUDE:
 GROUND ELEV (ft): TOC ELEV (ft):
 INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **15.5**
 STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
 WELL CASING DIA (in): **---** BOREHOLE DIAMETER (in): **2.25**
 LOGGED BY: **DH** CHECKED BY:

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Measured Recovery (ft.)	Blow Count	PID Reading (ppmv)	Depth (feet)	Borehole Backfill
		SP	POORLY GRADED SAND ; SP; 10YR 5/3 dark brown; some fine to coarse gravel; little very fine to fine sand		--			0.3		
5		SP-SM	POORLY GRADED SAND WITH SILT ; SP-SM; 10YR 3/3 dark brown; Fine- to medium-grained sand; non plastic; moist; no odor; no staining; little to some silt		--			0.4		
		SM	SILTY SAND ; SM; 10YR 3/3 dark brown; Fine-grained; non plastic; moist; no odor; no staining; trace to few medium sand		--			0.1		
10					--			0.3	10	
		ML	SANDY SILT ; ML; 10YR 3/3 dark brown; Fine-grained; non plastic; moist; no odor; no staining		--			0.1	15	
15					--			0.1	15	
			Hole terminated at 15.5 feet.							

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PROJECT: **G3 Urban - Gardena**
 LOCATION: **2545 Marine Ave. Gardena, CA**
 PROJECT NUMBER: **185804236**

WELL / BOREHOLE NO:

SV-3 PAGE 1 OF 1



DRILLING: STARTED **3/3/22** COMPLETED: **3/3/22**
 INSTALLATION: STARTED **3/3/22** COMPLETED: **3/3/22**
 DRILLING COMPANY: **Gregg Drilling**
 DRILLING EQUIPMENT: **DPT 10**
 DRILLING METHOD: **DPT**
 SAMPLING EQUIPMENT: **Acetate**

NORTHING (ft): EASTING (ft):
 LATITUDE: LONGITUDE:
 GROUND ELEV (ft): TOC ELEV (ft):
 INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **15.5**
 STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
 WELL CASING DIA (in): **---** BOREHOLE DIAMETER (in): **2.25**
 LOGGED BY: **DH** CHECKED BY:

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Measured Recovery (ft.)	Blow Count	PID Reading (ppmv)	Depth (feet)	Borehole Backfill
		SW-SM	WELL GRADED SAND WITH SILT AND GRAVEL ; SW-SM; 10YR 5/2 grayish brown; Medium- to fine-grained; dry; no odor; no staining Medium-sized gravel		--			0.1		Hydrated Bentonite #8
5		SP-SM	POORLY GRADED SAND WITH SILT ; SP-SM; 10YR 4/2 dark brown; Fine- to medium-grained sand; non plastic; moist; no odor; no staining; little to some silt		--			0.0	5	Dry Bentonite #2/12 Sand Filter Pack Soil Vapor Point 1/4" Nylaflo Tubing
10		CL	CLAY ; CL; 10YR 3/2 very dark brown; Fine-grained; medium plastic; medium dense; moist; no odor; no staining		--			0.0		Hydrated Bentonite #8
		SP-SM	POORLY GRADED SAND WITH SILT ; SP-SM; 10YR 4/2 dark brown; Fine-grained; non plastic; moist; no odor; no staining; trace to few medium sand		--			0.0	10	
		ML	SANDY SILT ; ML; 10YR 4/2 dark brown; Fine-grained; non plastic; moist; no odor; no staining		--			0.0		
		CL	CLAY ; CL; 10YR 3/2 very dark brown; Fine-grained; medium plastic; medium dense; moist; no odor; no staining		--			0.0		Dry Bentonite
15			Hole terminated at 15.5 feet.		--			0.0	15	#2/12 Sand Filter Pack Soil Vapor Point #2/12 Sand Filter Pack

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PROJECT: **G3 Urban - Gardena**
 LOCATION: **2545 Marine Ave. Gardena, CA**
 PROJECT NUMBER: **185804236**

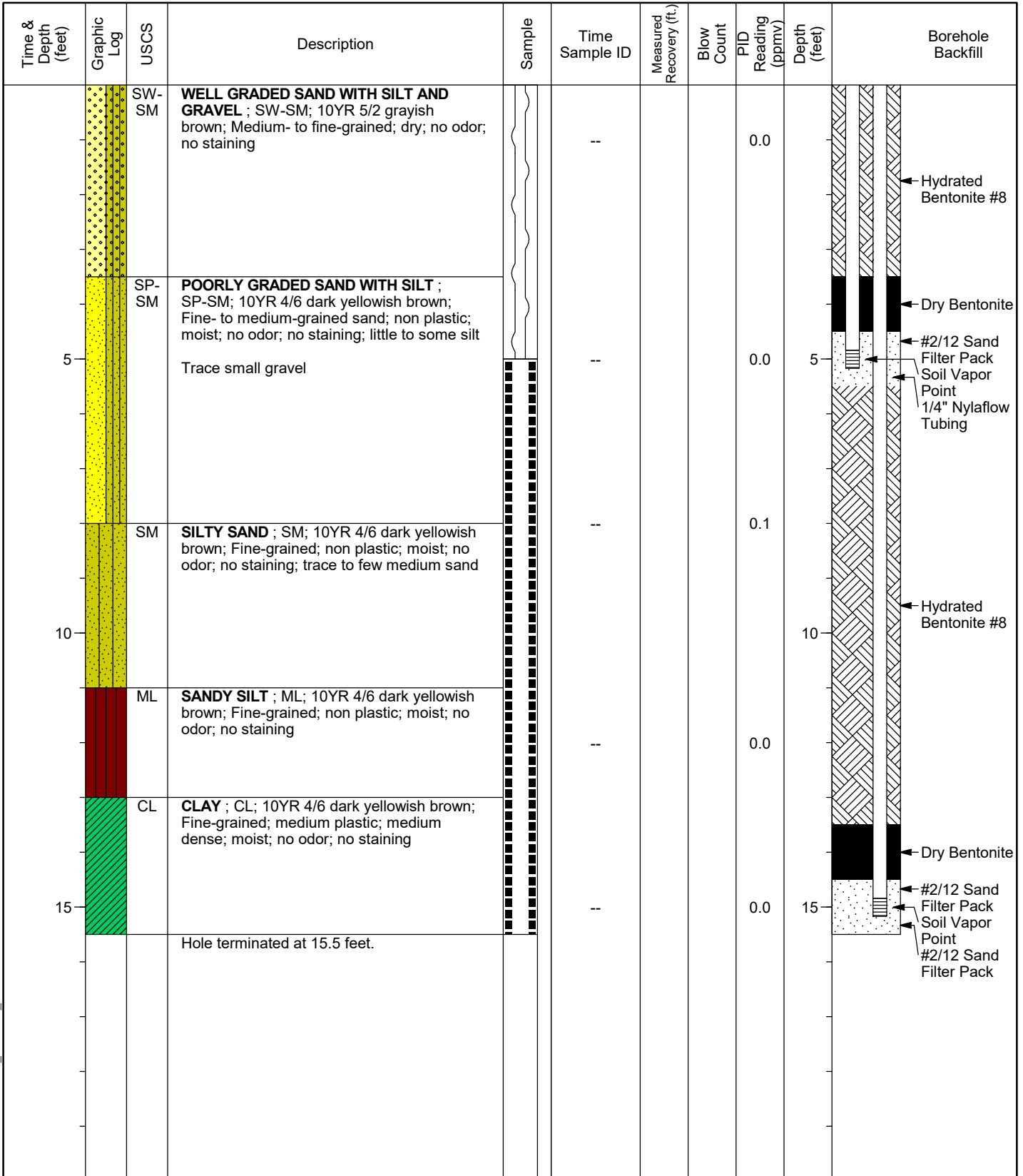
WELL / BOREHOLE NO:

SV-4 PAGE 1 OF 1



DRILLING: STARTED **3/3/22** COMPLETED: **3/3/22**
 INSTALLATION: STARTED **3/3/22** COMPLETED: **3/3/22**
 DRILLING COMPANY: **Gregg Drilling**
 DRILLING EQUIPMENT: **DPT 10**
 DRILLING METHOD: **DPT**
 SAMPLING EQUIPMENT: **Acetate**

NORTHING (ft): EASTING (ft):
 LATITUDE: LONGITUDE:
 GROUND ELEV (ft): TOC ELEV (ft):
 INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **15.5**
 STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
 WELL CASING DIA (in): **---** BOREHOLE DIAMETER (in): **2.25**
 LOGGED BY: **DH** CHECKED BY:



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PROJECT: **G3 Urban - Gardena**
 LOCATION: **2545 Marine Ave. Gardena, CA**
 PROJECT NUMBER: **185804236**

WELL / BOREHOLE NO:

SV-5 PAGE 1 OF 1



DRILLING: STARTED **3/3/22** COMPLETED: **3/3/22**
 INSTALLATION: STARTED **3/3/22** COMPLETED: **3/3/22**
 DRILLING COMPANY: **Gregg Drilling**
 DRILLING EQUIPMENT: **DPT 10**
 DRILLING METHOD: **DPT**
 SAMPLING EQUIPMENT: **Acetate**

NORTHING (ft): EASTING (ft):
 LATITUDE: LONGITUDE:
 GROUND ELEV (ft): TOC ELEV (ft):
 INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **15.5**
 STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
 WELL CASING DIA (in): **---** BOREHOLE DIAMETER (in): **2.25**
 LOGGED BY: **DH** CHECKED BY:

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Measured Recovery (ft.)	Blow Count	PID Reading (ppmv)	Depth (feet)	Borehole Backfill
		SW-SM	WELL GRADED SAND WITH SILT AND GRAVEL ; SW-SM; 10YR 5/2 grayish brown; Medium- to fine-grained; dry; no odor; no staining		--			0.0		Hydrated Bentonite #8
5		SP-SM	POORLY GRADED SAND WITH SILT ; SP-SM; 10YR 4/6 dark yellowish brown; Fine- to medium-grained sand; non plastic; moist; no odor; no staining; little to some silt Trace small gravel		--			0.0		Dry Bentonite #2/12 Sand Filter Pack Soil Vapor Point 1/4" Nylaflo Tubing
10		SM	SILTY SAND ; SM; 10YR 4/6 dark yellowish brown; Fine-grained; non plastic; moist; no odor; no staining; trace to few medium sand		--			0.0		Hydrated Bentonite #8
15		ML	SANDY SILT ; ML; 10YR 4/6 dark yellowish brown; Fine-grained; non plastic; moist; no odor; no staining		--			0.0		Dry Bentonite
		CL	CLAY ; CL; 10YR 4/6 dark yellowish brown; Fine-grained; medium plastic; medium dense; moist; no odor; no staining		--			0.0		#2/12 Sand Filter Pack Soil Vapor Point #2/12 Sand Filter Pack
			Hole terminated at 15.5 feet.							

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